

Inspection & Assessment in relation to Bats & Breeding Birds

October 2025

Project Reference: PR-25-0252

Wyndhowe
Sea Mill Lane
St. Bees
CA27 0BD

National Grid Reference: NX 9712 1113



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Tyrer Ecological Consultants Ltd will however consider forwarding data that is collected as part of its reports to the relevant wildlife records centre.

As per CIEEM Guidelines, in most cases ecological surveys are likely to be valid for 12 – 18 months. Beyond this, an updated site visit, desk study and/or report are likely to be required.

Executive Summary

As part of a proposed planning application with Cumberland Council (Copeland) concerning a development at a plot of land at Wyndhowe, Sea Mill Lane in St. Bees, Tyrer Ecological Consultants Ltd carried out a daytime preliminary roost assessment in relation to bats with an inclusive inspection for breeding birds in August 2025.

The survey was commissioned by McDonald Wilkinson Tonge (MWT) Planning on behalf of their client Mr. Harry Hill; the exact scope of proposals are unknown, but are likely to involve demolition of the existing structures with subsequent development of the site.

Detailed methods, findings, conclusions and recommendations are presented throughout the report; however, the reader should be aware of the following **Key** points:

Bats

Based upon the findings of the DBW and associated GLTA, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, the main dwelling B1 is determined to pertain to a bat roost suitability of '**Low**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).

Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .

*It is therefore recommended that a **single dusk emergence survey** is conducted at the site within the active season of bats (May – August, extending into September in some cases), in order to establish if / how the building is being used by bats, and if so, identify the species present, abundance, roost locations and flight lines around the site following emergence. A total of **two surveyors** would likely be required to cover the potential roosting features identified.*

One of the trees (**T7**) within the red line boundary of the site offers potential roost features that could not be fully observed due to the stunted growth of the tree. As such, **T7** is assessed as pertaining to a bat roost suitability of '**FAR**' in accordance with BCT guidance.

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

It is unknown whether this tree is to be retained as a part of the proposals, or whether it will be felled to facilitate the development. As such, in a precautionary sense it is recommended that a further GLTA to fully assess the tree is carried out during a period when the foliage is not present and during an optimum period of time for a GLTA. This survey should therefore take place between December – March (to potentially be varied on a site-specific basis, as per advice from the Ecologist) in accordance with BCT guidance.

Breeding Birds

In relation to wider breeding bird species, viable nesting platforms are present within the chimney stack of the main dwelling, the trees and all denser vegetation, which could be utilised within the nesting bird season of March – August, inclusive.

Any works impacting upon any of the above areas of nesting potential should therefore be carried out outside of the breeding bird season, typically March – September inclusive. For works within the breeding bird season, any areas that can support nesting birds should be checked by a professional Ecologist for nesting birds within 48 hours or less prior to works commencing.

Invasive Non-Native Species

Two INNS, listed under Sch.9 of the WCA (1981) were located on site, montbretia within the scrub parcel to the east, and wall cotoneaster bordering the garden space to the west.

Given that the scope of plans is currently unknown, as a precautionary measure it is assumed that the area in which the INNS are located will be impacted upon during development works. To prevent further spread of these species from within the site, it is recommended that the species are eradicated from the site prior to development. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how these species will be removed pre-works, including details regarding site biosecurity protocols.

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1.0 Introduction & Reasons for Survey

- 1.1 As part of a proposed planning application with Cumberland Council (Copeland) concerning a development at a plot of land at Wyndhowe, Sea Mills Lane in St. Bees, Tyrer Ecological Consultants Ltd carried out a daytime preliminary roost assessment in relation to bats with an inclusive inspection for breeding birds in August 2025.
- 1.2 The survey was commissioned by McDonald Wilkinson Tonge (MWT) Planning on behalf of their client Mr. Harry Hill; the exact scope of proposals are unknown, but are likely to involve demolition of the existing structures with subsequent development of the site. See **Figure 1.1** for a location plan.

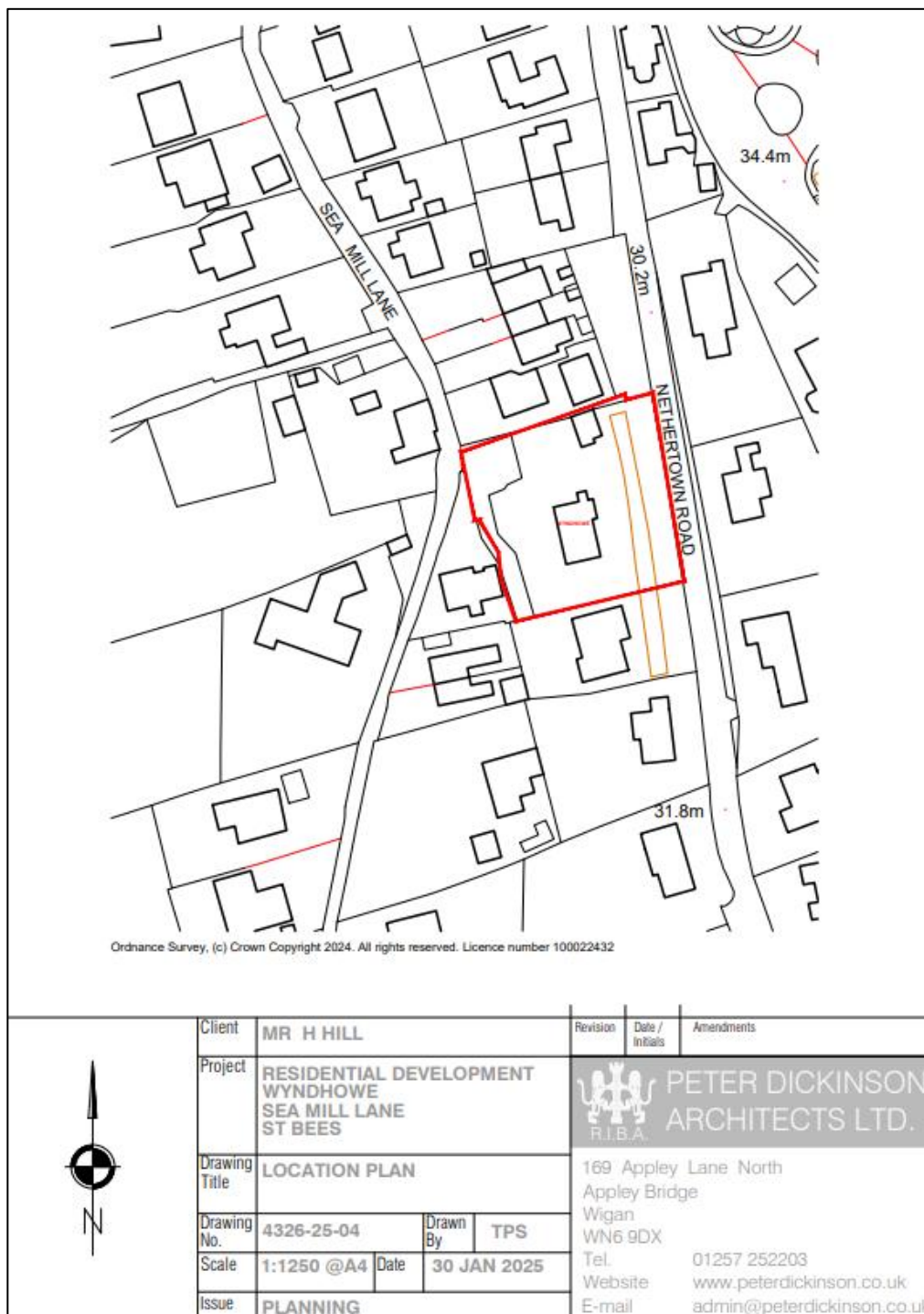


Figure 1.1 – Location plan (© Peter Dickinson Architects Ltd)

- 1.3 The aim of the survey was to ascertain whether the buildings or surrounding vegetation are of value for bats / bat roosts, whilst an assessment of nesting and general suitability for birds was also carried out. If any potential roost features (PRFs) were found to be suitable for bats, or signs of use were observed, where suitable habitats and / or bat records exist in the locality, then more detailed surveys would be recommended i.e. dusk emergence surveys during the main active season of bats which is May – August (extending into September).
- 1.4 If additional surveys are required following the initial site visit, this report will outline the details of those further requirements, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).
- 1.5 If it was determined that bat(s) or their roost / place of rest / shelter will be subsequently impacted by the works then a European Protected Species (EPS) licence would be legally required to proceed with the development.
- 1.6 If evidence indicated breeding birds may be impacted by proposals, tailored recommendations would be made accordingly, species pending.
- 1.7 As part of the local authority's planning policies and obligations to the Planning Framework, ecological surveys are generally required prior to planning permission being granted where protected / priority habitats and species are, or may be present, that could be affected by the proposals for which the application seeks consent. Where more detailed surveys are recommended by the ecologist, following an initial daytime investigation, then Local Planning Authorities (LPA), on the advice of their ecological advisors, will not grant permission until such time that all relevant information is gathered.

2.0 Protected Species & Their Requirements

Bats

- 2.1 All British bats and their **roosts are afforded full protection under the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of the Conservation of Habitats and Species Regulations (2019) (EU Exit). When dealing with cases where an EPS (all UK bats) may be affected, a planning authority is a competent authority within the meaning of Regulation 7 of the Regulations, and therefore has a statutory duty, as the local authority, to have due regard to the provisions of the Regulations in the exercise of its functions.

2.2 Uses of Buildings by Bats

- a) Summer breeding roost, and day/occasional roost (May – August)
- b) Hibernation roost (October – March)
- c) Transitional or temporary roost (other months)

- 2.3 Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance; climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

*** The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to “a breeding site or resting place of such an animal” and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.*

- 2.4 Up to nine bat species have been regularly recorded within Cumbria to date, most of which use built structures, notably occupied residential buildings, for roosting. The most frequently encountered bat species is the common pipistrelle (*Pipistrellus pipistrellus*) and its abundant status in Cumbria is reflected throughout the UK.

Breeding Birds

- 2.5 All wild birds, no matter how common, together with their eggs, young, and nests (while being built or in use), are protected under the Wildlife and Countryside Act 1981. In addition, the Natural Environment and Rural Communities Act 2006 places a duty on public authorities to have regard to the conservation of biodiversity, which includes wild birds.
- 2.6 Any work that would damage an occupied nest, eggs or young of breeding birds, regardless of priority status, must be avoided; any damage to nests that may occur as a result of the development should be outside of the main breeding bird season (March – August). On occasions nests can become unoccupied during the breeding season but the status of the nest(s) should be determined by a suitably experienced ecologist / ornithologist.
- 2.7 Birds listed on Schedule 1 (Sch.1) of the WCA 1981, for example barn owl (*Tyto alba*) afforded a greater level of protection and are also protected from disturbance as well as destruction.

Policy

- 2.8 Paragraph 193 of the National Policy Planning Framework (as revised in December 2024) states:

“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 reasons¹ 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.”

- 2.9 The Copeland Local Plan 2021-2039² echoes this national focus on preserving biodiversity in Strategic Policy N1: Conserving and Enhancing Biodiversity and Geodiversity, stating:

“The Council is committed to conserving Copeland’s biodiversity and geodiversity including protected species and habitats.

Potential harmful impacts of any development upon biodiversity and geodiversity must be identified and considered at the earliest stage.

Proposals must demonstrate, to the satisfaction of the Council, that the following mitigation hierarchy must have been undertaken:

Avoidance – *Biodiversity and geodiversity must be considered when drafting up proposals and any potential harmful effects on biodiversity and geodiversity must be identified along with appropriate measures that will be taken to avoid these effects.*

Mitigation – *Where harmful effects cannot be avoided, they must be appropriately mitigated in order to overcome or reduce negative impacts.*

Compensation – *Where mitigation is not possible or viable or in cases where residual harm would remain following mitigation, harmful effects should be compensated for. Where this is in the form of compensatory habitat an area of equivalent or greater biodiversity value should be provided. Compensation is a last resort and will only be accepted in exceptional circumstances.”*

Priority Habitats & Species

- 2.10 In the United Kingdom, legal protection and otherwise legislative recognition is afforded to particular habitats and species based on a variety of ecological factors. These are typically referred to as priority habitats and species, and can be identified under a variety of legislation and local policy, notably the UK Biodiversity Action Plan (UKBAP), Section 41 (s.41) of the NERC Act as well as under Local Biodiversity Action Plans (LBAPS).

¹ For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat

² See: https://www.copeland.gov.uk/sites/default/files/attachments/copeland_local_plan.pdf

3.0 Survey Methodology

- 3.1 As part of the Inspection & Assessment in relation to Bats & Breeding Birds report, a desk-top and field-based study is conducted. Methods for both components of the appraisal are given below.

Desktop Study

- 3.2 Prior to a site visit, a desktop study was conducted using online resources to obtain information pertaining to any sites afforded statutory (e.g. SSSI) and non-statutory (e.g. LWS) designations for nature conservation within 2.0 kilometres of the site boundary. To do so, the Multi Agency Geographic Information for the Countryside (MAGiC – provided by DEFRA) was accessed to gather such information; this particular interactive mapping service was also used to locate any locally granted European Protected Species Mitigation Licenses (EPSML) and species records to further inform conclusions concerning such species in the context of the study site and its proposed development.
- 3.3 Historic satellite imagery was reviewed using sources such as Google Earth (© 2024/25) to help establish past use of the land and determine the nature of adjoining and extending habitats; such information aids in the understanding of how the site might interact with its surroundings ecologically and its value in that context, and how the development may impact at a wider scale.
- 3.4 In addition, the Cumberland Council planning portal, within the Copeland local area, was utilised to help inform the desktop study by analysis of existing publicly accessible ecological survey results that have been carried out locally within the previous five years.
- 3.5 A commercial data request to the Local Environment Records Centre serving the area – in this case Cumbria Biodiversity Data Centre – has not been sourced and is justified through application of the following recent guidance:

1) The Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK (CIEEM, 2020) states:

“It is generally expected that a desk study, including a data search, will be a key part of the ecological surveys or reports produced to inform a planning application. Freely available web-based sources of data and contextual information should always be used; in some cases, it may be acceptable to not undertake a data search with the LERC or other relevant NSS or local interest groups, for example:

- ii) Situations where the **data search would be extremely unlikely to provide information needed to inform the assessment, due to the scale and location of the proposed development**. The appropriateness of excluding a data search will need to be judged on a case-by-case basis as, in most situations, it will be essential to carry out such a search even if the development is very small or is likely to have a low impact. It can be very difficult to demonstrate that a data search would not have provided relevant information without obtaining and reviewing those data.*
- iii) In some cases for Preliminary Roost Assessments of buildings in **low impact / small-scale scenarios**, such as an extension to a residential property, loft conversions (full or partial), installation of Velux/dormer windows, single modern agricultural or similar building conversion or demolition; however, it should not be assumed that data searches are never required for such scenarios and this must be judged on a case by case basis and justified accordingly.*

- 3.6 As exemptions as made **bold** above can be applied at the site, whilst following best practice, it is considered unnecessary to conduct a commercial data request following the desk study effort and daytime assessment at this time, which offers a proportionate level of survey effort. If, however, a data search is considered necessary by the Local Authority advisory body to inform the ecological impact assessment following any further surveys recommended in this report, a proportionate data search should be commissioned with results interpreted into the conclusions and recommendations of a re-issued / updated report.

Field Survey

- 3.7 In context with the above, a diurnal inspection and assessment of the buildings and the immediate environment in relation to bats and breeding birds was conducted on 14th August 2024 in dry conditions (20°C), wind 1/12 (Beaufort scale), 100% cloud, by the following surveyor (see **Table 3.1**):

Table 3.1 – Site surveyor credentials

Name	Description of most relevant credentials
Mr. B. Richards ACIEEM	• Senior Ecologist with 3 years training and experience, • MBiolSci in Biological Sciences (Zoology), • Holder of a Natural England Bat Level 2 Survey Class Licence (2025-12596-CL18-BAT), • Meets the requirements of CIEEM's Competency Framework Section S (Surveying) to Capable or higher level.

Bats

- 3.8 Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023), states:

“The guidelines should be interpreted and adapted on a case-by-case basis according to site-specific factors and the professional judgement of an experienced ecologist. The questions should not be whether the guidelines were followed, but were the defined objectives of the surveys met? Where examples are used in the guidelines, they are descriptive rather than prescriptive.”

- 3.9 The site was assessed for bats; a daytime bat walkover (DBW) was undertaken to observe, assess and record any habitats or features suitable for usage by bats, either as commuting, foraging or roosting provision. Wider connectivity to other habitats was also considered during the DBW.
- 3.10 Buildings and other permanent / semi-permanent structures (where present) were subject to a preliminary roost assessment (PRA), to identify potential areas which may be of value to bats and to determine evidence of use. This typically involves a systematic search of the external aspects of any structure(s), comprising an investigation of features known to be used by bats (for example roofing material, soffits, fascia, lead flashing hanging tiles) using a high-powered torch and close-focus binoculars, where necessary. An internal assessment of the structure(s) was also carried out, with the aid of a high-powered torch and endoscope, where necessary, to identify any evidence of bat use of a structure. Field signs of bats typically comprise bat droppings, urine splashing, fur-oil staining, incidental animal presence, dead specimens and / or the presence of prey items, such as moth wings.

- 3.11 Trees (where present) would be subject to a ground level tree assessment (GLTA) using equipment such as close-focus binoculars and a high powered-torch. Potential roost features (PRFs) can include woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed lifted bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached climbing species with stem diameters in excess of 50mm or pre-existing bat / bird boxes. These PRFs can then be determined as PRF-I or PRF-M, dependent on their suitability for individual / low numbers of bats or their capability to host multiple bats.
- 3.12 Criteria for roost assessment are based upon the determinants given in the Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023): (see **Figures 3.1 – 3.3** overleaf).
- 3.13 Factors considered during the preliminary roost assessment include:
- Practical experience of the surveyor,
 - Knowledge of bat species relevant to the site location and geographical range,
 - Nature of the immediate / surrounding habitat in relation to foraging opportunities,
 - Presence / absence of roost potential,
 - Value and types of roost potential, if present (i.e. – maternity, hibernation, transitional).

Birds

- 3.14 The site and any built structure(s) on site were inspected for evidence of nesting and suitability for relevant species. Bird species observed and heard were recorded on site, and a search was made for nest material, or areas suitable for nesting – this can take the form of searching structures, woody vegetation, semi-aquatic vegetation such as reeds and / or ground flora. Elevations of any buildings or structures on site were inspected for evidence of birds that show a high dependency upon built structures, many of which are in a state of decline. These might include the following species for example (list non-extensive):
- Starling (*Sturnus vulgaris*): Birds of Conservation Concern (BoCC) red status
 - House sparrow (*Passer domesticus*): BoCC red status
 - House martin (*Delichon urbica*): BoCC red status
 - Swift (*Apus apus*): BoCC red status
- 3.15 Additional to the site's capacity to support generally common species for breeding, the area was also subject to an assessment for wider capacity to support species with extra protection under Sch.1 of the Wildlife & Countryside Act (1981) (as amended), as well as those listed in s.41 of the NERC Act and on the Cumbria BAP.

Quality Assurance (QA)

- 3.16 The results, conclusions and recommendations of this report have been assessed by Mrs. K. Wilding, the Director of Tyrer Ecological Consultants Ltd, and her assessment is consistent with that of the surveyor Mr. B. Richards.

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.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).	Habitat that could be used by small numbers of bats as flight-paths 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 with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is 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 flight-paths 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 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 ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths 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 Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. c 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 <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). 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 prominent buildings in the landscape, urban or otherwise.		

Figure 3.1 – BCT guidelines extract on categorisation of roost potential in structures and habitat suitability

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Figure 3.2 – BCT extract on tree roost suitability criteria

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.	
Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Figure 3.3 – BCT extract on tree roost categorisation criteria

4.0 Limitations

- 4.1 The survey took place within the bat active season of May – September, at a time when evidence of bats is most apparent. Survey timing is therefore not considered to be a limitation in relation to bats.
- 4.2 The survey was conducted within the breeding bird season, when evidence of nesting and other breeding behaviours can be most readily identified.
- 4.3 No access constraints were encountered by the surveyor.
- 4.4 In considering all potential survey constraints, no significant limitations were experienced that might adversely influence the results, conclusions, and recommendations of this report.

5.0 Desk Study Results

- 5.1 The site of the proposed works (referred to in-part as “the application site” and “the site”) is situated between Sea Mills Lane and Nethertown Road, approximately 7.2km south of Whitehaven town centre (see **Figure 5.1** below). The site has an approximate area of 0.2 hectares (ha) and features a detached bungalow with outbuildings and a mature garden space.



Figure 5.1 – Location of the red line boundary within the landscape (© Google Earth Pro 2024/25)

- 5.2 The immediate environment is typical of St. Bees, characterised by detached residential properties with landscaped garden spaces featuring grassland, shrubbery and trees. To the west of the site is located coastal habitat ecosystems, with sea cliffs and a shingle beach present alongside areas of coastal heath; to the east of the site land use is dominated by agricultural land, including both pastoral and arable space, though linear features such as hedgerows and tree lines are sparse.

Relevant Planning History

- 5.3 No previous planning applications undertaken at the site within the last 5 years were able to be located on the Copeland Council public access system, though given that it includes no option to search via postcode or a map search, this is not considered conclusive.
- 5.4 Similarly to the above, no planning applications from the last 5 years were able to be located from within immediate proximity to the site.

Designated Sites

- 5.5 A single statutory designated site is present within 2.0km of the site (see **Table 5.1** below for details and **Figure 5.2** overleaf for a visual aid).

Table 5.1 – Statutory designation types and reasons for designation within 2.0 kilometres buffer

Site name	Designation type	Interest features
St. Bees Head (0.3km west)	Site of Special Scientific Interest (SSSI)	The Natural England citation³ states the following: <i>“The biological interest of the site is represented in a number of different ‘habitats’: natural cliff-top grassland and heath, sheer cliff face and cliff-fall rubble, shingle and wave-cut platform. The outstanding interest of this area lies, however, in the sheer cliffs which provide the only breeding site on the coast of Cumbria for a variety of colonial seabirds. These include over 2,000 pairs of guillemots along with lesser numbers of fulmar, kittiwake, razorbill, cormorant, puffin, shag and herring gull. The cliffs are, in addition, the only breeding site on the entire coast of England for black guillemots.</i> <i>Several other birds are known to use this site regularly for breeding and these include the tawny owl, sparrowhawk, peregrine, raven and rock pipit, which is known to breed in only one other site in Cumbria.</i> <i>The rugged cliff face supports a diverse flora in the crevices and ledges of the crumbling sandstone. Towards the cliff base, sea pink or thrift Armeria maritima, scurvygrass Cochlearia officinalis and sea campion Silene maritima are commonly found. Sea spleenwort Asplenium marinum occurs in damp crevices and rock samphire Crithmum maritimum and the rare rock sea lavender Limonium binervosum have also been recorded. Towards the top of the cliff, bloody cranesbill Geranium sanguineum, wood vetch Viccia sylvatica and orpine Sedum telephium are found and soft shield-fern Polystichum setiferum occurs in several rocky recesses. Along the cliff top, on the dry sandy soils grassland with species such as dyer’s greenweed Genista tinctoria alternates with patches of western gorse Ulex gallii, heather Calluna vulgaris and bracken Pteridium aquilinum.”</i>

- 5.6 Based on the IRZ – Threshold Checker⁴ available on MAGiC Maps 2025, the proposals do not met any of the listed criteria, and thus do not present a likely risk of having a harmful effect on the surrounding terrestrial SSSIs and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.
- 5.7 Where no impact to SSSI’s is predicted, NE issue the following advice within their standing guidance on SSSI impact zones (NE, 2019):

³ See: <https://designatedsites.naturalengland.org.uk/PDFsForWeb/Citation/1001877.pdf>

⁴ [https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0112302211100¬es=&location=295511,512281%20%20\(IRZ%20polygon%20centre\)](https://irz.geodata.org.uk/IRZ/step2.html?irzcode=0112302211100¬es=&location=295511,512281%20%20(IRZ%20polygon%20centre))

“It is important to note that the SSSI IRZs only indicate Natural England’s assessment of likely risk to the notified features of SSSIs. Where they indicate such a risk is unlikely, this does not mean that there are no potential impacts on biodiversity or the wider natural environment.”

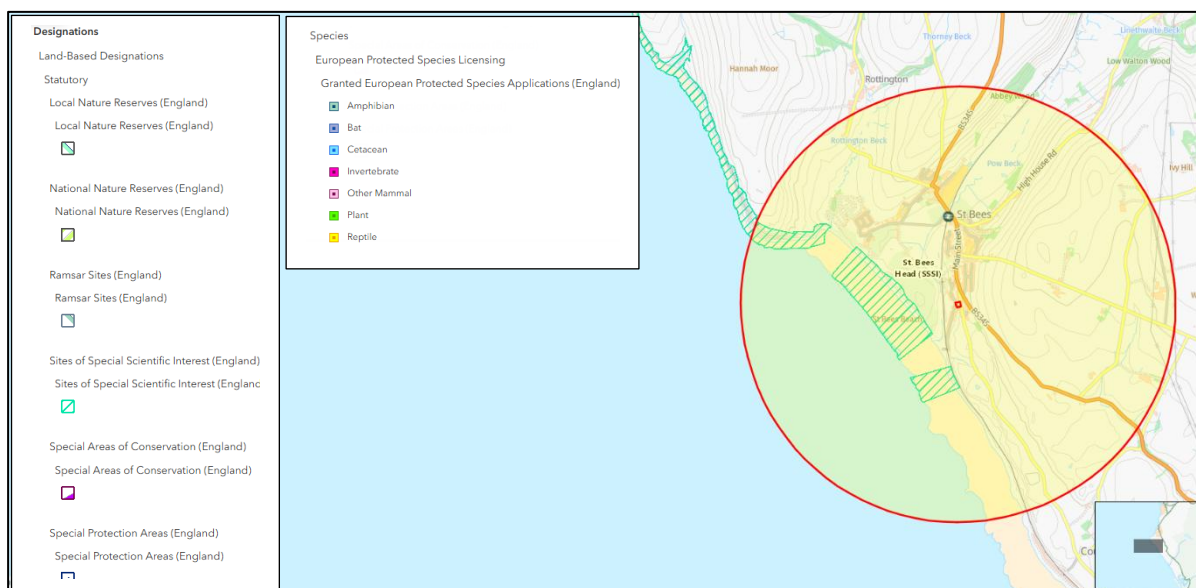


Figure 5.2 – Designated site data within 2.0km of application site © MAGiC Maps 2025

- 5.8 The Cumbria Local Nature Recovery Strategy (LNRS) Habitat Mapping (Draft)⁵ was accessed and used to assess whether any sites or habitats of local importance were present in proximity to the site, though the site does not appear to be located within any of the identified layer.

Habitats

- 5.9 An online search of MAGiC Maps identified the following priority habitats within a 2.0km search radius (see **Table 5.2** below and **Figure 5.2** overleaf).

Table 5.2 – Priority habitats located within 2.0km buffer

Habitat Type	Designation	Distance to site
Coastal and floodplain grazing marsh	Priority Habitat Inventory	0.4km north
Deciduous woodland	Priority Habitat Inventory	0.6km north
Lowland dry acid grassland	Priority Habitat Inventory	0.6km south
Lowland fens	Priority Habitat Inventory	1.2km east
Lowland heathland	Priority Habitat Inventory	1.5km north-west
Maritime cliff and slope	Priority Habitat Inventory	0.4km west
Traditional orchards	Priority Habitat Inventory	1.4km south-east

⁵ See: https://www.cbdc.org.uk/about-us/projects/cumbria_lnrs_interactive_map/

Bats

- 5.10 An online search of MAGiC maps revealed an absence of granted EPSMLs within the 2.0km search radius (see **Figure 5.2** previous for a visual aid). The nearest EPSML is located 3.2km to the north-east of the site and pertains to the destruction of a resting place used by common pipistrelle (*Pipistrellus pipistrellus*) bats.
- 5.11 Habitats in the immediate vicinity of the site provide some commuting and foraging opportunities for bats, with many of the landscaped gardens containing loosely linked pathways of trees and scrub, which provide suitable foraging opportunities for edge-feeding bats associated with foraging in urban habitats, including both the common pipistrelle and the soprano pipistrelle (*Pipistrellus pygmaeus*).

NB: *Where quality habitat is present close to buildings then the percentage use of those buildings, by bats, increases given that roost opportunities are available and vice versa.*

- 5.12 A search of records held by Tyrer Ecological Consultants revealed an absence of bat records within the 2.0km search radius.

Birds

- 5.13 The habitats in proximity to the site are suitable to host an array of bird species; the coastal cliffs to the west are known to support breeding species such as peregrine and raven, whilst the agricultural land to the east is likely to provide suitable hunting habitat for Sch.1 raptor species such as barn owl. The landscaped gardens in the immediate vicinity of the site provide suitable nesting habitat for common passerine species.
- 5.14 The site-surrounding habitats provide suitable commuting habitat for birds, with the pathways listed previously for bats also considered likely to afford connectivity to bird species in the surrounding habitat.

6.0 Field Study Results

Bats

6.1 Three buildings are present within the red line boundary, the main dwelling (B1), a brick outbuilding (B2), and a greenhouse (B3). See **Figure 6.1** below for the location of the structures in relation to the site boundary, while **Table 6.1** overleaf describes each building in relation to its suitability to offer roosting potential for bats (both externally and internally, where access allowed) and further information regarding evidence or lack of evidence of bats, where applicable.



Figure 6.1 – Location of buildings and trees in relation to site boundary (adapted © Google Earth Pro 2025)

Table 6.1 – Description of buildings present at the application site

B1 – Main dwelling
Building 1 is a brick-built, rendered, currently unoccupied bungalow covered by a pitched, tiled roof, to the approximate maximum dimensions of 15m x 9m x 5m (length x width x height). The structure features components such as a UPVC soffit with fascia frontage, UPVC barge boards, doors, windows and sills on the western elevation, and timber windows and sills to the eastern aspect. Two small, single storey extensions are present, one with a Perspex roof to the east and one with a flat, felt roof to the north. In respect of its condition, the surveyor is not qualified to assess structural state; however, the aesthetic condition of the building was adjudged to be average, with some deterioration noted to the flat roofed section but the remainder of the structure appearing to be well maintained. Internally, a single loft space is present above the entire footprint of the structure, being of purlin and rafter construction style, warm, non-draughty and lightly cobwebbed, with an apex height of approximately 2.2m. The space is highly illuminated at its southern end by a window within the gable end, though the northern extremities of the space do have dark areas given the presence of a partial brick partition wall. It is therefore considered that the space is potentially suitable for the breeding

purposes of loft-dwelling bat species such as the brown long-eared bat; this species requires dark, consistently warm, open loft spaces with room for free flight in order to raise their young.

A Bitumen Type 1F (B1F) underfelt is present beneath the roof cover, in good condition with no sags or rips noted; where present, a bitumastic underfelt can typically improve the value of a building for bats whereby they roost between the roofing cover and the underlining.

NB: *The breeding roosts of Pipistrelle bats are proportionally higher in occupied residential dwellings where the warm, dry conditions favour the requirements of a maternity colony but other structures are also used, especially for hibernation or by male bats which do not need the same conditions as a maternity colony.*

Externally, whilst the building is generally in a well-maintained condition, there are a small number of PRFs, including an area of degraded timber supporting the flat felt roofed section and several lifted roof tiles on the eastern aspect. The former is evidently damp in nature and is of low value, and the lifted tiles would likely only support low numbers of bats between the roof cover and the underfelt.

Given the presence of PRFs, but considering the low value of these as discussed previously, the structure B1 is duly categorised as pertaining to '**Low**' bat roost suitability, in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

B2 – Dilapidated outbuilding

B2 is a single storey, disused, brick-built outbuilding with a partially collapsed, flat corrugated asbestos roof, with approximate maximum dimensions of 8m x 5m x 3m, and featuring components such as integrated skylights, a degraded timber door and lintel and a partial sandstone wall to the east where the structure meets the bankside.

Internally, a single space is present, being cool, draughty and highly illuminated via the damage to the roof and the degraded door. No underfelt is present beneath the roof cover. The space is considered unsuitable for the breeding purposes of loft-dwelling species.

Access points into the structure are present in the form of the damaged roof and door, though there is an absence of PRFs present on the building. A small crack is present within the sandstone wall, though this was investigated during the survey and was found to be non-extensive and as such is not a viable roosting location.

Based on the absence of PRFs, the structure **B2** is duly categorised as pertaining to a bat roost suitability of '**Negligible**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

B3 – Greenhouse

B3 is a greenhouse structure with a brick base and glass walls and roof. The space is highly illuminated, with an absence of any features such as cracks or darker areas within which a bat could feasibly roost.

Based on this, the structure **B3** is duly categorised as pertaining to a bat roost suitability of '**None**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023).

6.2 A GLTA of the trees revealed that one of the trees on site offers potential bat roost suitability; see **Table 6.2** overleaf for further information.

Table 6.2 – Tree description at the application site

T7	
T7 is a mature ash (<i>Fraxinus excelsior</i>) tree to the centre north of the site (see Fig 6.1 previous for location), with a DBH of around 70cm. The tree is mature, though stunted in height, however the main trunk is obscured by dense ivy growth. It was therefore unable to be ascertained whether the main trunk featured PRFs, which is deemed to be possible owing to the size and age of the specimen. Given the dense ivy growth and potential for the tree to host PRFs based on its size and age, T7 is categorised as pertaining to a bat roost suitability of 'FAR'.	

- 6.3 The remainder of the on-site trees were assessed as offering a bat roost suitability of **'None'** in accordance with BCT guidance.
- 6.4 From a habitat suitability assessment in relation to bat activity, the site provides moderate value foraging habitat; the mature garden space is dimly lit, and includes mature trees and dense scrub, both of which provide foci around which favoured invertebrate prey is likely to gather, and also provide clear commuting routes which bats are likely to make use of to traverse the local landscape.
- 6.5 Whilst only one of the trees has been assessed as potentially offering roost potential, all trees should be considered of value to commuting and foraging bats, whereby they act as landmarks for navigation and foci around which invertebrate prey species gather.

Breeding Birds

- 6.6 In relation to WCA Schedule 1 specially protected bird species such as barn owl, the site is entirely unsuitable for the species, with an absence of built or natural features which could facilitate nesting or roosting by this species. The agricultural land to the east of the site is likely to support this species, along with other raptors.
- 6.7 A number of bird droppings were noted at the base of the chimney internally, indicating the presence of a nest within the chimney stack. In addition, the trees and denser vegetation would also be suitable to host nests for a variety of common species associated with garden and rural environs.

Incidental Observations

- 6.8 Two invasive non-native species (INNS), as listed under Schedule 9 (Part II) of the Wildlife and Countryside Act (1981) (as amended), were located within the site boundary, montbretia (*Crocsmia x crocosmiiflora*) and wall cotoneaster (*Cotoneaster horizontalis*). See **Figure 6.3** overleaf for a map of the location of the aforementioned INNS.

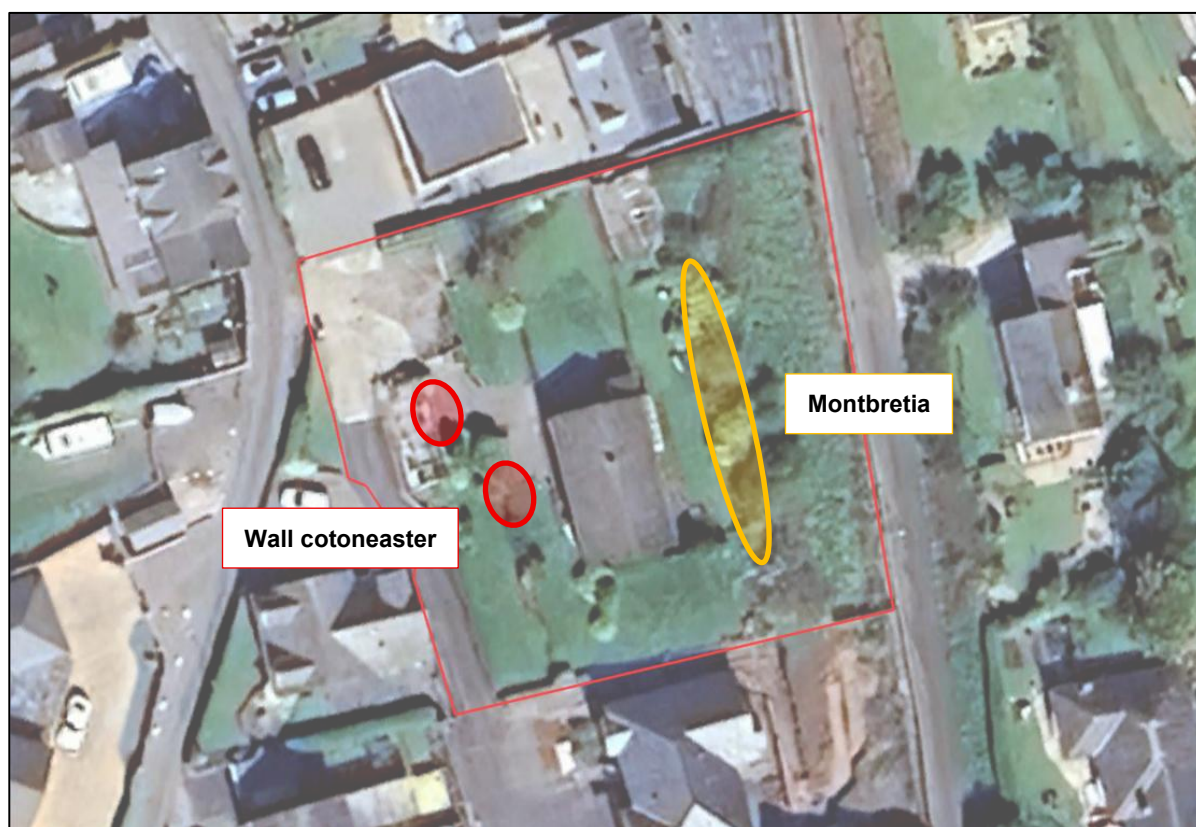


Figure 6.2 – Location of INNS on site (adapted © Google Earth Pro 2025)

7.0 Conclusions & Recommendations

Designated Sites

- 7.1 A single statutory designated site is present within 2.0km of the site, St. Bees Head SSSI. Based on the IRZ – Threshold Checker available on MAGiC Maps 2025, the proposals do not met any of the listed criteria and thus do not present a likely risk of having a harmful effect on the surrounding terrestrial SSSIs and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.
- 7.2 No further consultation with Natural England (NE) in relation to specially protected sites is considered necessary. Similarly, given the small-scale and footprint of the proposed development, it is unlikely that it will impact upon any of the non-statutory sites which occur in proximity.

Bats

- 7.3 Based upon the findings of the DBW and associated GLTA, covered through sections 5.0 – 6.0 of the report and supported by **Appendix I**, the main dwelling B1 is determined to pertain to a bat roost suitability of '**Low**', in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023). See **Figure 7.1** below for a BCT guidelines extract.

Table 7.2. Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability or PRF-I	Moderate roost suitability	High roost suitability or PRF-M
One survey visit. One dusk emergence survey ^a (structures). No further surveys required (trees).	Two separate dusk emergence survey visits ^b .	Three separate dusk emergence survey visits ^b .

Figure 7.1 – BCT extract on 'Low' suitability criteria

- 7.4 It is therefore recommended that a **single dusk emergence survey** is conducted at the site within the active season of bats (May – August, extending into September in some cases), in order to establish if / how the building is being used by bats, and if so, identify the species present, abundance, roost locations and flight lines around the site following emergence. A total of **two surveyors** would likely be required to cover the potential roosting features identified.
- 7.5 No further surveys are required at B2 or B3 and B4, which pertain to a bat roost suitability of '**Negligible**' and '**None**', in accordance with BCT guidelines.
- 7.6 The applicant should be aware that if, during further surveys, evidence is gathered that confirms bat(s) or their roost(s) are found on site and will be impacted upon, then a Protected Species licence may be required to legally commence with the proposals.
- 7.7 Natural England provides information and guidance about licensing and the following extract is included in that guidance:

"If you intend to apply for a licence for development, you are advised to seek the guidance of a consultant ecologist. Natural England's view is that a licence is needed if the consultant ecologist, based on survey information and specialist knowledge of the species concerned,

considers that on balance the proposed activity is reasonably likely to result in an offence under the Conservation of Habitats & Species Regulations 2019 (as amended).

If the consultant Ecologist, on the basis of survey information and specialist knowledge of the species concerned, considers that on balance the proposed activity is reasonably unlikely to result in an offence being committed then no licence is required. However, in these circumstances Natural England would urge that reasonable precautions be taken to minimise the effect on European protected species should they be found during the course of the activity. If European protected species are found, cease the work until you have assessed whether you can proceed without committing an offence. A licence should be applied for if an offence/s is unavoidable, and the work should not commence until a licence is obtained.

The application should be completed by the developer and a consultant ecologist. The ecologist will need to be able to demonstrate to the satisfaction of Natural England that they have the relevant skills and knowledge of the species concerned."

- 7.8 Where more detailed bat surveys are recommended by the Ecologist, following an initial daytime investigation, then Local Planning Authorities, on the advice of their ecological advisors, may not determine the application until such time that all relevant information is gathered, i.e., by conducting dusk / dawn surveys. The advice that is provided by the ecological advisors is also in accordance with the obligations placed upon Local Authorities by way of its duties under the Conservation of Habitats & Species Regulations 2019 (as amended). Therefore, it would be prudent to make enquiries to the relevant departmental Planning Officer before submitting a Planning Application that includes an ecological survey report that recommends more detailed surveys.
- 7.9 As outlined in **Section 6.3**, one of the trees (**T7**) within the red line boundary of the site offers potential roost features that could not be fully observed due to the stunted growth of the tree. As such, **T7** is assessed as pertaining to a bat roost suitability of '**FAR**' in accordance with Bat Conservation Trust – Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th ed. (2023) (see **Figure 7.2**).

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

Figure 7.2 – BCT extract on tree roost suitability criteria

- 7.10 Given that no detailed plans have been provided to the author, it is unknown whether this tree is to be retained as a part of the proposals, or whether it will be felled to facilitate the development. As such, in a precautionary sense it is recommended that a further GLTA to fully assess the tree is carried out during a period when the foliage is not present and during an optimum period of time for a GLTA. This survey should therefore take place between December – March (to potentially be varied on a site-specific basis, as per advice from the Ecologist) in accordance with BCT guidance. Should this updated GLTA locate additional PRFs, then further PRF inspection surveys should be undertaken; these could take the form

of using a Mobile Elevated Working Platform (MEWP), scaffold towers and / or specialist tree climbing equipment. These additional surveys will allow for a specific categorisation of PRFs to inform further recommendations.

- 7.11 Installation of overly harsh artificial lighting as part of any development that exceeds current levels may have a negative impact upon foraging / commuting bats in the landscape, subject to their presence, particularly if increased light spillage occurs in areas that are currently free from illumination such as the mature trees. A bat-sensitive lighting plan is therefore recommended in order to avoid potential impacts to bats. Several options to consider have been listed below, though the reader is referred to the Bat Conservation Trust's 'Bats and Artificial Lighting at Night' guidelines (August 2023) for further information.

Appropriate luminaire specifications: Light sources, lamps, LEDs and their fittings come in a myriad of different specifications which a lighting professional can help to select. However, the following should be considered when choosing luminaires and their potential impact on Key Habitats and features:

- All luminaires should lack UV elements when manufactured. Metal halide, compact fluorescent sources should not be used.
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability.
- A warm white light source (2700Kelvin or lower) should be adopted to reduce blue light component.
- Light sources should feature peak wavelengths higher than 550nm to avoid the component of light most disturbing to bats (Stone, 2012).
- Internal luminaires can be recessed (as opposed to using a pendant fitting) where installed in proximity to windows to reduce glare and light spill.
- Waymarking inground markers (low output with cowls or similar to minimise upward light spill) to delineate path edges.
- Column heights should be carefully considered to minimise light spill and glare visibility. This should be balanced with the potential for increased numbers of columns and upward light reflectance as with bollards.
- Only luminaires with a negligible or zero Upward Light Ratio, and with good optical control, should be considered - See ILP GN01.
- Luminaires should always be mounted horizontally, with no light output above 90° and/or no upward tilt.
- Where appropriate, external security lighting should be set on motion-sensors and set to as short a possible a timer as the risk assessment will allow. For most general residential purposes, a 1 or 2 minute timer is likely to be appropriate.
- Use of a Central Management System (CMS) with additional web-enabled devices to light on demand.
- Use of motion sensors for local authority street lighting may not be feasible unless the authority has the potential for smart metering through a CMS.
- The use of bollard or low-level downward-directional luminaires is strongly discouraged. This is due to a considerable range of issues, such as unacceptable glare, poor illumination efficiency, unacceptable upward light output, increased upward light scatter from surfaces and poor facial recognition which makes them unsuitable for most sites. Therefore, they should only be considered in specific cases where the lighting professional and project manager are able to resolve these issues.
- Only if all other options have been explored, accessories such as baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed. However, due to the lensing and fine cut-off control of the beam inherent in modern LED luminaires, the effect of cowls and baffles is often far less than anticipated and so should not be relied upon solely.

Birds

- 7.12 No impacts are applicable in relation to any Sch.1 (WCA) specially protected bird species such as barn owl, and no further surveys or recommendations are necessary in relation to specially protected birds, with no evidence of Sch.1 raptors within the site boundary.
- 7.13 In relation to wider breeding bird species, viable nesting platforms are present within the chimney stack of the main dwelling, the trees and all denser vegetation, which could be utilised within the nesting bird season of March – August, inclusive.

NB: *All wild birds (with only minor exceptions) and their nests whilst being built or containing eggs or dependant young are protected from destruction, damage and disturbance under the Wildlife & Countryside Act 1981 (as amended). It is a punishable offence to interfere in any way with an active nest.*

- 7.14 Any works impacting upon any of the above areas of nesting potential should therefore be carried out outside of the breeding bird season, typically March – August inclusive. For works within the breeding bird season, any areas that can support nesting birds should be checked by a professional Ecologist for nesting birds within 48 hours or less prior to works commencing.

Point 3.24 of the British Standards Publication 42020:2013 defines a professional ecologist as: *“a person who has, through relevant education, training or experience, gained recognised qualifications and expertise in the field of ecology and environmental management.”*

- 7.15 Where / if active nests are / have been located by the Ecologist, then any works which may affect them would have to be delayed until the young have fledged and the nest has been abandoned naturally, this can be aided, for example, via implementation of appropriate buffer zone(s) around the nest site (typically 5 – 10 metres) in which no disturbance is permitted until the nest is no longer in use. This would have to be coordinated through the expert judgement of the professional ecologist and species pending.
- 7.16 The applicant might consider the erection of nesting boxes as part of their biodiversity enhancement aims for the proposed development. Appropriate nesting boxes suitable for an array of bird species are provided within **Appendix II**.

INNS

- 7.17 Two INNS, listed under Sch.9 of the WCA (1981) were located on site, montbretia within the scrub parcel to the east, and wall cotoneaster bordering the garden space to the west.
- 7.18 Whilst it is not illegal to host any species designated as such within a site, it is an offence, under current legislature, to knowingly permit the spread of an INNS beyond the confines of your site, either via allowing it to grow unchecked or through the irresponsible removal and dumping of waste / plant matter.
- 7.19 Given that the scope of plans is currently unknown, as a precautionary measure it is assumed that the area in which the INNS are located will be impacted upon during development works. To prevent further spread of these species from within the site, it is recommended that the species are eradicated from the site prior to development. A Method Statement should be collated by a suitably qualified ecologist or invasive species specialist outlining how these species will be removed pre-works, including details regarding site biosecurity protocols.

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Appendix I: Site Photographs



Plate 1 – Northern elevation of B1



Plate 2 – B1, eastern aspect



Plate 3 – Degradation to northern extension of B1



Plate 4 – Southern aspect of B1



Plate 5 – B1, western elevation



Plate 6 – Minor lifted tiles of B1 around chimney



Plate 7 – *Window at southern end of loft space*



Plate 8 – *Northern end of loft space, showing dark recesses*



Plate 9 – *Western elevation of B2*



Plate 10 – *Interior of B2, note collapsed roof*



Plate 11 – *B3 visible in background, note glass roof and walls*



Plate 12 – *T7, with dense ivy cover visible*



Plate 13 – *Dense scrub present to east of site, valuable commuting corridor*



Plate 14 – *Montbretia INNS present along eastern part of site*



Plate 15 – *Wall cotoneaster* INNS present in western half of site

Appendix II: Biodiversity Enhancement: General Recommendations

Breeding Birds – House Sparrow

The sparrow terrace has been designed to help redress the balance of falling house sparrow numbers. The current UK population is now half of what it previously was in 1980 and this is widely attributed to habitat destruction and lack of suitable nesting spaces. House sparrows are social birds and like to nest in company, therefore, this terrace provides ideal nesting opportunities for three families. The terrace can be fixed on to the surface of a suitable wall or incorporated into the wall. It is suitable for all types of buildings.



Breeding Birds – Starling

Starling populations have declined dramatically in recent years and are now on the Red List of birds of high conservation concern. Loss of habitat is one of the major pressures on this species and household renovations and new buildings offer much fewer nesting sites than have previously been available. Providing these birds with a safe and secure habitat and nesting environment is a great way to help ensure their future survival.

This Vivara Pro WoodStone® Starling Nest Box has a 45mm diameter entrance hole which makes it ideal for starlings. It should be sited on an external wall or tree at a height of at least 1.5m using an aluminium nail or screw and wall plug (not included). Site near to vegetation if possible as this will provide additional protection and cover.



Breeding Birds – Swallow

Swallows are a migratory species which can typically be seen in the UK from Spring to Autumn. They create an open topped nest type referred to as a 'cup', often situated within open-sided or dilapidated barn buildings which provide shelter but allow free ingress.

The Vivara Pro Woodstone® Swallow Nest Box recreates these nesting opportunities, and should be situated beneath roofing materials with free access; suitable locations might include overhanging eaves or within an open-sided garage or bin-store.



Breeding Birds – Other

This traditional design has proved to be highly effective in attracting Robins, as well as other small species such as Black Redstart, Spotted Flycatcher and Wren. It is designed to be installed on the walls of houses, barns, garden sheds or other buildings and should be hung so that the entrance is to one side (at an angle of 90° to the wall). The front panel can be easily removed for cleaning.

This type of box should not be made conspicuous on a tree or bush because small predators can enter through the unprotected opening. By hanging on a wall, predators won't be able to reach the box. Alternatively hide the box in Ivy, Honeysuckle or other climbing plants.



Invertebrates – Bee bricks

The Bee Brick can be used in place of a standard brick or block in construction to create habitat for solitary bees. Alternatively, it can be used as a standalone bee house in your garden or wild patch. It will provide much needed nesting space for solitary bee species such as red mason bees and leafcutter bees, both of which are non-aggressive.



Each Bee Brick contains cavities in which solitary bees can lay their eggs before sealing the entrance with mud and chewed-up vegetation. The offspring will emerge the following spring and the cycle will begin again. Each cavity goes part way into the brick, which is solid at the back. Bee Bricks should be placed in a warm sunny spot on a south-facing wall at a minimum height of 1m, with no vegetation obstructing the holes. It is highly recommended that bee-friendly plants should be located nearby so that the bees using the bricks have food, otherwise it is unlikely that the brick will be used.

Available in a choice of four colours: white grey, dark grey, yellow and red.

Specification:

- * Material: Concrete
- * Origin: Cornwall, UK
- * Dimensions: W 215mm x D 105mm x H 65mm
- * Weight: 2.9kg
- * Colours: White grey, yellow, dark grey and red

Native Planting and/or Landscaping

New feature landscaping should incorporate native woody plants as opposed to non-native species that are of significantly less benefit to biodiversity. Species such as Blackthorn (*Prunus spinosa*), Honeysuckle (*Lonicera periclymenum*), Rowan (*Sorbus aucuparia*), Guelder-rose (*Viburnum opulus*) and Hawthorn (*Crataegus monogyna*) are native and will provide a valuable resource for a myriad of wildlife as opposed to non-native, exotic species which are generally much less effective, particularly to pollinator groups including bees, butterflies and moths.

Suitable Trees	Suitable Woody Shrubs
English Oak (<i>Quercus robur</i>)	Hawthorn (<i>Crataegus monogyna</i>)
Rowan (<i>Sorbus aucuparia</i>)	Honeysuckle (<i>Lonicera periclymenum</i>)
Wild Service Tree (<i>Sorbus torminalis</i>)	Guelder Rose (<i>Viburnum opulus</i>)
Silver Birch (<i>Betula pendula</i>)	Elder (<i>Sambucus nigra</i>)
Ash (<i>Fraxinus excelsior</i>)	Wild Privet (<i>Ligustrum vulgare</i>)
Goat Willow (<i>Salix capraea</i>)	Blackthorn (<i>Prunus spinosa</i>)
Beech (<i>Fagus sylvatica</i>)	
Wild Cherry (<i>Prunus avium</i>)	