

PEA Former Little India Restaurant

External Bat Survey & Phase 1

Little India Restaurant

7 Main Street, Peckleton

LE9 7RE



Client



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1.0. Introduction

A former restaurant and takeaway, Little India Restaurant on Main Street, Peckleton, LE9 7RE, was subject to a pre-determinative bat survey and in brief scoping Preliminary Ecological Assessment. This constitutes a survey in relation to the potential for presence of bat species and roost sites, in relation to an application for planning permission proposal which will involve demolition of the existing building and replacement with new build housing. The site was assessed in September 20220 previously by the same ecological consultancy.

The brief of this survey was as follows;

- An external/Internal evaluation of the buildings for utilization signs by bat species.
- To determine whether any buildings and trees within the site had potential for use by bats for roosting or as a place of shelter, with consequent implication for development work with respect to Schedule 5 of the *Wildlife and Countryside Act 1981 and the conservation (Natural Habitats &c.) Regulations (and subsequent amendments)*.
- To determine the presence of any roosts within the site.
- To make an overall assessment of the value of the site as foraging, feeding and commuting areas.
- To make recommendations for the development work to take place including any mitigation/ compensation required.

Background

Bats and the Law

Prior to August 2007, all bat species in the UK were fully protected under the *Wildlife and Countryside Act 1981* (as amended) through an inclusion in Schedule 5. The amendment of the *Conservation (Natural Habitats) Regulations 1994*, in August 2007 now is the regulatory protection mechanism. In addition there are obligations within the Conservation of Species and Habitat Regulations (2017) and National Planning Policy Framework (2019) which replaced the former Planning Policy Statement 9 (PPS 9).

In England, Scotland, Wales and Ireland all bat species are fully protected by the Conservation (Natural Habitats &c.) Regulations, which defines 'European protected species of animals' (EPS). This gives protection to bats and their roosts.

The Regulations have slightly different amendments in the different countries. Under the regulations it is an offence to:

- a) Deliberately or recklessly to capture, injure, or kill a EPS.
- b) Deliberately or recklessly –
 - i. To harass a wild animal or group of wild animals of a EPS.
 - ii. To disturb while it is occupying a place of shelter (roosts).
 - iii. To disturb while it is rearing its young or caring for its young.
 - iv. To obstruct access to a breeding site or resting place, or otherwise deny the animal use of that site or resting place.
 - v. To disturb a EPS in a manner that is, or circumstances which are likely to significantly affect the local distribution or abundance of the species.
 - vi. To disturb a EPS in a manner that is, or circumstances which are likely to impair its ability to survive, breed or reproduce, or rear or otherwise care for young.

In this interpretation, a bat roost is “*any structure or place which any bat uses for shelter or protection*”. As bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

Planning and Development

All British bat species and their roosts are protected under the Wildlife and Countryside Act

1981, through inclusion on Schedule 5. They are also protected under the Conservation (Natural Habitats &c.) Regulations 1994 (which were issued under the European Communities Act 1972), through inclusion on Schedule 2.

The Act and Regulations include provisions making it illegal to:

- ☐ Intentionally or deliberately kill, injure or capture bats.
- ☐ Deliberately disturb bats.
- ☐ Damage, destroy or obstruct access to a roost.

Local Planning Authorities consult the Government's guidance notes, National Planning Policy Framework (2021) and the Conservation of Species Habitat Regulations (2017) in England, and equivalents in Scotland and Wales, before making a planning decision where there may be protected species on a site.

The presence of a protected species should be a material consideration when considering a development proposal which, if carried out, would be likely to result in harm to the species or its habitat. If bats use the site, appropriate Statutory Nature Conservation Organization (Natural England, Scottish Natural Heritage or Natural Resources Wales) must be consulted before any work is carried out. Where necessary, a bat expert should visit and assess the site.

If planning permission is being sought from the local authority, any observations of bats should be reported to them and they can be reminded of their obligations within the National Planning Policy Framework (2021). If a bat roost is present and is affected by a proposed development, licensing will be required from the Statutory Nature Conservation Body, in England this is Natural England.

The Legislative Process (England)

In determining whether or not to grant a license Natural England must apply the requirements of Regulation 53(2)(e) of the Regulations and, in particular, the three tests set out in sub-paragraphs (2)(e), (9)(a) and (9)(b)6 .

(1) Regulation 53(2)(e) states: a licence can be granted for the purposes of “preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment”.

(2) Regulation 53(9)(a) states: the appropriate authority shall not grant a licence unless they are satisfied “that there is no satisfactory alternative”.

(3) Regulation 53(9)(b) states: the appropriate authority shall not grant a licence unless they are satisfied “that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.”

In determining applications for licenses under the Regulations Natural England is also aware of and, where appropriate, has regard to the following:-

☐ Planning Policy Statement 9 ☐ Circular 06/05 “Biodiversity and Geological Conservation – Statutory Obligations and their impact within the Planning System”

☐ Circular 2/2002 New Guidance for Local Planning Authorities on European Protected Species and Changes in Licensing Procedures

☐ the EU Guidance Document on the protection of animal species: February 2007, Managing Natura 2000, EU Guidance Document on Hunting under Council Directive 79/409/EEC on the conservation of wild birds (Chapter 3) and The Report of the Article 12 Working Group under the Habitats Committee “Contribution to the interpretation of the strict protection of species (Habitats Directive article 12)”.

Developers need to be aware that:

- Assessment of current use, likely effects and mitigation or habitat enhancement should be incorporated into development proposals at an early stage.
- Where changes in land use could affect bats, the implications to bats should be considered and advice sought.
- When considering planning applications, authorities are required to take account of protected species, including all bats, and their habitats.

Bat feeding habitats can be some distance from their roost sites, therefore, bats seen in flight may roost nearby or some miles away. Bats use a range of sites for roosting, including buildings and trees. Signs of roosts, which are visible from the outside, include bats emerging from the roost (timing varies from before sunset to up to about an hour after) and bat droppings on surfaces near emergence points.

1.2. Site Location

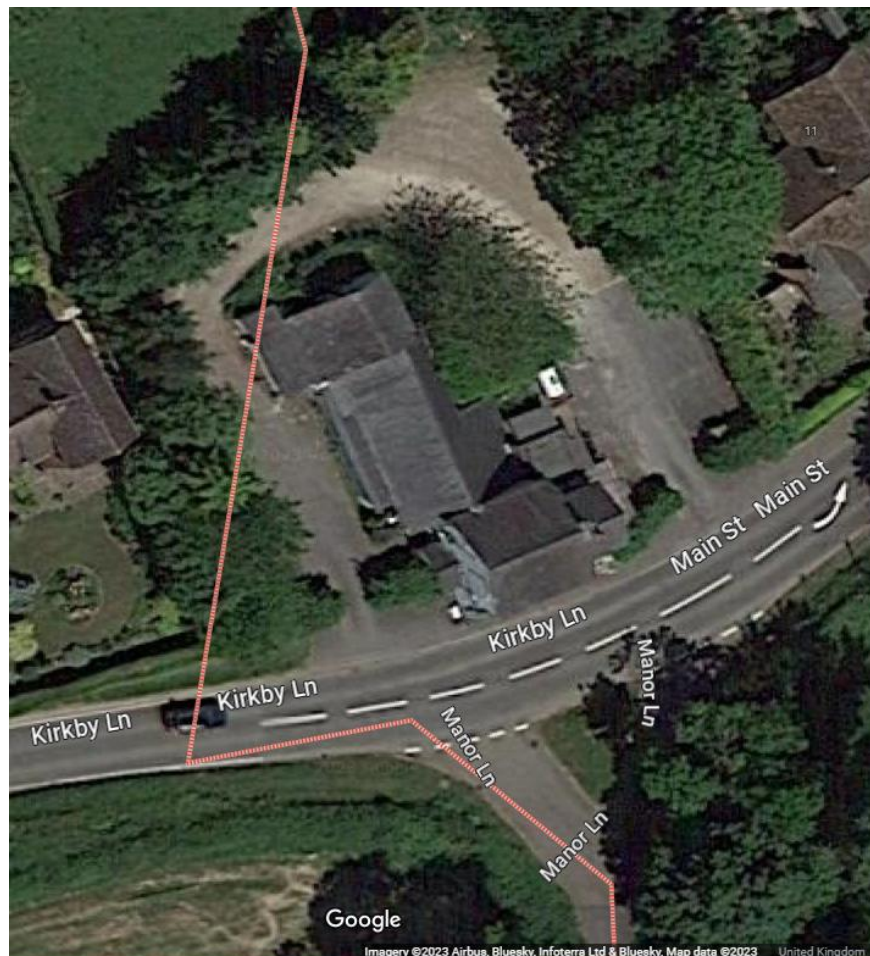
(Former) Little India Restaurant

Main street

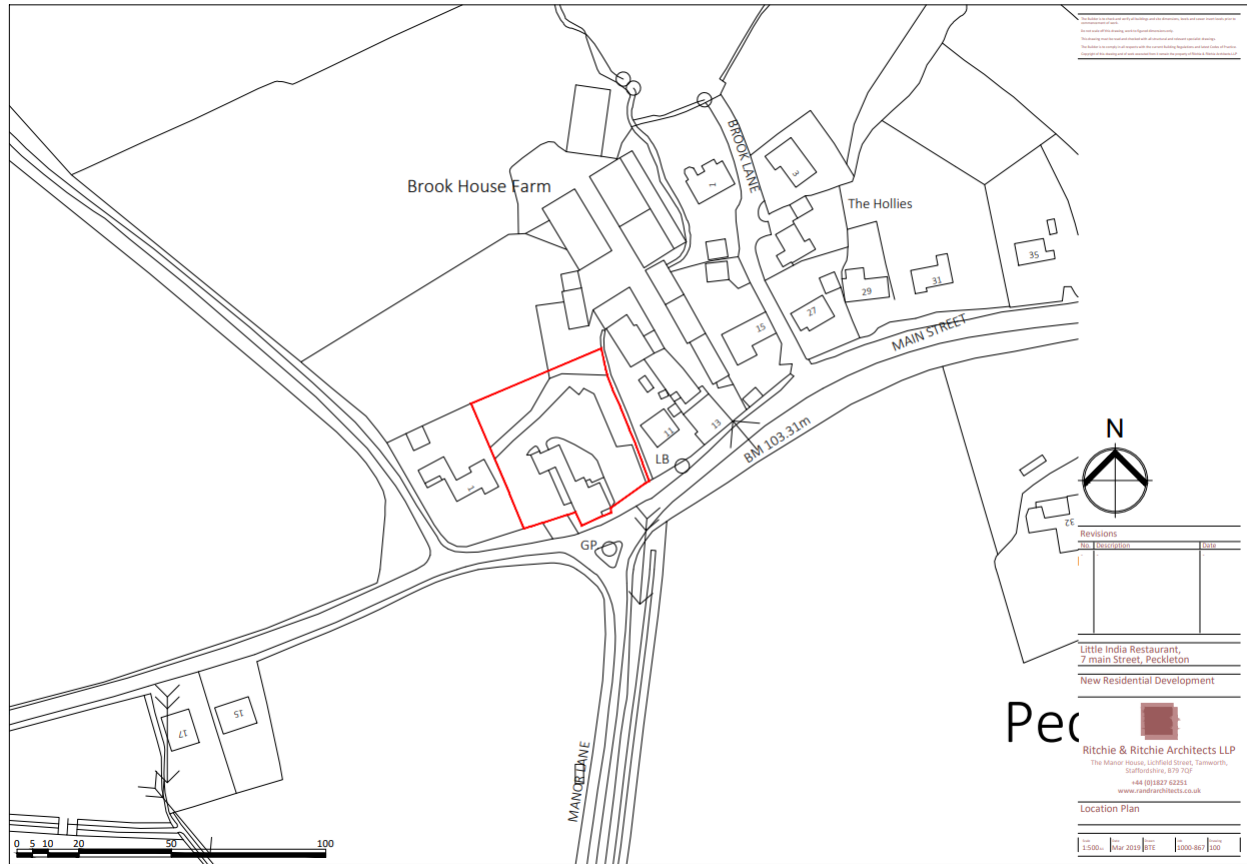
Peckleton

LE9 7RE

All parts of the site and buildings were available for access. The site is shown below.



(C) Googlemaps 2023



1.3. General Site Description and Status

The former Little India Restaurant is a two storey building with extended single storey dining area and annex buildings along Main Street, Peckleton. The building has a traditional double bay frontage, with an apexed slate roof, no cavity wall, but a large and unlined roofspace. It has been extended to the rear with a dinning room (slate tile apexed with small retained roofspace) and a garage building (tile roof, no roof-space). It has been disused for around 4 years and shows signs of deterioration. It is boarded at ground level.

1.3.1. Immediate Surrounding Area and Wider Landscape Context in Relation to Bats

The site is within The village of Peckleton, Leicestershire. Peckleton is a small village and civil parish located in the Hinckley and Bosworth district of Leicestershire, England. The surrounding landscapes comprise intensive agricultural areas with hedgerows, remnant watercourses and a large

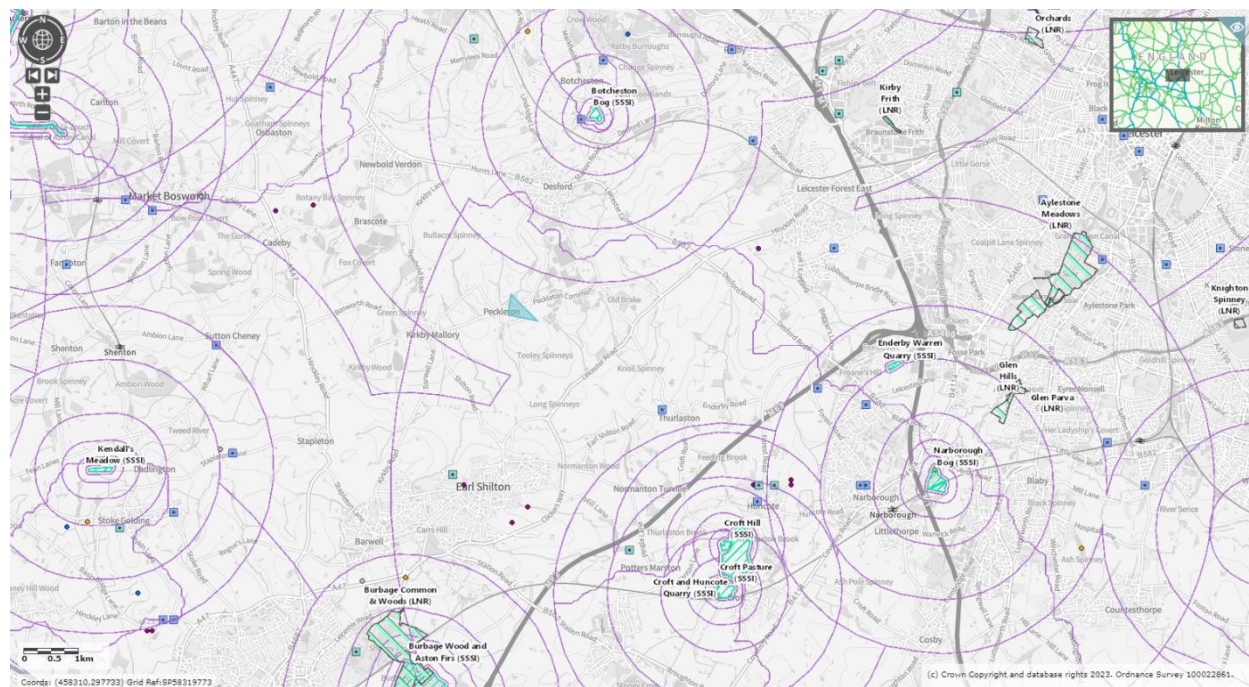
pond at some distance to the NE, forming the main foraging and commuting opportunities for bats in the immediate area. See satellite image below and images in appendix 2.



(C) Googlemaps 2023

A Natural England 'Magic' data search (shown below) reveals that the site lies within a Nitrate Vulnerable Zone (NVZ) and outside a SSSI Impact Zone, this should be considered within any development on the site. The closest protected site is Botcheston Bog SSSI at 6 km NE distance. See map below.

Protected Sites in Vicinity



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1.4. Bat Ecology (a Summary)

Where do bats build roosts?

Different species of bat prefer different places; some creep into tiny spaces, cracks and crevices. Only occasionally do they hang free or are easily visible.

Outside they may roost:

- Under weather boarding or hanging tiles
- Above soffits and behind fascia and barrage boarding
- Between window frame and wall brickwork
- In gaps behind cladding tiles or wood
- Between underfelt and boards or tiles
- Inside cavity walls

Inside roof spaces they may roost

- Along the ridge beam
- Around the gable end
- Around the chimney breast

Looking for the evidence

Bats do not make nests or cause structural damage. The most obvious sign of their presence is droppings.

- Bat droppings consist largely of insect remains and crumble easily between your fingers to a powder of semi-shiny fragments.
- Rodent droppings are smooth and plastic, quickly becoming hard. They cannot be crumbled.
- Bat droppings do not present any known health hazards.
- Droppings may not always be readily visible in a loft.
- Large accumulations may reflect use over a number of years rather than large numbers of bats at any one time.

When do bats use buildings?

Bats use buildings at any time, but are most often found in houses between May and August.

- Mother bats have only one baby a year, suckling it for several weeks. The mothers gather in maternity roosts to have their young in summer, and this is the time they are most likely to be seen using buildings.
- The bats move away when the young can fly and feed themselves, and have usually left by September.
- Immature individuals, adult males and non-breeding females will occupy a variety of roosts, individually or in small groups, at any time of year.
- Disturbance or the use of chemicals at maternity roosts in houses can have a major impact on bat populations gathered from a wide area.
- Bats do roost in houses in winter, usually individually, but are difficult to see.

Which bats use buildings?

All UK species have been recorded in houses, but some very rarely. Pipistrelles and Long-eared bats are the species most usually found.

Pipistrelle bats

There are three different species of Pipistrelle; the common Pipistrelle, Soprano Pipistrelle and the rarer Nathusius' Pipistrelle. They sometimes use houses as maternity roosts, choosing confined spaces. These are usually on the outside of buildings, such as under the soffits or behind barge boards or hanging tiles, where the bats can rarely be seen.

Brown long-eared bats

This species mostly prefers older houses with large roof spaces. Small clusters may be seen at junctions of roof timbers or under the ridge. It is the bat most frequently seen inside lofts, small numbers may stay longer than the other species.

1.5 Description of Works

The project consists of the main public house building being demolished, with new build proposed. Refer to Planning Application for full details

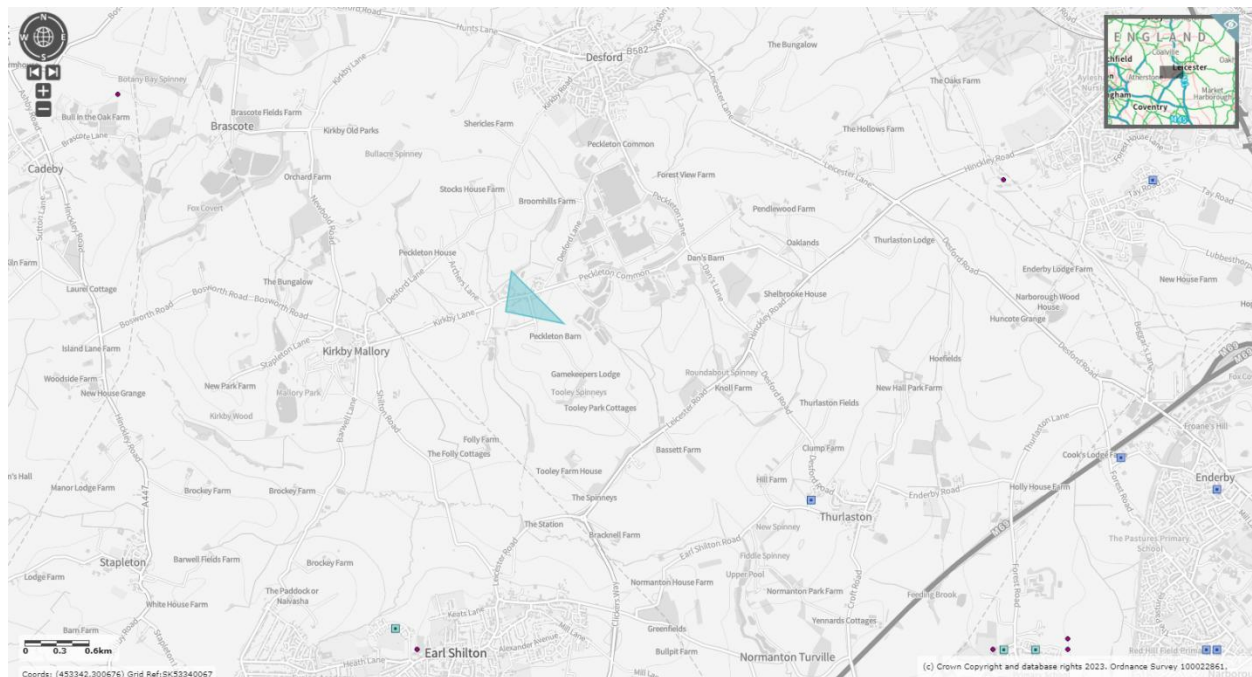
1.6 Bat Species Records

In relation to bat species the following were recorded from freely available web-based data (and in places, the authors own records) presented here with the approximate distances of the nearest record. In addition, a number of Ecological survey reports within the area have been interrogated for protected species records. All records are post-2000 unless otherwise stated. In this case all records derive from the Natural England 'MAGIC' site accessed on 2nd August 2023.

In relation to protected species the following were recorded and are presented here with the approximate distances of the nearest record. In terms of bat species, several species are known to roost within 5 km of the site, with other species at greater distances.

European Protected Species Licence Applications

A search showed that the nearest EPS licenses granted within 5 km.. There are roosts of Brown eared bat, Natterer's bat and Common pipistrelle bat within 5 km.



Interpretation of available biological data.

The data search reveals that there are three bat species recorded recently within 5 km. The searches did not reveal any protected species on or adjacent to the site. There are no protected sites on the site or adjacent to the site. Those at further distances would not be affected by this development.

2.0. Methodology

The survey consisted of three elements:

- A day-time visual external assessment of the buildings and their potential in relation to use by bats as roosts.
- A day-time visual internal assessment of the buildings and their potential in relation to use by bats as roosts
- A scoping of the wider site for habitats and protected/notable species.

2.1. Personnel

The survey was conducted by Dr. Stefan Bodnar, assisted by Dr. Louise Sutherland. Dr. Stefan Bodnar is a full time member of the Chartered Institute of Ecology and Environmental Management, an experienced ecologist with over 35 years experience of bat surveys, working under Natural England class license: Level 2, survey: bats.

2.2. Visual External Assessment

The external building inspection (from the ground using binoculars) focused particularly on roof areas, soffits, areas of wall with cracks and apertures, vents, openings into the building and the overall structure of the buildings including any features such as crevices or cavities that may be suitable for bats to roost in. Evidence of roosting such as droppings or staining around entrances was also recorded. Where appropriate gaps and cavities were checked using an endoscope.

The date of site visit was 26th July 2023

Methods of survey used have been based on those outlined in Joint Nature Conservation Committee's Bat Workers Manual (Mitchell-Jones & McLeish, 2004), Bat Surveys for Professional Ecologists (3rd Edition) , BCT (2016), and English Nature's Bat Mitigation Guidelines (Mitchell-Jones, 2004).

2.3. Visual Internal Assessment and site constraints:

The internal roof spaces were thoroughly checked for the presence of bats. All areas that bats might access were fully surveyed, and suitable features checked with an endoscope, where appropriate. The dwellings were examined by an experienced, licensed bat worker, Dr Stefan Bodnar. Equipment used included powerful torches, camera, a set of telescopic ladders and binoculars and an endoscope to inspect any potentially suitable crevices or holes. The dwellings were examined for feeding remains, droppings, staining, worn surfaces and the bats themselves (alive or dead).

2.4 Other species:

The trees within the site were appraised for their potential suitability to support breeding, resting and hibernating bats in accordance with survey methods documented in the Bat Surveys: Good Practice Guidelines (Bat Conservation Trust 2016)⁶. Features of medium and high potential for bats were searched for signs of use by bats, such as droppings, urine staining and scratches around entrance holes etc.

A visual inspection of the trees from ground level with the aid of binoculars was undertaken to search for evidence of actual bats as well as signs of bats (droppings, feeding remains, urine staining, scratch marks, noise and the remains of dead bats etc.). In addition, the trees were assessed for the presence of features likely to be attractive to roosting bats, such as cavities or rot holes in the trunk or branches, splits in the timber, delaminating bark, deep bark crevices, dead branches and dense ivy cover etc.

- ☐ The site was also assessed for potential bat foraging areas and commuting routes.
- ☐ Features of medium and high potential for bats were searched for signs of use by bats, such as droppings, urine staining and scratches around entrance holes etc. The site was also assessed for actual and potential bat foraging areas and commuting routes.
- ☐ Buildings within the site were assessed in accordance with the methodology outlined in the Bat Conservation Trust's Bat Surveys: Good Practice Guidelines (2016)⁶

☐ **Reptiles**

The site was assessed for its suitability to support reptiles based upon the abundance of suitable habitats such as structurally diverse habitats, hedgerows, scrub, rough grassland, wood piles, rubble,

banks and compost heaps etc. The site was assessed with respect to its potential for use for hibernation and spring/summer use based on guidance provided in the Herpetofauna Workers' Manual (Joint Nature Conservation Committee 2003)⁹, Common Standards Monitoring Guidance for Reptiles and Amphibians, 2004, JNCC¹⁰ and the Reptile Management Handbook (Edgar, Foster & Baker 2010)¹¹. Great Crested Newts were assessed using techniques described in the Great Crested Newt Conservation Handbook by Tom Langton, Catherine Beckett and Jim Foster¹⁴

Badgers

The whole site was searched systematically, with particular attention being paid to features likely to support badger setts (e.g. earth embankments, wooded copses etc.). The location of all badger signs such as runs, dung pits, prints, hair, foraging snuffle holes found during the survey were mapped and all setts characterised as either main, annex, subsidiary or outliers in accordance with guidance given in Surveying Badgers (Harris, Cresswell & Jefferies, 1988)¹². Account was also taken of more recent guidance Scottish badgers: surveying for badgers, 2018)¹³

Birds

All birds observed during the field survey were recorded, in addition to features capable of supporting nesting birds (e.g. trees, hedgerows, buildings, bramble beds, ruderal vegetation and rough grassland etc). The site was also assessed for its actual and potential suitability to support Schedule 1 (Wildlife & Countryside Act 1981 (as amended)⁵ and Biodiversity Action Plan priority species (now included within Section 41 of the NERC Act)⁷.

Other Species

The site was also assessed for its actual and potential suitability to support other protected or notable fauna including species listed as Invasive species under Schedule 9 of the Wildlife and Countryside Act, 1981, (as amended)⁵ in accordance with the Guidelines for Preliminary Ecological Appraisal (Chartered Institute of Ecology and Environmental Management, 2018^{2,3}).

2.5. Survey Constraints

Owing to the time of year the initial survey took place it can be considered to provide a reasonable, though not exhaustive plant list. This survey noted the habitat types on the site, and the dominant vegetation at the time of the survey, which is likely to be constant and a fair reflection of the habitat quality present.

2.6 Evaluation of Ecological Features

The potential of the Site to support legally protected or notable species was determined through a review of field observations and desk study information.

The likelihood of the occurrence of any protected and/or invasive species is ranked as follows and relies on habitat suitability for the species at the Site as well as an evaluation, in parallel, of desk study data and published guidance/literature which is referenced accordingly:

- Negligible – while presence cannot be absolutely discounted, the Site supports very limited or poor-quality habitat for a species or species group. There may be no local records of the species/species group from the data search, and the surrounding habitats are considered unlikely to support wider populations of a species/species group. The Site may also be outside or peripheral to the known natural range of a species/species group;
- Low – habitats within the Site are of poor to moderate quality for a given species/species group. There are few or no returns from the data search, but presence cannot be discounted based on the national distribution of the species/species group, the nature of surrounding habitats, habitat fragmentation or recent on-site disturbance, etc.
- Medium – habitats within the Site are of moderate quality providing some opportunities for a given species/species group. The desk study reveals historic local occurrence of the species/species group and the Site is within the national distribution and with suitable surrounding habitat. Factors limiting the likelihood of occurrence may include small habitat area, habitat isolation, and/or disturbance

- High – habitats within the Site are of high quality for a given species/species group. The desk study provides evidence of local occurrence. The Site may be within/peripheral to a national or regional stronghold and/or has good quality surrounding habitat and good connectivity
- Confirmed Presence - presence confirmed from the most recent site survey or by recent, confirmed records

The CIEEM EcIA guidelines (CIEEM, 2018) state that “the importance of an ecological feature should be considered within a defined geographical context. It is recommended that the following frame of reference be used, or adapted to suit local circumstances:

- International and European;
- National
- Regional
- Metropolitan, County, vice-county or local authority-wide area
- Local

3.0. Results

3.1. External Visual Assessment

The assessment was carried out using the guidance provided within the publication: **Bat Surveys for Professional Ecologists (3rd Edition), BCT (2016)**, which states:

Table 4.1 Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.		
Suitability	Description Roosting habitats	Commuting and foraging habitats
Negligible	Negligible habitat features on site likely to be used by roosting bats.	Negligible habitat features on site likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions^a 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 or hibernation^b). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.^c	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^a 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).	Continuous habitat connected to the wider landscape that could be used by bats for commuting such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^a and surrounding habitat.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

^a For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

^b Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

^c This system of categorisation aligns with BS 8596:2015 Surveying for bats in trees and woodland (BSI, 2015).

Main restaurant building:

The Little India Restaurant is a two storey building with extended single storey dining area and annex buildings along Main Street, Peckleton. The building has a traditional double bay frontage, with an apexed slate roof, no cavity wall, but a large and unlined roofspace. It has been extended to the rear with a dinning room (slate tile apexed with small retained roofspace) and a garage building (tile roof, no roof-space).

The slate tile roof is in good condition, with no missing or raised tiles. This section of the building is intact, and although there are 2 slipped tiles, these do not provide large enough access points for bats or other animals to the roof structure. The doors and doors and windows offer no gaps or cracks which bats could access. There is no cavity wall due to the age of the building and no soffits, the walls sitting on a corballed brick feature at roof level..

The render is in good condition on the main building as is the mortar on the gable ends and the weatherboards (where these occur) on the buildings. To the rear is the single storey attached building of brick, with a pitched slate tile roof and weatherboards to the sides is relatively recent construction and is in good condition.

The main building has a large and unlined slate tile roof-space to 3.5m. It is heavily cobwebbed and there is no sign of access by birds, bats or vermin.

There is a secondary, small roofspace above the dining area. This is up to 1.4m and is lined with breathable membrane beneath the slates. It is clean and there is no sign of access by birds, bats or vermin.

Overall Assessment:

The building is deteriorating condition, with an area of missing mortar by the chimney on the gable end and a missing tile on rear elevation 2 storey main section. In addition there are slipping tiles in the area above the dining room. Although the inspection of the retained roof-spaces revealed no evidence of bats and there are no cavity walls in the building, there is a residual risk, the categorisation for Bat Roost Potential (BRP) is low.

Impacts of development:

As the proposed development required demolition of the existing buildings. In Line with BCT Good Practice survey guidelines (2016) there will be a requirement for a single bat emergence survey, during the peak bat activity season, to determine if there are any bat roosts present in any buildings. All trees were categorised as negligible in terms of bat roost potential. The site has moderate opportunity for foraging bats as it is sheltered and has trees present.

3.2 Birds and other animals: No signs of usage of any of the buildings.

3.3 Habitats and screening for other species

The site is mainly formed from the buildings and hard-standing access areas/car parks around. To the edges are a number of semi-mature trees including Fir, Cherry, Spruce, Ash, Oak sp., Monkey puzzle tree and Purple maple and hedges of beech, Laurel, berberis and Leyland cypress. In addition, small areas of grass/ruderal herbs, dominated by Cocksfoot and Creeping softgrass, with Cow parsley, Bramble, Tansy, Ribwort plantain, Dandelion, Creeping thistle, Stinging nettle, and Common hemp nettle. See plan below:

The site is of Low ecological interest: the site can be confirmed as generally of low ecological interest and no habitats are of national, Regional or local importance for Biodiversity. No features of significance will be impacted by the proposals though it is recommended that as far as is compatible with the design, that the peripheral hedgerows and trees are retained and incorporated into the new development and that additional wildlife friendly planting is undertaken in any scheme.



Protected species evaluation:

Bats: Buildings require a single bat emergence survey to determine if any roosts are present. All trees of negligible bat roost potential. The peripheral trees are young and semi-mature and are all categorized as negligible in respect of roost potential

Birds: negligible opportunities for presence/impacts from works at this time of year. Specifically no evidence of current breeding birds on site. Any site clearance of trees or hedgerow to be undertaken outside the bird breeding season or with a prior inspection by a qualified and experienced ecologist.

Badgers: negligible opportunities for presence/impacts from works. Small site with unsuitable location and unsuitable habitats.

Reptiles: negligible opportunities for presence/impacts from works. Small site with unsuitable location and unsuitable habitats.

Great Crested Newt: negligible opportunities for presence/impacts from works. Small site with unsuitable location and unsuitable habitats.

All other protected species: negligible opportunities for presence/impacts from works.

In addition, there was no evidence on site of invasive plant species such as Japanese Knotweed *Fallopia japonica*.

Procedures for emergencies: Protected species

Note 1: If other protected species such as reptiles or great crested newts are discovered at any time during processes involved with the development, work should cease immediately and the advice of a licensed ecologist sought.

4.0. Conclusions

- The buildings are classified as negligible access potential and negligible bat roost potential. A single emergence survey is recommended for the site.
- **The site is of Low ecological interest:** the site can be confirmed as generally of low ecological interest. No features of significance will be impacted by the proposals though it is recommended that as far as is compatible with the design, that the peripheral hedgerows and trees are retained and incorporated into the new development and that additional wildlife friendly planting is undertaken in any scheme.

5.0. Mitigation/Compensation

In relation to the National Planning Framework (2021) there is likely to be a requirement for Mitigation/ Compensation measures for loss of bird and bat roost opportunity, this will be determined further after the single bat emergence survey is concluded. As a basic biodiversity enhancement for the site, it is recommended that at least 3 bird boxes and three bat boxes are installed on the new buildings. See Appendix 2 for appropriate bat box designs for buildings and follow BCT guidelines for their installation.

6.0. References

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Appendix 1: Site images



View from Main Road



Missing mortar by chimney



Vegetation on Road frontage



Vegetation on Road frontage



East elevations



East elevations



Site eastern edge



Site northern edge



Single storey structure to north



Western site edge



Slipped tiles on rear dining area



Slipped tiles rear dining



North elevation



Northern edge of site



Eastern edge of site

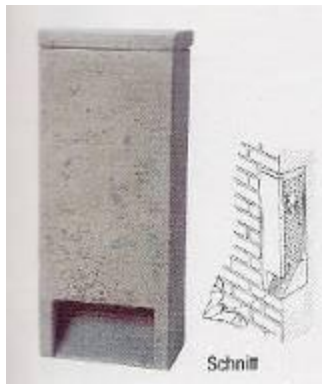


Main roof space: unlined slate



Main loft space of dining area, lining bitumen felt

APPENDIX 2: EXAMPLES OF BAT BOXES AND BRICKS SUITABLE FOR BUILDINGS



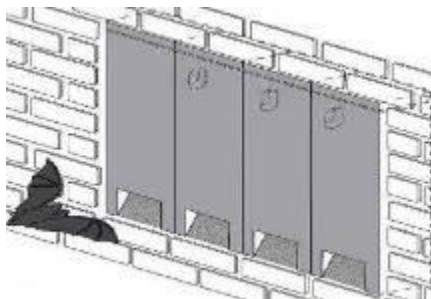
Schwegler 1FR can be installed within brick masonry just leaving the entrance and can be rendered over.



Ibstock Enclosed Bat Box B is designed specifically for the pipistrelle bat.



Schwegler WI integral Summer & Winter Bat Box.



Schwegler 2FR Bat Tube is the same design as the 1FR but with holes in the sides. Multiple tubes to be placed next to each other to form a much larger roost.



Schwegler 27 wall can be installed within brick masonry. It can be rendered over.



Schwegler 1FQ wall-mounted bat box.



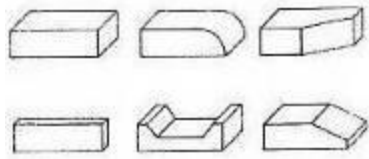
Schwegler 1FE Bat Access Panel can be surface-mounted or integrated. The open back enables bats access through exterior walls.



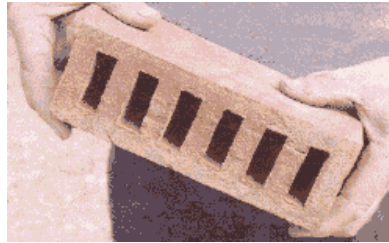
Ibstock Bat Box with Engraved Motif C is designed specifically for the pipistrelle bat and is available in all brick colours.



Ibstock Free Access Bat Box allows bats to access the cavity wall of the building.



Modified bricks for creating bat access points. A standard brick is shown top left. Purpose made bat bricks can also be used.



Norfolk Bat Brick allows bats to access the cavity wall of the building. The slits are the perfect size for Natterer's bat, Daubenton's bat, Brandt's bat and Brown long-eared.



Marshall's Bat Access Brick

(Also available in stone) allows bats access into the cavity wall of the building.