Ecological Appraisal of R J Cars, Paven Hill, Purton, Wiltshire, SN5 4DB

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NATURAL SOLUTIONS

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Non-technical Summary

Background

In July 2023, Crossman Associates was commissioned by LPC to undertake an ecological appraisal of a small car sales business known as RJ Cars, Paven Hill, Purton, Wiltshire, SN5 4DB. Development involves the redevelopment of the site with proposals for 2 number dwellings with rear gardens and front driveways.

Methods

The ecological appraisal follows standard Phase 1 habitat survey methodology that was extended to record provisional signs and potential for protected or notable species and included a daytime bat scoping survey of the building. The survey work was undertaken by Fairbrass Knowles an experienced ecologist, full member of CIEEM and licenced bat worker; licence number 2015-12392 CLS-CLS.

Results

The site consists of a rectangular plot of hard-standing adjacent to the north carriageway of Pavenhill within the large village of Purton. Operations are conducted from an older style rectangular block work single storey building with a corrugated steel sheet roof, built off the western elevation is a small timber framed building that provides an office. The site lacks any significant ecological interest, and the buildings provide bats with **negligible** roosting suitability. The northern elevation of the buildings have become encroached with ivy which provides birds such as blackbird and wren with nesting opportunities.

Recommendations

It is recommended that the following is undertaken as part of the works;

- Precautionary approach to building demolition with regard to bats and birds
- Exterior lighting to take into account local wildlife, particularly bats
- Ecological enhancements to consist of integrally fitted bat and bird boxes
- New landscaping should incorporate plants that have value to wildlife and include the use of native hedgerows to bound and divide the new development.

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1. Introduction

1.1. In August 2023, Crossman Associates was commissioned by LPC to undertake an ecological appraisal and bat survey of a small car sales business; RJ Cars, Paven Hill, Purton, Wiltshire, SN5 4DB; site Ordnance Survey grid reference SU 0834 8754.

1.2. Figure 1 under Appendix I provides a site location map.

1.3. The objectives of the ecological appraisal were to;

- Produce a map of the habitats on site
- Assess the likely presence of any notable/protected species
- Identify any policy or legislative constraints relevant to the project
- Provide recommendations for further surveys, compensation or mitigation as appropriate

Site Description

1.4. The site consists of a small rectangular plot of land that consists of hard-standing which occupies the southern side with a large older style block built shed with a corrugated tin roof occupying the northern half, built off the sheds west elevation the owners have added a small timber framed shed which acts as an office. In total the plot amounts 350 m^2.

1.5. The site is located within the village of Purton where it occupies the north side ide of Pavenhill a residential road on the north side of the village. Immediate and wider surroundings to the south, east and west consist of the village which consists of a predominantly built-up environment that is taken up by residential

areas, roads and other associated infrastructure. Dwellings tend to have small gardens, which provide an element of greenness. To the north and extending around the village is sparsely populated farmland, which consist mainly of small to medium sized fields of mixed arable / pasture. Fields tend to be divided by native hedgerows.

1.6. The nearest significant block of woodland is situated approximately 900 m to the north and consists of a moderate sized broadleaved wood. The closest significant watercourse consists of a tributary of the River Ray, which flows through farmland that lies approximately 500 m to the south.

Proposals

1.7. Proposals are to redevelop the site for 2 number residential dwellings. Each dwelling will have a rear garden and a front driveway.

2. Methodology

Data Search

2.1. The MAGIC website was accessed for information on any statutory site designations within 2 km of the site, extended to 4 km for bats.

2.2. National planning policy has been reviewed for policies that relate to nature conservation relevant to the site.

Field Survey

Ecological Appraisal

2.3. The ecological appraisal follows Phase 1 habitat survey methodology which is a survey method and classification system that was developed by the Nature Conservation Council now Joint Nature Conservation Committee (JNCC, 2003) to map habitats and land use categories to a "consistent level and accuracy". Vegetation and habitats are mapped using standard colour codes, allowing rapid visual assessment of the extent and the distribution of the different habitat types. Where appropriate, Target Notes highlight potential features of interest.

Species observations

2.4. An extended Phase 1 survey also records provisional signs of protected or notable species and assesses suitability of habitats on-site and within the assessable surroundings to support such species.

Bat scoping survey

2.5. The buildings were methodically inspected internally and externally for any evidence of roosting bats, including actual bats, droppings, urine staining and evidence of feeding activity such as discarded insect wings and cases.

2.6. The buildings were assessed for their suitability to support roosting bats by considering several factors including whether bats can access internal and external voids within the building and whether these voids provide adequate protection and shelter for roosting bats. If the building is not confirmed as a roost, it is assessed from High to Negligible Suitability as follows;

- **High Suitability** – many roosting opportunities. Buildings tend to be old, large and rural
- **Moderate Suitability** – some roosting opportunities. Buildings tend to be old, rural with some recent maintenance
- **Low Suitability** – few roosting opportunities. Buildings tend to be modern, urban and well maintained
- **Negligible Suitability** – insignificant roosting opportunities. Buildings tend to be small, modern, urban and very well maintained.

Evaluation

2.7. The site evaluation for habitat areas and species present (where appropriate) is based on published criteria given in CIEEM guidelines for ecological impact assessment. The values are assigned between International Value and Negligible Value for all habitats that are likely to be directly or indirectly affected by the proposed development.

2.8. The value categories used in assessment are as follows:

- International – Europe

- National – England
- Regional – South-west
- County – Wiltshire
- District – Swindon
- Local – Purton
- Site - Within the immediate zone of influence

3. Results

Desktop Study

3.1. The Magic website informed of the following statutory site designations for nature conservation importance within 2 km of the site;

Restrop Farm and Brockenhurst Wood Site of Special Scientific Interest (SSSI).

3.2. The site is located approximately 1 km to the south-west of the site and consists of a 56-hectare site notable for unimproved hay meadows, permanent pasture through to hedgerows, scrub and ancient woodland.

3.3. There are no sites specifically designated for bats within 4 km of the site.

Planning policy

3.4. National policy guidance is provided by National Planning Policy Framework (NPPF), which sets out the Government' planning policies for England and how they should be applied to planning applications;

Conserving and enhancing the natural environment

- Planning decisions 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 (in a manner commensurate with their statutory status or identified quality in the development plan);

  b) 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;

c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate;

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;

e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and

f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

Habitats and Biodiversity

- When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either

individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Field Survey

3.5. The habitats on site are described in the paragraphs below and are shown in Figure 2, Appendix I. Photographic reference can be found in Appendix II. The survey took place on 02 August 2023.

3.6. All survey work was undertaken by Fairbrass Knowles, an experienced ecologist, full member of CIEEM, and licenced bat worker; licence number 12392 CLS-CLS.

3.7. The habitats are considered to fall into following categories;

- Hardstanding
- Building

Hardstanding

3.8. The entire site is composed of hard-standing which on the front section provides the forecourt area where the cars that are for sale are displayed. The floor of the main building consists of a slab of concrete, while the small new office building is built off a slab of concrete hard-standing. Areas of hard-standing provide no significant vegetation.

Building

3.9. The two buildings are discussed under species observations 'Bats'.

Species Observations

Flora

3.10. The only significant vegetation consists of moderately dense ivy that is present on the main building where it is present on north gable elevation, extending on to the north end of the buildings western elevation.

3.11. The site does not contain any non-native invasive species that are listed on Schedule 9 of the Wildlife and Countryside Act (1981) as Amended.

Invertebrates

3.12. The majority of the site offers low to negligible habitat potential for invertebrates. The ivy is likely to offer limited habitat for commoner invertebrates.

Reptiles and amphibians

3.13. The site provides no significant habitat for either reptiles or amphibians.

Birds

3.14. During the survey no birds or bird nesting activity was recorded in any aspect of the building or in the rest of the site.

3.15. Bird nesting opportunities are limited to the areas of ivy associated with the northern end of the main building.

Badger

3.16. There are no badger setts on site and no definitive evidence of badger activity such as mammal paths. The site provides no significant habitat for badgers and no opportunities for badgers to construct a sett.

Hedgehog

3.17. The site provides no significant hedgehog habitat

Bats

Bat scoping survey

3.18. Survey work was undertaken by Fairbrass Knowles, an experienced ecologist and fully licensed bat worker, and took place on 02 August 2023. The buildings were fully accessible.

3.19. The external and internal conditions of the buildings are described in the table below and photographic reference can be found within Appendix II.

3.20. A table within Appendix III; information sheets set out the criteria for the way a building is assessed for its potential to support roosting bats.

Building	Feature	Feature Description	Bat suitability
Main Building	Overview	An older style rectangular shaped building with a simple double pitched roof and block work walls. The building measures approximately 15 m x 7 m. The building serves as a workshop and to store cars.	Negligible Suitability ☒
	Exterior	Supporting walls are formed from solid single skin concrete block, which remains in good order and provides no significant crevices. The western side elevation has been over-clad with horizontal feather edge timber cladding. With the exception of a few pieces missing along the south end, the cladding remains well fitted and provides bats with no significant roosting opportunities. The missing cladding (shown as Target Note 1 on the figure 2 the habitat map) does not result in the creation of any significant roosting suitability. The rear, northern gable has become encroached with moderately dense ivy *Hedera helix* which also extends down the north end of the	

		west elevation. The south gable elevation provides the access and consists of a sliding concertina style door, which shuts tightly when closed. The upper elevation is finished in vertical sheets of corrugated steel cladding which remains well fixed in place. To allow the smooth operation of the concertina door the cladding directly above the door has been set slightly proud but does not provide bats with any significant roosting opportunities as the movement of the door creates a lot of noise and vibration when operated. A single window is present on the front (south) gable. The window remains in good condition and seals well within its reveal. 3 number windows are present on the eastern and western elevations respectively, all 6 number windows have been comprehensively boarded over. During the survey, no bats, bat droppings or any other bat related evidence was observed in association with the exterior of the building.	
	Interior	The interior provides 1 large and open room with a vaulted and open roof with no sealed roof voids.	

		Internal walls are of well pointed block work. The simple double pitched roof is supported by a simple timber beam structure employing gauged timber to which the single skin corrugated steel roof sheets are directly fixed to, there being no sarking layer. The north end has 6 number translucent roof sheets. The floor is a concrete slab. Two small internal rooms with flat roofs has been created in the north-east corner and south-west corner respectively. The rooms serve as a toilet / washroom and an office (south-west corner). The 6 number windows present along the eastern and western side elevations have all been comprehensively boarded over with sheets of plywood. During the survey the interior provided no evidence of bat occupation and overall, the interior provides bats with no roosting suitability.	
	Roof	The roof is a simple double pitched design clad with single skin corrugated roof sheets, of which the majority are of galvanised steel, 6 number at the north end are of the uPCV translucent type. All the roof sheets remain present and all remain tightly fitted, this along with the	

		absence of a sarking layer results in a lack of any significant crevices. Overall, the roof provides bats with no significant roosting suitability.	
Small office	Overview	A small and recently fitted DIY timber-built ground floor office has been constructed very tightly into the space between the main buildings western side and the western boundary resulting in a wedge shape which measures approximately 8 m long x 3.5 m (front) x 2 m (rear). The sides, back and roof (which is flat) are clad in black plastic sheeting, while the front is finished in tightly fitted horizontal feather edge cladding, which all remains present and tightly fitted, resulting in a lack of significant crevices. A small window and door are present on the front and these both remain well-fitted. The interior is composed of 1 room with a carpeted floor with walls and a flat ceiling finished in painted plaster. During the survey the office building showed no evidence of bat occupation and is assessed to provide bats with no significant roosting suitability.	Negligible Suitability ☒

Birds

3.21. During the survey no bird nests were found in association with the surveyed buildings or within the wider site.

Evaluation

3.22. The site is an active car sales business which occupies a small plot consisting of hard-standing and 2 simple buildings. The buildings provide bats with no significant roosting habitat which along with a lack of any significant vegetation means that the site lacks fragility, rarity or permanence. The small amount of ivy present on the main building rear, north elevation provides a very small element of naturalness that would otherwise be lacking.

3.23. Habitats on site are widespread and common within the surrounding landscape therefore rarity is absent.

3.24. Based on this habitat assessment, the site is considered to have Site Value.

Bats

3.25. During the scoping survey, no droppings, staining, feeding remains or actual bats were observed. Both buildings are constructed using modern and uniform materials, resulting in well-sealed walls and roofs. The interiors of both buildings provide disturbed settings that are un-suitable locations for bats to roost. Both buildings are assessed to provide bats with **Negligible Roosting Suitability.**

Bat Habitat

3.26. The site is a small plot that amounts to approximately 350 m^2 that operates as a car sale business and as such does not provide bats with any significant foraging or commuting suitability.

3.27. Due to the presence of local gardens and farmland to the north it is possible that the site along with local gardens are frequented by more common bats species (typically common pipistrelle) as they move through the local environs.

Birds

3.28. Areas of ivy present of the north elevation of the main building provide potential nesting opportunities for birds, typically blackbird *Turdus merula* and wren *Troglodytes troglodytes.*

4. Recommendations

4.1. The recommendations in the paragraphs below are provided to help ensure that wildlife and important ecological features are protected during the course of works. Recommendations also set out mitigation measures to minimise harm where this cannot be avoided and provide compensation measures to allow the proposals to meet current legislative and planning policy objectives.

4.2. The Natural Environment and Rural Communities (NERC) Act (2006) states that a 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 conserving biodiversity; Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat'.

4.3. Under the Government's National Planning Policy Framework (NPPF) opportunities to incorporate biodiversity in and around developments should be encouraged.

Species recommendations

Bats

4.4. In the UK all species of bats are protected under the Wildlife and Countryside Act (1981) as amended and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under this legislation it is a strict liability offence to injure or destroy a bat or to disturb damage or destroy the resting place of a bat. Under this legislation the UK is obliged to fully take into account bats within the planning process and the level of bat activity on-site must be fully assessed prior to the assessment the planning application.

4.5. Due to the lack of evidence of roosting bats within any aspect of the building on site, it is not considered necessary or beneficial to undertake any further survey work.

4.6. Due to the transitory nature of bats, there is a small possibility that bats could be encountered during demolition works; therefore, all works must proceed under a cautionary approach. All site workers will be vigilant at all times and in the very unlikely event that a bat is found then works must stop immediately and advice should be sought from Crossman Associates or Natural England (telephone number 0300 0603900).

Lighting

4.7. Exterior lighting should take into account the possible presence of foraging / commuting bats and other nocturnal wildlife. The development should include a designed lighting plan aimed at reducing light-spill onto the new gardens and the farmland that bounds the sites northern boundary.

4.8. New exterior lighting should consist of a modern LED-type and should be directional and or cowled. Lighting should aim to avoid light spill along adjacent habitat features. It is also recommended that exterior lighting plans should be implemented during the construction phase to avoid the possibility of occupiers retro fitting less desirable lighting schemes.

4.9. The choice of lighting is important to minimising light spill and it is recommended that the following factors are considered to reduce the impact as much as possible;

- Narrow spectrum lights with no UV content
- Low pressure sodium and/or warm white LED

- Directional downlighting, illuminating downwards and below the horizontal plane to avoid light trespass

4.10. A recommended exterior light unit is the Knightsbridge WALL 1LBK which is a wall mounted down lighter installed with a 3000K LED bulb which provides a beam angle of 50 degrees.

4.11. Refer to Appendix III for an information sheet on lighting

4.12. Helpful guidance to this effect can be found within the publication: 150:2003 – *Guide on the limitations of the effect of obtrusive lighting from outdoor lighting installation.*

Birds

4.13. All nesting birds are protected under the Wildlife and Countryside Act (1981) (as amended), which makes it an offence to damage or destroy a nest when being built or in use. This legislation has implications for the timing of vegetation clearance and renovation works.

Removal of ivy

4.14. Areas of ivy present on the main buildings northern elevation have the potential to provide nesting opportunities to a number of bird species. Ivy removal should ideally avoid the bird nesting season (March to September). If this is not possible then a thorough search should be carried out prior to ivy removal to help ensure no birds are nesting or have dependant young. If birds are found to be nesting or rearing young then works must be delayed until all young have left the nest.

Hedgehog

4.15. In the UK hedgehogs are listed on schedule 6 of the Wildlife and Countryside Act (1981) as Amended which makes it illegal to kill or capture wild hedgehogs. Hedgehogs are also listed as a species of 'principal importance' under the Natural

Environmental and Rural Communities Act 2006, which is meant to confer a 'duty of responsibility' to public bodies.

4.16. Excavated holes and trenches on building sites have the potential to trap wildlife including hedgehogs leading to the potential suffering and death of the animal (s) particularly if they become filled with water.

4.17. If during the development excavated holes / trenches are likely to be left open, then timber builders' planks should be fitted as ramps to enable any wildlife including hedgehogs a means of escape.

Ecological enhancements

4.18. Under the Government's National Planning Policy Framework (NPPF) opportunities to incorporate biodiversity in and around developments should be encouraged.

4.19. There is an opportunity during the development works to enhance the ecological value of the site and adjoining habitats relatively inexpensively for birds and bats.

Bats

4.20. It is recommended that 1 number Habibat bat box (type 001) is built into each new dwelling as it is constructed. This model is designed for a variety of bat species and has good thermal properties making it suitable as both a maternity roost and hibernation roost. A variety of facings can be fitted to suit any existing brick, wood, stonework or rendered finish, making the box unobtrusive and aesthetically pleasing.

4.21. The bat box ideally should be placed beneath the eaves or on gable ends and away from windows and doors and ideally should be fitted in a location that gives bats immediate access to foraging habitat.

4.22. The final placement of the bat box will be discussed between the owner / planner / ecologist.

4.23. An information sheet detailing this type of bat roosting box can be found in Appendix III; information sheets.

4.24. Boxes are available from www.habibat.co.uk.

Birds

4.25. The development provides an opportunity to provide nesting potential for house sparrows *Passer domesticus* (a species that has shown a recent and dramatic decline in the UK) Integrally fitted sparrow nesting boxes are recommended for both new dwellings. The boxes should be constructed into the outer skin of the supporting walls as they are being built. Alternative surface mounted boxes are available which should be securely fitted to exterior walls.

4.26. Each new dwelling should each receive 1 number sparrow nest box.

4.27. Sparrow boxes are readily available and should be fitted below eaves or on gable walls. Suitable models are produced by Habibat, Schwegler and Vivara which are strong, durable, long lasting, discreet and available in brown, stone colour or match required brick/render finish.

4.28. In the siting of the sparrow nest boxes it is recommended that advise is provided by a suitably qualified ecologist, but north or easterly elevations should be chosen.

4.29. Information on house sparrow nesting boxes is provided under Appendix III; Species information.

4.30. Sparrow terraces are available from www.habibat.co.uk telephone number 01642 724626 and www.wildlifeservices.co.uk telephone number 03339000927.

Landscape recommendations

4.31. Any new landscape planting should include species of plant that have value to wildlife. An information sheet is included in Appendix III which includes a range of tree, shrub, and herb species and that could be incorporated; these are recommended for encouraging bats but will also attract a wide range of other species.

New native hedgerows

4.32. There is a good opportunity to increase the biodiversity of the site and increase green infrastructure and connectivity by using native hedgerows to bound and divide the new properties. These hedgerows will help to link adjacent features and will provide wildlife with commuting and foraging corridors. It is recommended that all hedgerows are planted with a mix of native species of local provenance including hawthorn, hazel *Corrylus avellana*, blackthorn *Prunus spinosa*, wayfaring tree *Viburnum lantana* and guelder rose *Viburnum opulus*.

4.33. To maximise viability and encourage healthy growth the young trees should be protected by tree guards and weed fabric.

4.34. If a solid fence is necessary, then this should be combined with a hedgerow. In the case of solid fences small holes measuring approximately 150 mmx 150 mm should be created at the bases to allow the passage of wildlife, including hedgehogs.

5. Limitations

5.1. This report records wildlife found during the survey and anecdotal evidence of sightings. It does not record any plants or animals that may appear at other times of the year and were therefore not evident at the time of visit.

5.2. This report represents a preliminary assessment only. Recommendations and conclusions are subject to change should further findings significantly differ from those collected from the survey efforts to date.

5.3. The advice contained in this report relate primarily to factual survey results and general guidance only. On all legal matters you are advised to take legal advice.

6. References

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Appendix I – Site Figures



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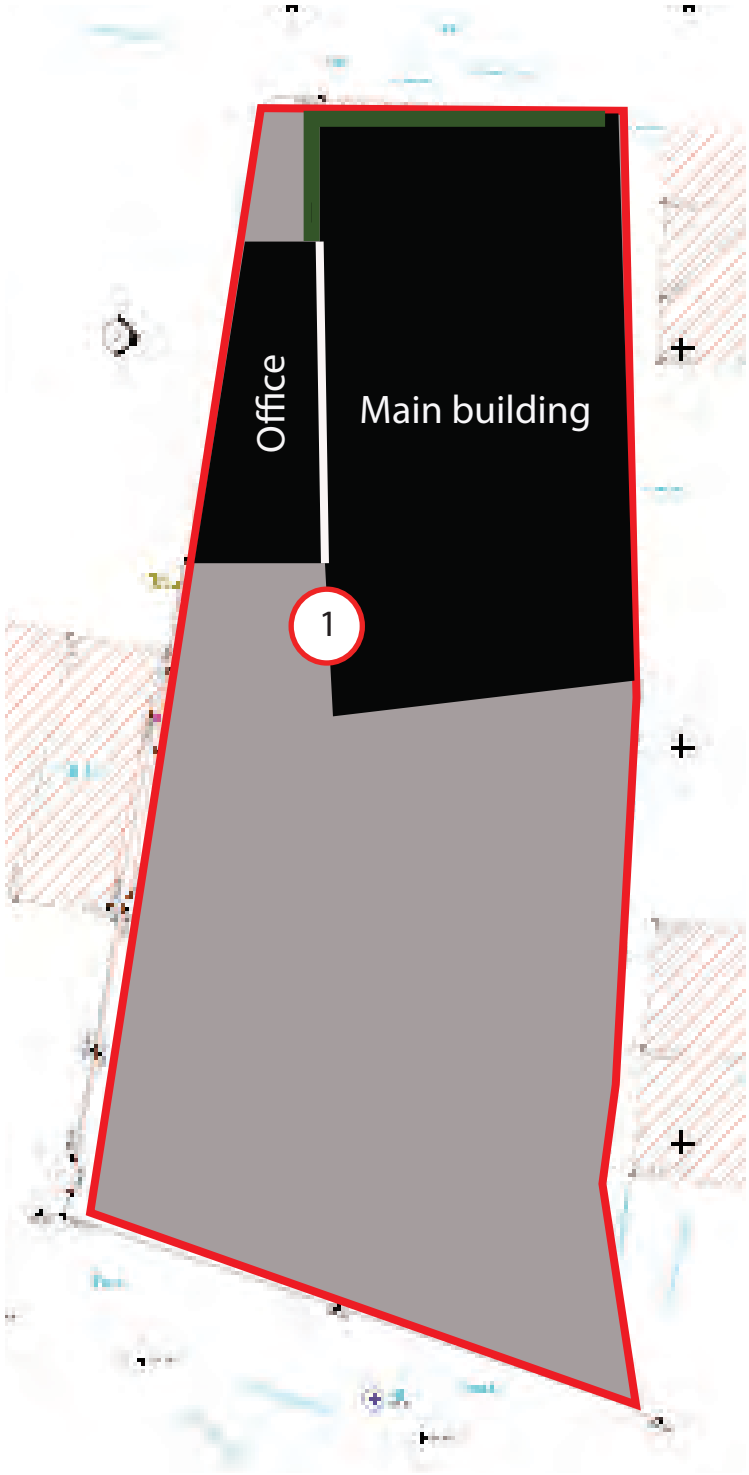
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● Site location

Client	LPC
Title	Location plan
Site	R J Cars
Figure	1
Date	03 August
Scale	Not to scale



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- Site boundary
- Buildings
- Hard-standing
- Ivy scrub

Client	LPC
Title	Habitat Map
Site	R J Cars, Paven Hill, Purton
Figure	2
Date	03 August 2023
Scale	Indicative

Appendix II – Site Photographs

Photographs 1- 3



Photograph 1:

The main building; southern elevation.
The lower walls are of well-pointed block
The upper elevation is clad in single skin corrugated roof sheets.

The raised section has been created to allow the sliding door to operate and does not provide bats with significant roost suitability.



Photograph 2:

The western side of the main building is clad with timber feather edging which remains well fitted and free of signiifcant crevices.
A couple of planks have recently removed for repairs (high lighted) However this is not considered signiifcant

Fitted tight between the western elevation of the main building and the western boundary is a timber framed office that is shaped to fit into the gap, which narrows towards the north elevation. The roof, rear and sides are clad with black plastic sheeting.



Photograph 3:

The front is clad with tightly fitted feather edging.

Photographs 4 - 6



Photograph 4:

Detail; showing the black plastic sheeting which is used to clad the sides rear and roof of the small modern offfice.



Photograph 5:

The eastern elevation of the main building is built tight agianst the neighboring dwelling. The walls are of well ponted concrete block.



Photograph 6:

The north elevation has become encroached by a moderate growth of ivy, the block work however renains free of any significant crevices.

Photographs 7 - 9



Photograph 7:

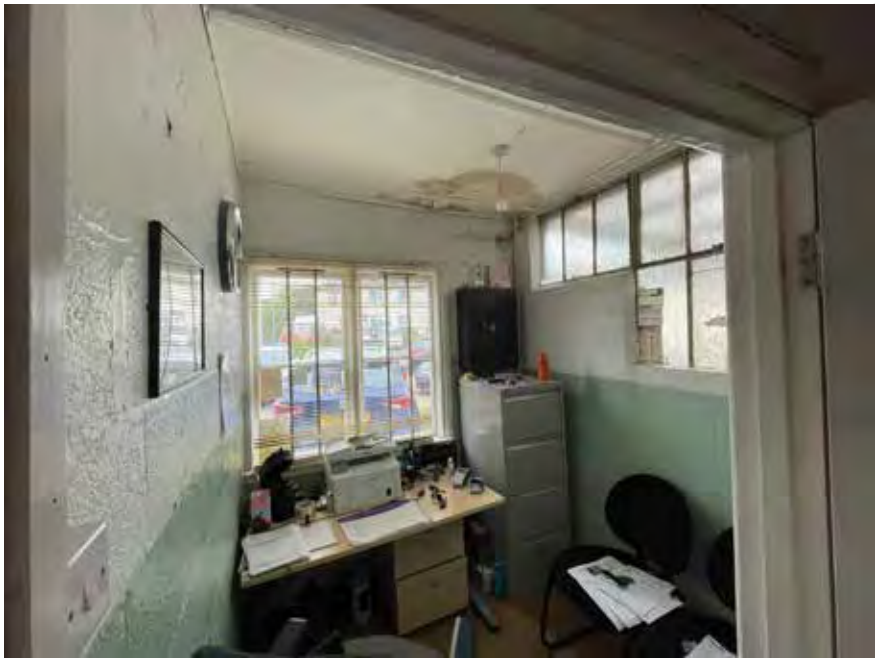
The roof of the main building is a simple double pitched roof that is clad with tight fitting corrugated steel roof sheets. All sheets remain present and well-fitted with no evidence of any significant crevices.
No soffits or facias are fitted.



Photograph 8:

Main building; interior.
The interior provides a large spacious area with a vaulted roof. No ceiling or roof void is present and the underside of the steel corrugated roof sheets are on show.

A small enclose area is present in the north-east corner and proviodes a toilet and wash room.



Photograph 9:

A small enclose office area has been created in the south-west corner.

Photographs 10 - 11



Photograph 10:

Fitted tight between the western elevation of the main building and the western boundary is a timber framed office that is shaped to fit into the gap, which narrows towards the north elevation. The interior is well decorated with plaster and painted walls and ceilings.



Photograph 11:

The majority of the site is occupied by an area of hard-standing that serves to dispay the cars that are for sale

Appendix III– Information Sheets

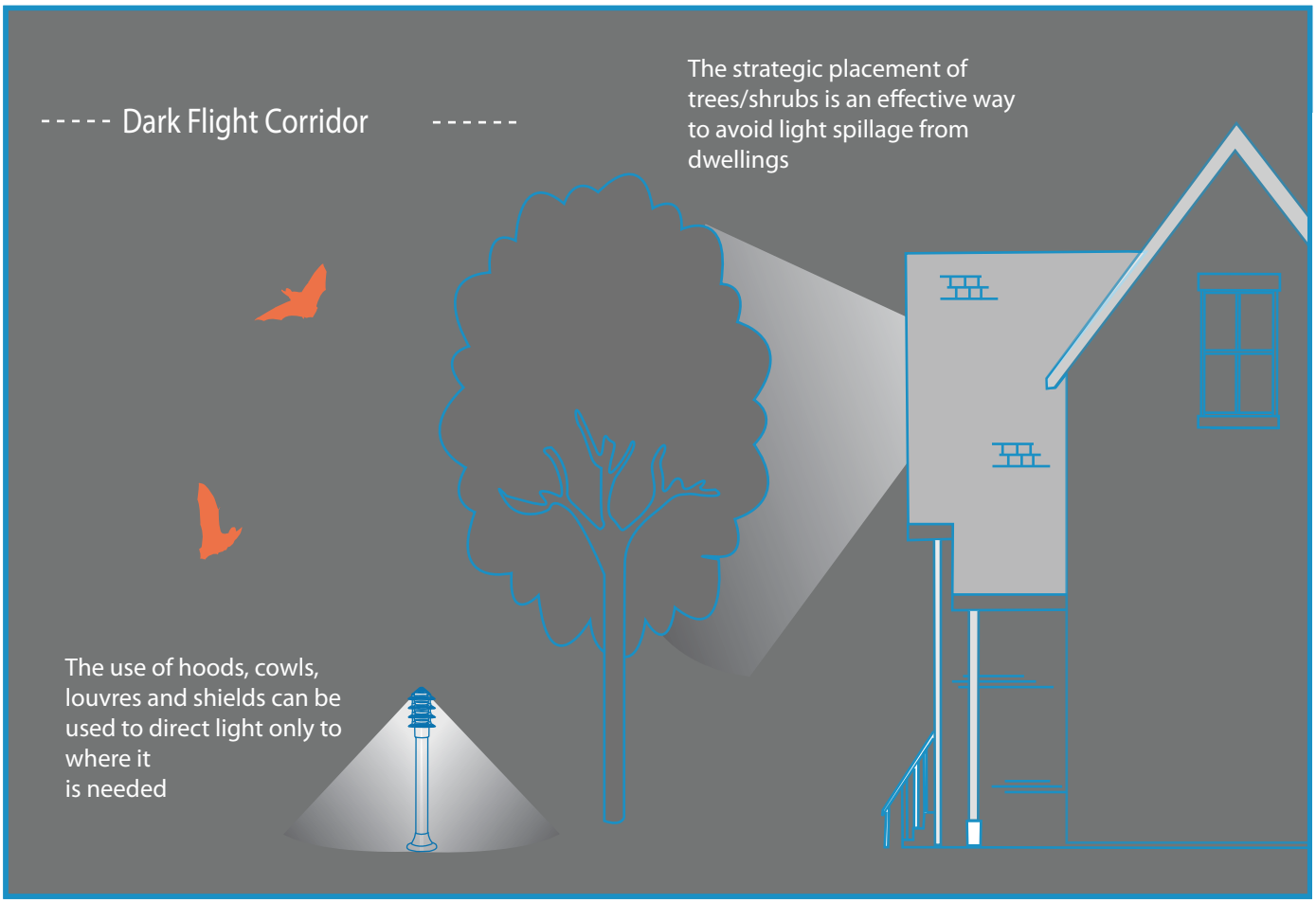
Bat Habitat Suitably Criteria

Bat Roosting Suitability	Criteria	Survey requirement to prove likely absence
Negligible	Negligible habitat features on site likely to be used by roosting bats.	No further survey work required
Low	A building, structure or tree with one or more potential roosting sites that could be used by individual bats opportunistically; however, these possible roost sites do not provide enough space, shelter, protection and/or suitable surrounding habitat to be used by large numbers of bats and are unlikely to be suitable for maternity or hibernation roosts.	One activity survey
Medium	A building, structure or tree with one or more potential roost sites that could be used by bats due to the size, shelter, protection, conditions and surrounding habit, but is unlikely to support a roost of high conservation status.	Two activity surveys
High	A building, 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 and surrounding habitat.	Three activity surveys

Survey requirements are taken from Bat Surveys for Professional Ecologists: Good Practice Guidelines (2016), which is the recognised industry standard guidance used by local planning authorities and other statutory consultees.

Sensitive Lighting for Bats

MITIGATION GUIDELINE Nº 001



Lamp Type

The impact of light on bats can be minimised by the use of low/high pressure sodium lamps.

Lighting Column

The height of lighting columns should be kept as low as possible to reduce the impact of light spill. For example, when designing lighting for pedestrian walkways, use short bollard lights that produce a low level light (as low as 3 lux) directed downwards.

Light Mapping

Mapping the light spill of a lighting scheme using computer software can prove essential in designing schemes that are fit for purpose, that minimise energy costs and create dark flight corridors and foraging areas for bats.

Light Levels

Proposed light levels within landscape plans should be as low as possible. If lighting is not needed, don't light.

Timing of Lighting

The times at when lighting is left on should be limited where possible. The use of movement sensors and timers for lights is useful for saving energy and reducing the amount of time a light is left on.

Impacts of Light on Bats

As nocturnal mammals, light causes disturbance to bats and many species will actively avoid lit areas. The illumination of bat roosts can delay bats emerging and thus shorten their foraging time and may eventually lead to bats abandoning their roost. The illumination of foraging or commuting areas may also lead to an increase in the rate of predation of bats by predators.

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Information sheet Artificial bird nesting boxes for Buildings: Swifts, house martins and house sparrows

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Habibat house sparrow nest box



Vivara woodstone sparrow nest box; suitable for both integral fitment or surface mounting

Ibstock Swift boxes are also suitable for house sparrows. Can be customised to suit any exterior finish.Site boxes under eaves, away from windows and direct sunlight.

Ibstock Box





Sparrow boxes should be grouped together and be at least 2 m of the ground. The boxes can be also be sited on gable walls. At least 3 per averaged size house.

Swifts boxes should be at least 5 m above the ground with an clear un-obstructed flight path.



Schwegler model 9b

Schwegler house martin box model 9 b double is a suitable box for house martins and can be used to encourage the uptakeof a building by this species. The boxes can be attached to the exterior walls in a sheltered position; ideally beneath the eaves. At least two sets should be placed on an averaged size house.