



Preliminary Bat Inspection
Building at Fulford Farm
Bosworth Road
Osbaston
Hinckley and Bosworth
NGR SK42416 05080

Survey by
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Non-Technical Summary

The site surveyed comprises a detached residential bungalow within a residential garden in a rural location situated at The Fulford, Bosworth Road, Osbaston, Hinckley and Bosworth, centred at NGR SK42416 05089. An inspection of the building was completed on the morning of 24th January 2024. The defined survey area comprises a bungalow, occupied until very recently, positioned centrally within a well-maintained residential garden in a rural location to the south of the village of Barlestone. There is a Farm unit and farm building to the north. Bosworth Road runs along the western edge of the property. Open arable fields lie to the west and south. There is grazing land to the east with some significant hedgerows and individual mature broadleaved trees present in the vicinity.

A review of the available data obtained from MAGIC confirms that the property surveyed is not a Statutory or Non-Statutory site of ecological significance and there are no such sites close to the property. The nearest Statutory Site is Ashby Canal SSSI situated 3km to the west.

The survey has identified the following habitats within the proposed development area:

- Bungalow used for residential purposes
- Vegetated Garden and Driveway

An assessment of the survey area has identified the following potential for protected species to be present:

Species	Suitable habitat on site / evidence of presence	Likelihood of presence on site	Further Survey / Mitigation recommended
Nesting Birds	Ground nesting within the garden highly unlikely due to lack of cover and presence of predatory cats. No evidence of nesting activity identified on or within the building structure.	Very low.	No further surveys or specific mitigation measures are recommended.
Reptiles	Garden is sub-optimal habitat and no evidence of reptiles or any significant features suitable for these species was found.	Negligible	No further surveys or specific mitigation measures are recommended.
Amphibians	Garden is sub-optimal habitat and no evidence of amphibians or any significant features suitable for these species was found.	Negligible	No further surveys or specific mitigation measures are recommended.
Bats	No physical evidence of bat activity was found associated with the building but there are minor structural features present which may be of interest to roosting bats.	The bungalow has low roost potential and requires a further bat activity survey to comply with the 2023 survey guidelines.	A dusk activity survey should be carried out during the optimum survey period May – August inclusive.
Badger and other mammals	No field signs of badger or water vole were found in any part of the garden or boundary areas inspection.	Very low.	No further surveys or specific mitigation measures are recommended.

Constraints:

The following ecological constraint has been identified:

- ***The bungalow requires a bat activity survey to be completed*** to confirm the presence / absence of roosting bats in accordance with the recommendations within the Bat Survey Guidelines due to the presence of minor features associated with the south facing roof and chimney stack.

Appraisal and Recommendation

The nearest Statutory and Non-Statutory sites of ecological interest are sufficiently distant from the proposed development area that the small scale of the development being proposed will have no impact on these.

The survey area comprises a bungalow and vegetated garden. The existing bungalow is to be demolished and replaced within the garden interior by a single new residential building.

The existing building and vegetated garden have limited biodiversity at the present time due to the management of this land and no evidence of any significant locally rare plants, plant communities or habitats were identified. There is no reason to consider that the demolition of the existing building or replacement of this with a new residential building will have any significant impact on local biodiversity.

The inspection completed in January 2024 did not identify any physical evidence or field signs of protected species within the bungalow or surrounding residential garden. After inspection of the site, assessment of its landscape context and a review of the biological records for this area, it is recommended that a further bat activity survey should be carried out within the optimum bat activity season to comply with Survey Guidelines.

It is recommended that at least one bat roost tube should be incorporated into the structure of the replacement house on the south or west facing side of this in a suitable position to provide opportunities for bat species.

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Part 1: Site Details

1. Introduction

1.1 Site Description and Location

The site surveyed comprises a detached residential bungalow within a residential garden in a rural location situated at The Fulford, Bosworth Road, Osbaston, Hinckley and Bosworth, centred at NGR SK42416 05089. The location of the site is shown on the plan within **Figure 1** and an aerial photograph has been provided within **Figure 2** to place the site in context.



Figure 1: Site location.

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The Client has requested a survey of the building being considered for demolition to determine whether there is any evidence of protected species present. An inspection of the building was completed on the morning of 24th January 2024 and details of the survey are provided in the table below. A photographic record of key areas is included alongside target notes within the report and a list of plant species identified in the site during the survey is included within **Appendix 1**.

Date	Time	Location	Weather
24 th January 2024	10.00 – 11.00	The Fulford, Bosworth Road Osbaston CV13 0HT	Clear sky with minimal high cloud. Wind 9mph from the north west. Temperature 7°C humidity 78% at 1015hPa.
Accessibility	All areas of the building accessible to search for evidence of protected species.		

The defined survey area comprises a bungalow, occupied until very recently, positioned centrally within a well-maintained residential garden in a rural location to the south of the village of Barlestone. There is a Farm unit and farm building to the north. Bosworth Road runs along the western edge of the property. Open arable fields lie to the west and south. There is grazing land to the east with some significant hedgerows and individual mature broadleaved trees present in the vicinity. A contextual aerial photograph has been provided below.



Figure 2: Site Contextual Aerial Photograph

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1.2 Objective of the Report

This report is a Preliminary Bat Inspection (PBI) of the property identified in yellow within the aerial photograph above. The objective of the inspection is to identify if there is any potential for protected species, particularly roosting bats, to be present on the building but also assesses the potential for other protected species to be present. Development of the site for the purpose of constructing a new residential house to replace the existing building will require planning approval and this report has been prepared to provide information as part of any future planning application process. To this end the report is required to comply with the recommendations and principles set out in the National Planning Policy Framework 2023 as amended (NPPF). The report contains Biological Records and has been prepared to meet the standard required by BS42020 (British Standard for Biodiversity and Development).

Chapter 11 of the National Planning Policy Framework (NPPF 2023) describes the Government's national policies on promoting 'an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment.' NPPF is accompanied by Planning Practice Guidance on 'Biodiversity, ecosystems and green infrastructure' (2014) and ODPM Circular 06/2005.

NPPF 2023 sets out the Government's objectives for planning in regard to the protection of biodiversity. Planning policy context requires that Planning policies and decisions should be

based on up-to-date information about the natural environment and other characteristics of the area including an assessment of existing and potential components of ecological networks (NPPF paragraph 43).

The measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development (BS 42020:2013, section 5.5).

This appraisal has been provided to provide information to the Planning Authority in order to help meet the requirements of the NPPF and enable the Authority to assess the potential for the property to support protected species such as roosting bats in accordance with the Code of Practice within BS42020 and guidelines issued by CIEEM in 2012. The report also identifies any habitats or species present that require more detailed surveys prior to any improvements being undertaken.

Part 2: Survey Methodology and Results

2. Appraisal Methodology

2.1 Baseline Study

Within NPPF 2023 the principles by which the protection and enhancement of biodiversity within the context of proposed development are described. When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity [such as protected species] resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused, and*
- b) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

The biodiversity of a site area and the potential presence of protected species are factors relevant to all developments irrespective of the size scale and will apply to any development at the property being assessed. As this is a small residential building rather than an open green area of larger structure, it was considered appropriate in the first instance to access biological records obtained from MAGIC and NBN.

Following the appraisal of the available information, an inspection has taken place to obtain specific site data at the site.

2.2 Habitat Assessment Methodology

The property was inspected on the morning of 24th January 2024. The inspection was completed in accordance with the Guidelines for Preliminary Ecological Appraisal (2017) issued by the Institute of Ecology and Environmental Management (IEEM) and BS42020 (British Standard for Biodiversity and Development).

It is recognised that the surveyed comprises the inspection of a single building surrounded by residential garden and therefore a detailed habitat assessment is not required since the entire survey area will be assessed as being 'Developed Land Sealed Surface' and 'Vegetated Garden'. The survey required a systematic inspection of the existing building and immediately surrounding land looking for evidence of protected species. This method

was extended, in line with the Guidelines for Preliminary Ecological Appraisal to record details on the actual or potential presence of any notable or protected species or habitats.

Plans showing the elevations of the existing bungalow surveyed are included as **Figure 3** within section 3 of this report.

2.3 Protected Species Assessment Methodology

A methodical inspection was carried out to look for any evidence of protected species using the building and to identify any immediately adjacent habitats with potential to provide significant shelter or foraging opportunities for these. The survey was carried out by Christopher Barker, an experienced ecological consultant and Chartered Environmentalist holding Class Licenses issued by Natural England.

The Conservation of Habitats and Species Regulations 2017 consolidates the various amendments that have been made to the Regulations. The original (1994) Regulations transposed the EC Habitats Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora (Council Directive 92/43/EEC) into national law.

“European protected species” are those which are present on Schedule 2 of the Conservation of Habitats and Species Regulations 2017. They are subject to the provisions of Regulation 41 of those Regulations. All European Protected Species are also protected under the Wildlife and Countryside Act 1981 (as amended). Taken together, these pieces of legislation make it an offence to:

- a. Intentionally or deliberately capture, injure or kill any wild animal included amongst these species
- b. Possess or control any live or dead specimens or any part of, or anything derived from these species
- c. deliberately disturb wild animals of any such species
- d. deliberately take or destroy the eggs of such an animal, or
- e. intentionally, deliberately or recklessly damage or destroy a breeding site or resting place of such an animal, or obstruct access to such a place

For the purposes of paragraph (c), disturbance of animals includes in particular any disturbance which is likely—

- a. to impair their ability—
 - i. to survive, to breed or reproduce, or to rear or nurture their young, or
 - ii. in the case of animals of a hibernating or migratory species, to hibernate or migrate;or,
- b. to affect significantly the local distribution or abundance of the species to which they belong.

Although the law provides strict protection to these species, it also allows this protection to be set aside (derogation) through the issuing of licences. The licences in England are currently determined by Natural England (NE) for development works. In accordance with the requirements of the Regulations (2017), a licence can only be issued where the following requirements are satisfied:

- i) The proposal is necessary ‘to preserve 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’
- ii) ‘There is no satisfactory alternative’

iii)) The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

General faunal activity, such as mammals or birds observed visually or by call during the course of the surveys was recorded. Specific attention was also paid to the potential presence of any protected, rare or notable species, and specific consideration was given to bats, birds, badgers, amphibians and reptiles as described below.

Breeding Birds: All nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. The inspection of the site included a search of hedgerows, ground vegetation and tree canopies looking for evidence of active or former nests.

Bats: All species of Bat within the UK are protected under the Habitat Regulations that amended and incorporated the Wildlife and Countryside Act 1981. These regulations make it an offence to:

- Intentionally kill, injure or take a bat [WCA section 9(1)]
- Possess or control any live or dead specimen or anything derived from a bat [WCA section 9(2)]
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat [WCA section 9(4)(a)]
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose [WCA section 9(4)(a)]

Potential bat roost locations in relation to buildings are described within this report (taken from Table 4.1 of the updated Bat Survey Guidelines 2023) as:

None No habitat features on site are likely to be used by any bats at any time of year (i.e. a complete absence of crevices / suitable shelter at all ground /underground levels).

Negligible No obvious habitat feature 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 at times.

Low A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. These potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be used for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats)

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 (i.e. such as maternity or hibernation irrespective of species conservation status).

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 potentially for longer periods of time due to space, shelter, protection, appropriate conditions and/or suitable surrounding habitat. These structures have potential to support high conservation value roosts (i.e. maternity or classic cool / stable hibernation site)

Common Reptiles: All species of British reptile are protected by the Wildlife and Countryside Act 1981 (as amended). The common species (adder, grass snake, slow worm

and common lizard) are only protected against intentional killing and injuring (but not taking).

The survey included a search of all areas where suitable habitat for reptiles to shelter under or bask may be present, lifting logs and other suitable features to search underneath. The surveyor also maintained a careful watch whilst moving across the site to look for signs of reptiles moving to cover.

Great crested newts are afforded legal protection under European and UK law. The law provides protection to adults, juveniles, efts (immature GCN) and eggs and it is an offence to intentionally or recklessly or as an incidental result of actions:

- Intentionally or deliberately capture, kill, or injure Great Crested Newts
- Intentionally or recklessly damage, destroy or obstruct access to any place used for shelter or protection (including resting or breeding places) whether occupied or not
- Deliberately, intentionally or recklessly disturb Great Crested Newts when in a place of shelter
- Possess a Great Crested Newt, or any part of it, unless acquired lawfully
- Sell, barter, exchange or transport or offer for sale Great Crested Newts or any part of them.

The survey included a search of any ponds and wetland areas within the site or immediate surrounding area nearby (where these features were accessible) and an assessment of ponds in the local area using Ordnance Survey Maps and aerial photographs to consider the potential for these species to access the site area.

Badger: Badgers are protected under the Protection of Badgers Act 1992. This makes it an offence to wilfully kill, injure, take, possess or cruelly ill-treat a badger, or to attempt to do so; or to intentionally or recklessly interfere with a sett. Sett interference includes disturbing badgers whilst they are occupying a sett, as well as damaging or destroying a sett or obstructing access to it. A badger sett is defined in the legislation as “*a structure or place, which displays signs indicating current use by a badger*”.

The survey searching for evidence of badger activity comprised two main elements. The first element involved searching for evidence of Badger setts. For any setts that were encountered, each sett entrance was noted and mapped. The following information was recorded:

- Number and location of well used / active entrances; these are clear from any debris or vegetation and are obviously in regular use and may, or may not, have been excavated recently.
- Number and location of inactive entrances; these are not in regular use and have debris such as leaves and twigs in the entrance or have plants growing in or around the edge of the entrance.
- Number of disused entrances; these have not been in use for some time, are partly or completely blocked and cannot be used without considerable clearance. If the entrance has been disused for some time all that may be visible is a depression in the ground where the hole used to be and the remains of the spoil heap.

The second element of the survey involved searching for signs of Badger activity such as well-worn paths and push-throughs, snagged hair, footprints, latrines and foraging signs, so as to build up a picture of any use of the site by Badger.

Invasive Species: Attention was paid to the presence of any invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). However, the detectability of such species varies due to a number of factors, e.g. time of year, site

management, etc., and hence the absence of invasive species should not be assumed even if no such species were detected during the Phase 1 survey.

A range of invasive non-native plant species are listed in Schedule 9 (Part 2) of the Wildlife and Countryside Act 1981, which makes it an offence to plant or cause these introduced invasive plants to grow in the wild, effectively making it illegal to spread the plants during development operations.

2.4 Consultations

The evaluation of ecological features and resources is based on professional judgement whilst also drawing on the latest available industry guidance and research. The approach taken in this report is based on that described by the Chartered Institute of Ecology and Environmental Management (CIEEM, 2016).

Within this frame of reference, certain sites may carry a statutory ecological designation, e.g. Special Area of Conservation (SAC) for internationally important sites or Site of Special Scientific Interest (SSSI) for sites of national importance. Sites of more localised nature conservation importance do not receive statutory protection but may be designated by Local Planning Authorities or other bodies, e.g. Wildlife Trusts. Such non-statutory designations or 'Local Sites' include Local Wildlife Sites (LWSs) and Sites of Nature Conservation Interest (SNCIs), for example.

A review of the available data obtained from MAGIC confirms that the property surveyed is not a Statutory or Non-Statutory site of ecological significance and there are no such sites close to the property. The nearest Statutory Site is Ashby Canal SSSI situated 3km to the west.

The survey covers an existing residential bungalow which was until recently occupied and which is situated in the centre of a large village surrounded by other houses. Taking in account the issue of 'proportionality', as referenced in the 2023 Bat Survey Guidelines and Clause 4.1.2 of BS42020 wherein "*professionals should take a proportionate approach to ensure the provision of information within the (planning) application is appropriate to the level of environmental risk it presents,*" it was considered appropriate to initially review records obtained from the National Biodiversity Network and MAGIC in the first instance for a 1km radius around the property being surveyed.

Scientific Name	Common Name	No. of Records	Location
Bufo bufo	Common Toad	3	Nearest records 500m to the east
Lissotriton vulgaris	Smooth Newt	2	Nearest records 500m to the east
Rana temporaria	Common Frog	3	Nearest records 500m to the east
Anser anser	Greylag Goose	1	None within 250m
Turdus iliacus	Redwing	2	None within 250m
Turdus pilaris	Fieldfare	2	None within 250m
Arvicola amphibius	European Water Vole	7	Nearest record 500m north east
Lutra lutra	Otter	2	Nearest record 400m south east
Meles meles	Badger	29	Nearest record 250m north
Pipistrellus pipistrellus	Common Pipistrelle	11	Nearest record 250m north
Pipistrellus pygmaeus	Soprano Pipistrelle	10	Nearest record 500m north east
Plecotus auritus	Brown Long-eared Bat	13	Nearest record 500m east
Nyctalus noctula	Noctule	7	Nearest record 500m east
Nyctalus leisleri	Leislars	5	Nearest record 500m east

The nearest European Protected Species Mitigation License issued by Natural England is a for a small Pipistrelle roost situated in a property on the southern edge of the village of Barlestone approximately 300m to the north of the building being surveyed.

There are no records of **great crested newt (GCN)** within 1km of the site. The nearest record for amphibians is Common Frog and Toad associated with pond within open agricultural land over 500m to the east. The garden and building are likely to be sub-optimal habitat for amphibians.

There are no records of **reptiles** in this area and the open agricultural land surrounding the property being surveyed is considered to be sub-optimal habitat to support large numbers of reptiles.

The building could provide nesting opportunities **for birds** and species such as House Martin and Swallow are recorded in this area. The likelihood of ground nesting is considered to be very low due to the lack of cover and presence of predatory cats nearby.

There are records of roosting and foraging **bats** in this area with two species of Pipistrelle, and Brown Long-eared bats recorded in the area, roosting within Barlestone. The surrounding agricultural land does contain some trees and tall hedgerows and could provide viable foraging and commuting routes for local bat populations. If there are suitable structural features present it is possible that the building could support roosting bats.

There are records of **badger** activity in this area but the nearest such record is over 250m from the property surveyed and the bungalow and garden will be sub-optimal habitat for this species. There are no nearby records for Water Vole or Otter and the site is sub-optimal for these species.

3. Survey Findings

3.1 Description of property and target notes

The survey has identified the following habitats within the proposed development area:

- Bungalow used for residential purposes
- Vegetated Garden and Driveway

Target Note: Building

The building is a residential bungalow of prefabricated concrete panel construction which has subsequently been externally lined with stone and extended to the rear. The original building has a pitched slate roof with an 'L' shape with a small flat roof extension and conservatory added facing the rear garden on the eastern side of the building.

The stone facings to the building are in good condition and tightly affixed with no gaps, holes, cavities of other feature on the exterior which might be of interest to roosting bats or nesting birds. The property has tightly fit white uPVC windows and doors throughout.

The roof was replaced in approximately 2008 and now comprises slates. There are no missing, broken, lifted or damaged slates visible of the roof exterior. However, there are two areas where minor features are present:

- The ridge tile render is missing on the south facing section of the roof leaving a potential access to any cavity under the angle ridge tile
- There are small gaps around the chimney stack on the south gable end of the property where bats may be able to access any cavity behind the flashing and tiles adjacent to the chimney.

The minor features above are marked on the elevations within **Figure 3**. No other significant external features were identified associated with the property.



Rear (east face)



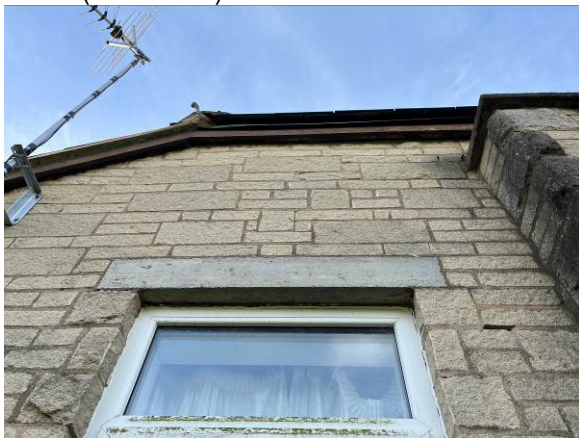
Side (north face)



Front (west face)



Close up of roof



Close up of roof edge



Close up of flat felted roof edge



Gaps under ridge tiles on south side



Gaps around chimney stack

Internal inspection of the loft areas to the property was completed using torches. The underside of the slates has white fabric breathable lining and below this the roof is timber panelled. The roof joists are exposed but the underside of the lining and slates is hidden.

The loft is quite small with the apex around 1.2m height and does not appear to have been used for storage purposes. There is insulation on the loft floor. No natural light enters the roof space and the roof edges appear to be effectively sealed.



Loft interior north end



Underside of boarded roof



Loft interior south end



Loft interior and roof edge



Loft interior south eastern section

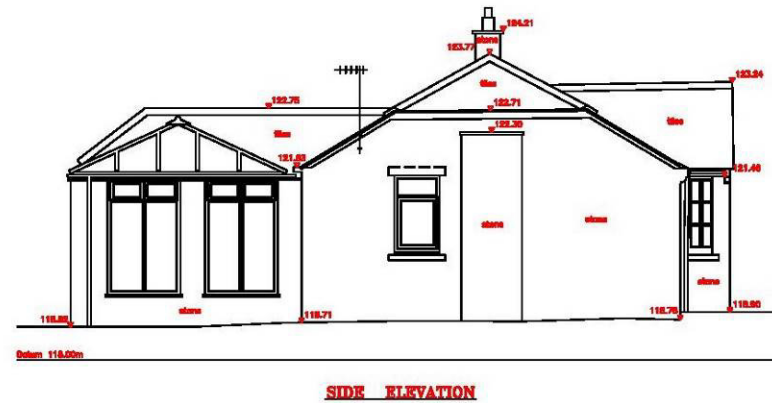
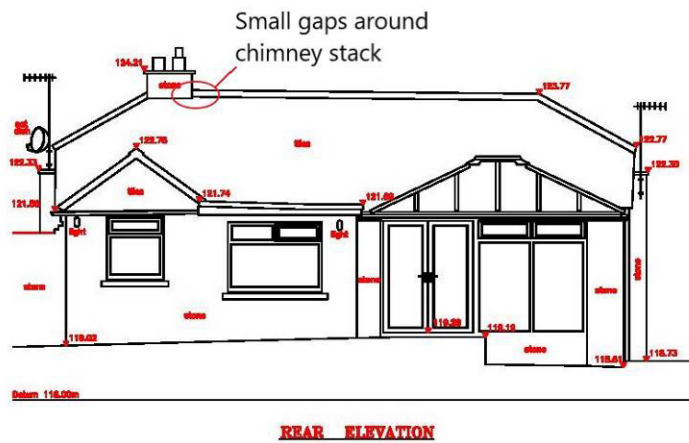
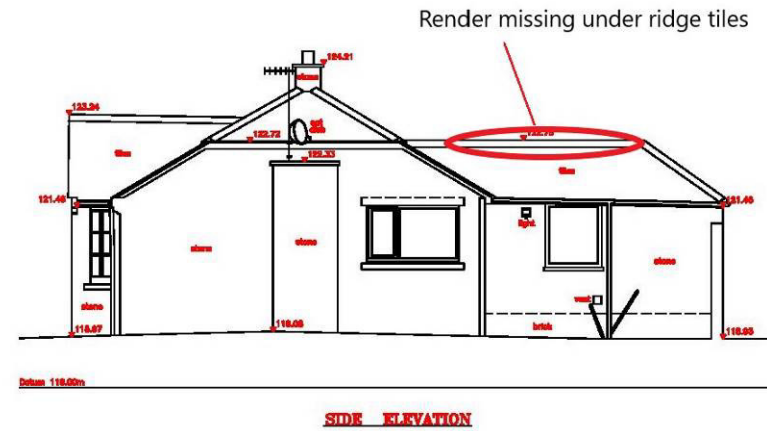
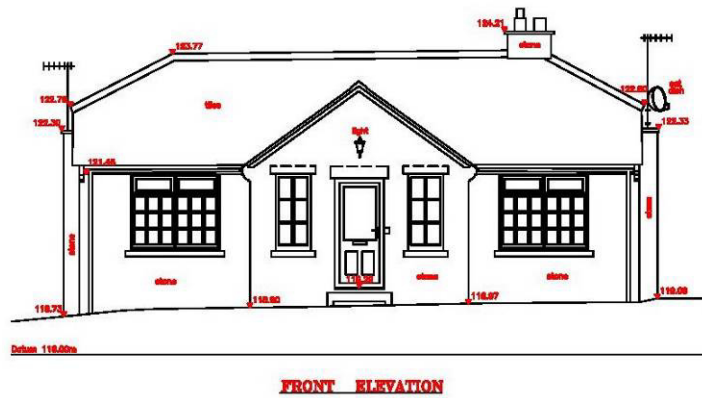


Figure 3 - Property Elevations

The inspection of the exterior and interior loft spaces of the bungalow did not identify any signs of roosting bats or any evidence of nesting birds. No droppings, feeding debris, guano or nesting materials was found in any part of the property inspected.

As minor features have been found associated with the roof structure and the building is in a rural location easily accessible to foraging and commuting bats, it is concluded from the preliminary inspection that this building has **Low Roost Potential**, (*i.e. it is a structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. These potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be used for maternity and not a classic cool / stable hibernation site but could be used by individual hibernating bats)*)

Target Note: Vegetated Garden and Driveway

The garden and driveway surrounding the bungalow were also inspected and searched for evidence of protected species such as nesting sites, track, burrows and trails. No evidence of any field signs to indicate the potential presence of protected species was found in any part of the garden area inspected and further surveys are not recommended.



Northern half of garden



South part of garden



Driveway

3.2 Evidence of Protected Species

During the inspection of the site notes were made on the suitability of habitats for protected species and any sightings or signs of protected species were recorded:

- The suitability of habitats for badger (*Meles meles*) was recorded and any evidence of badgers including setts, dung pits, badger paths, hairs, bedding, footprints and scratching trees was noted.

- Trees with features suitable for roosting bats were noted, such as hollows (e.g. old woodpecker holes), cracks and cavities within trunks and branches, crevices behind loose bark and ivy growth on trunks.
- The existing bungalow was searched for evidence of roosting bats and nesting birds and any structural features which may allow access into the building interior of internal roof structure was identified.
- The suitability of the garden surrounding the bungalow was assessed for reptiles such as Grass snake (*Natrix natrix*) and amphibians (including great crested newts - *Triturus cristatus*).
- The suitability of site was assessed for nesting birds.

Surveying in January is a sub-optimal time for many protected species. However, an experienced surveyor can make reliable judgements about the quality and composition of habitats and their potential suitability for protected species. Only an initial assessment of the site was made and no stage 2 surveys were carried out. As such, a lack of evidence of a protected species does not necessarily indicate an absence of these species. The table below provides a summary of the potential for protected species to be present within the site.

Species	Present within 1km	Connectivity	Suitable habitat on site / evidence of presence	Likelihood of presence on site
Nesting Birds	Yes	Good via adjacent agricultural land.	Ground nesting within the garden highly unlikely due to lack of cover and presence of predatory cats. No evidence of nesting activity identified on or within the building structure.	Very low.
Reptiles	No	Site and surrounding land are sub-optimal for these species.	Garden is sub-optimal habitat and no evidence of reptiles or any significant features suitable for these species was found.	Negligible
Amphibians	Yes No GCN	Site and surrounding land are sub-optimal for these species.	Garden is sub-optimal habitat and no evidence of amphibians or any significant features suitable for these species was found.	Negligible
Bats	Yes	Reasonable due to the presence of tree canopy cover in this rural location.	No physical evidence of bat activity was found associated with the building but there are minor structural features present which may be of interest to roosting bats.	The bungalow has low roost potential and requires a further bat activity survey to comply with the 2023 survey guidelines.
Badger and larger mammals	Yes	There are no records of badger and the garden area, whilst fenced, may be accessible to this species.	No field signs of badger or water vole were found in any part of the garden or boundary areas inspection.	Very low.

Birds: The local area supports a range of bird species which includes some Schedule 1 species and also species such as Swallow and House Martin which are associated with building. However, no evidence of redundant nesting activity was identified and no structural features of potential interest to nesting birds were found associated with the building or the surrounding garden. Further surveys are not recommended.

Reptiles: The inspection of the garden and driveway around the bungalow was completed on a grid pattern and no field evidence or optimal habitat for these species was identified. Further surveys are not recommended.

Amphibians: The presence of significant numbers of amphibians in the area surveyed is considered unlikely and the inspection found no evidence of these species or optimal habitat to support them. Further surveys and specific mitigation measures for amphibians are not recommended.

Chiroptera: The bungalow has some external features present associated with the south facing roof structure and chimney stack on the south gable end of the building which could be of interest to roosting bats in the future. Whilst no field evidence of bat activity was found externally or internally, ***this building is considered to have Low Roost Potential and in compliance with the 2023 Bat Survey Guidelines a further dusk activity survey is required to comply with the guidelines. This further survey should be completed during the optimum bat activity season (May – August).***

Invertebrates: The small garden area surrounding the bungalow does not appear to support a diverse range of flora. The potential for a significant assemblage of invertebrates to be present within the survey area is quite low at the present time and further invertebrate surveys are not recommended.

Mammals: During the inspection of the survey area a thorough search for evidence of badger was completed. No significant established tracks or trails indicative of badger activity were found within the survey area and no sett entrances found. Further surveys for badger are not recommended due to the lack of field signs and fencing around the boundary of the garden. The potential presence of Hedgehog (*Erinaceus europaeus*) in the garden cannot be ruled out as there are local records of this species being seen within the surrounding 1km area. Measures to protect hedgehogs should be taken and this should include an inspection of any vegetation close to the bungalow ahead of any clearance work being carried out. Any found should be moved to a temporary refugia located in a suitable position within hedgerow on the eastern boundary outside of the area of disturbance.

3.3 Ecological Constraints

Constraints:

The following ecological constraint has been identified:

- The bungalow requires a bat activity survey to be completed to confirm the presence / absence of roosting bats in accordance with the recommendations within the Bat Survey Guidelines due to the presence of minor features associated with the south facing roof and chimney stack.

Part 3: Initial Ecological Appraisal

4. Impact of Proposed Site Development

Within the NPPF 2023, guidance on the provision or retention of biodiversity within any proposed area for development and measures to ensure the safeguarding of protected species are provided. It is understood that the intention is to demolish the existing prefabricated concrete structure and replace this with a modern residential building within approximately the same footprint in the garden interior.

4.1 Potential Impact on nearby Statutory and Non-statutory sites

The nearest Statutory and Non-Statutory sites of ecological interest are sufficiently distant from the proposed development area that the small scale of the development being proposed will have no impact on these.

4.2 Impact of the Proposals on Site Biodiversity

The level of biodiversity within the site being assessed must be a consideration in determining the impact on biodiversity that may arise from any development on the site. Within the NPPF 2023 it states that any development proposal should seek to *“contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change.....”*

Within the Guidance it specifically states that *“Planning.... decisions should contribute to and enhance the natural and local environment by.....protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils.....recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.”*

The survey area comprises a bungalow and vegetated garden. The existing bungalow is to be demolished and replaced within the garden interior by a single new residential building. The existing building and vegetated garden have limited biodiversity at the present time due to the management of this land and no evidence of any significant locally rare plants, plant communities or habitats were identified. There is no reason to consider that the demolition of the existing building or replacement of this with a new residential building will have any significant impact on local biodiversity.

4.3 Impact of the Proposals on Protected Species

The requirements of Part IV of ODPM / Defra Circular 06/2005 in regard to the protection of certain species are still applicable under NPPF. The presence of protected species at the site must be taken into consideration. Under the requirements of the NPPF provision in relation to the presence of protected species on, or making use of, a site proposed for any development must be taken into account. The presumption in favour of sustainable development does not apply where development requiring appropriate assessment under the Birds or Habitats Directives is being considered, planned or determined or where the impact on protected species is considered to outweigh the benefit of development.

The inspection completed in January 2024 did not identify any physical evidence or field signs of protected species within the bungalow or surrounding residential garden. After inspection of the site, assessment of its landscape context and a review of the biological records for this area, it is recommended that a further bat activity survey should be carried out within the optimum bat activity season to comply with Survey Guidelines.

General Recommendation: It is recommended that at least one bat roost tube should be incorporated into the structure of the replacement house on the south or west facing side of this in a suitable position to provide opportunities for bat species.

A handwritten signature in cursive script, reading "Christopher Barker", written in black ink on a white background.

Christopher Barker CEnv ACIEEM
2015 – 10140 – CLS - CLS

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