



Bat Building Inspection Report

Lock House, The Lock Estate

October 2024

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31/10/2024

Cosmo Empire Ltd
Lock House
Lock Lane
Partridge Green
West Sussex
RH13 8EG

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Non-technical Summary

Phlorum Limited was commissioned by Cosmo Empire Ltd to carry out a bat building inspection (BBI) (often referred to as a Preliminary Roost Assessment - PRA), in relation to Lock House, The Lock Estate (hereafter referred to as "the site").

Current proposals are for internal renovations to buildings one, three, four and five. No works are proposed for building two.

The main findings of the survey are as follows:

- The survey area comprised the building on site. The building is a large grade II listed country house which is sectioned into five separate buildings.
- Overall, buildings one, four and five were assessed to have **negligible** suitability to support roosting bats.
- Building three was considered to offer **moderate/high** potential for roosting bats.
- During the survey, a brown long eared bat roost was confirmed within the roof void of building two, bats were **present** in building two. No works are proposed for this building.
- As works are internal and do not extend into building two or the upper floors or roof space of building 3, **no further surveys** are recommended for the site.
- Whilst no further survey work is recommended, it is noted that as bats are present within building 2 (B2), internal works to buildings 1 (B1), 4 (B4) and 5 (B5) may cause minor disturbance to bats, however it is not considered that the level of disturbance from the proposed internal works are likely to cause significant disturbance to roosting bats within building 2. All internal works will avoid the upper floors of building 2 and 3 and where possible noise, vibration and dust levels must be kept to a minimum.
- Details regarding construction phases and bat-sensitive lighting measures are provided in the recommendations section of the report.

1. Introduction

Background

- 1.1 Phlorum Limited was commissioned by Cosmo Empire Ltd to carry out a bat building inspection (BBI) (often referred to as a Preliminary Roost Assessment - PRA), in relation to Lock House, Lock Lane, Partridge Green, West Sussex, RH13 8EG. (hereafter referred to as "the site"), prior to development.
- 1.2 It is understood that current proposals are for internal renovation works to buildings one, four and five, and minor internal works to the ground and first floor of building 3. No works are proposed for the second floors of building 3 and there are no works to building 2.
- 1.3 This report provides an assessment of the status of bats within the site, providing information on their presence/likely absence and distribution. Potential impacts of the proposed development are identified and measures to mitigate the effects of the proposed development on bats are discussed in outline.

Site Description

- 1.4 The site is located within the Lock Estate, Partridge Green. The immediate area consists of the wider Lock Estate grounds which covers approximately 85ha. The estate grounds include woodland, grassland and agricultural fields, accessed by a private access track. There are residential properties within the surroundings, and the wider surroundings are rural with woodland, streams, minor roads and fields.
- 1.5 The survey area comprised the building on site. The building is a large grade II listed country house that is sectioned into five buildings.
- 1.6 The National Grid Reference for the centre of the site is TQ 17501886. The survey area extended over approximately 0.18 hectares (ha).

2. Methodology

Data Search

- 2.1 Records for bats within a 2km radius of the site were obtained from the Local Records Centre (SxBRC, 2023).
- 2.2 The desktop study involved conducting database searches for statutory and non-statutory designated sites, legally protected species, priority habitats and features of interest within a 2km radius of the site. The database and map search was based on available information provided by the following sources:
 - Multi-Agency Geographical Information for the Countryside (MAGIC, 2024);
 - Ordnance Survey mapping;
 - Aerial photography; and
 - The Woodland Trust online Ancient Tree Inventory.
- 2.3 The desktop study also involved a search of all international designated sites within 12km of the site.

Personnel

- 2.4 The BBI was carried out by Amber Howie, an ecological consultant with professional experience undertaking a range of ecological surveys, including bats. The survey took place on the 16th October 2024. The survey results and assessment was reviewed by Paul Carter (BSc (Hons), MBA, MCIEEM), an ecologist with over 20 years of experience of managing ecological and landscaping projects and holder of a Bat Class Licence Level 1 CL17 (Ref: 2020-44978-CLS-CLS), and by the project director Richard Schofield (BSc (Hons), MSc, CSJK, MCIEEM, MIEMA, CEnv), with over twenty years of experience in managing projects and holder of a Bat Class Licence Level 1 CL17 (Ref: 2021-51095-CLS-CLS).
- 2.5 The weather conditions during were warm, dry and sunny.

Bat Building Inspection (Preliminary Roost Assessment)

- 2.6 The Bat Building Inspection (BBI), also referred to as a Preliminary Roost Assessment (PRA), was carried out on 16th October 2024. The survey was undertaken in accordance with good practice guidelines (Collins, 2023).
- 2.7 The interior and exterior of the structures were inspected closely with the aim of identifying the presence of bats and any secondary evidence together with any potential roost sites. Secondary evidence includes droppings, feeding remains, scratch marks and oil and urine staining.

- 2.8 The external inspection was carried out first and comprised a detailed search of all accessible architectural features for bat droppings, urine staining, scratch marks, staining around suitable crevices and feeding remains.
- 2.9 The internal inspection was then carried out, where safe to do so. A high-powered torch was used to illuminate internal features at height, for instance the apex of the roof and associated supporting beams, and these were inspected using close focusing binoculars when required.
- 2.10 In accordance with current standing advice issued by Natural England (2015), the following types of bat roosts were considered during the assessment:
- 📍 Day Roost - where individual bats, or small groups of males, rest or shelter in the day
 - 📍 Night Roost - where bats rest or shelter at night between foraging in the active period, but rarely during the day
 - 📍 Feeding 'Perch' Roost - where bats hang to eat or catch their prey or rest at night between feeding sessions.
 - 📍 Hibernation Roost - where bats are found during winter. These roosts typically comprise a stable environment where bats can enter torpor; these areas are normally of a constant temperature.
 - 📍 Transitional or Occasional Roost - where individual or small numbers of bats gather at a temporary site before and after hibernation.
 - 📍 Maternity Roost – where female bats give birth and raise their young.
 - 📍 Satellite Roost – an alternative roost found in close proximity to the main nursery roost colony and used by a few individual breeding females to small group of breeding females through the breeding season.

Constraints

Data Search Constraints

- 2.11 It is important to note that, even where data is held, a lack of records for a defined geographical area does not necessarily mean that there is a lack of ecological interest; the area may be simply under-recorded.

Bat Survey Constraints

- 2.12 Bats are mobile animals which can move roost sites throughout the year. However, where undisturbed, it is generally possible to find secondary evidence of bats throughout the year.
- 2.13 It is considered that the surveys were sufficiently rigorous to assess the ecological value of the site for the purposes of this assessment.

3. Results

Data Search

- 3.1 The data search returned records (post 2016) for at least 6 different species of bat within 2km of the site, including member of the genera pipistrelle (*Pipistrellus*), noctule (*Nyctalus*), long-eared (*Plecotus*), serotine (*Eptesicus serotinus*) and *Myotis*.
- 3.2 There are no statutory sites within 2km of the site. The closest statutory site is the South Downs National Park (SDNP) which is approximately 7.2km to the southwest at its closets point. The closest international statutory site within 12km of the site is Arun Valley Special Protection Area (SPA), Special Area of Conservation (SAC) and RAMSAR, which is located approximately 11km from the site boundary.
- 3.3 Aerial photographs and OS maps show the locations of granted European Protected Species Licences (EPLs) (image 1). From ariel imagery there appear to be two EPLs within a 2km search radius, however they are present within the wider surroundings. Unknown bat roosts or species-specific locations such as ponds, hedges and other priority habitats may still be present within the 2km search radius.

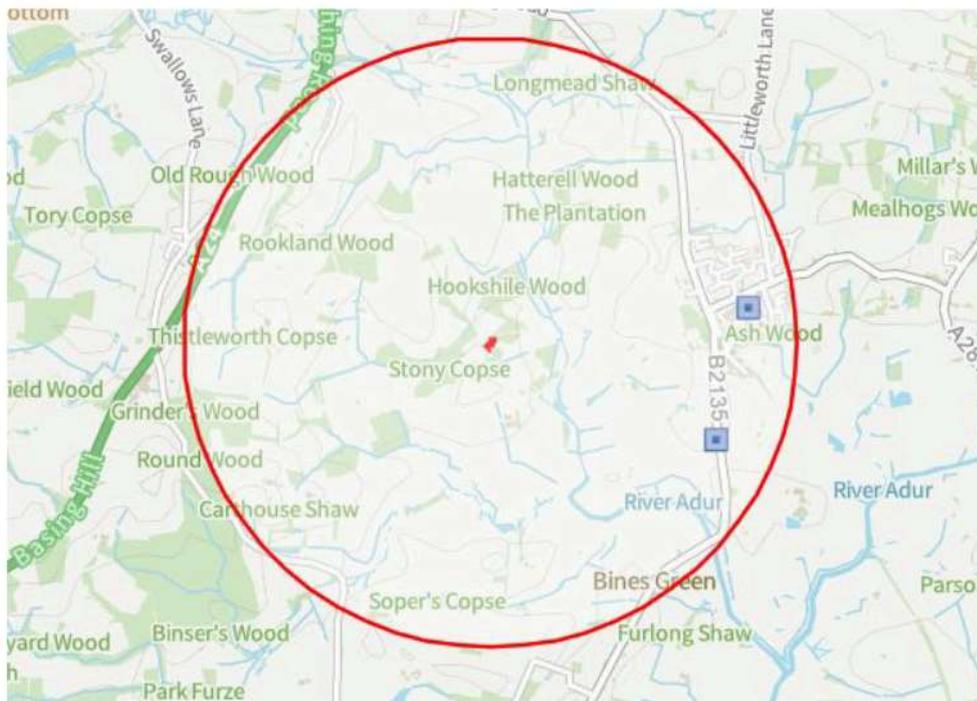


Image 1. The site boundary shown as the central red pin and a 2km search radius. There are granted EPLs within 2km of the site, the closest is approximately 1.5km to the west for soprano and common pipistrelle, brown long-eared bat, whiskered myotis and Natterers myotis. (Magic, 2024)

Priority Habitat

- 3.4 Priority habitats are habitat types or elements with unique or significant value to a diverse assemblage of species.

- 3.5 There are several areas of the priority habitat ancient and deciduous woodland, within the Lock Estate grounds, the closest are adjacent to the north and south site boundary.
- 3.6 Not all priority habitats are returned by the data search, it is possible that priority habitats such as ponds and hedgerows are present within the immediate and wider surroundings. The priority habitats listed within this report and the appendices are indicative of the habitats observed on site and recorded in the surroundings area but is not a complete list.



Image 2. The site boundary shown as the central red pin. The image shows the location of priority habitats ancient and deciduous woodland adjacent to the southern and northern site boundary. Habitats are shown by  Ancient and Semi-Natural Woodland,  Ancient Replanted Woodland, and  Deciduous Woodland (Magic, 2024).

Bat Building Inspection (Preliminary Roost Assessment)

The Building

- 3.7 The survey area comprised the building on site. The building is a large grade II listed country house that is sectioned into five buildings.

Building 1 (B1)

- 3.8 It is understood that current proposals for B1 are internal with no works proposed to the roof or external building.
- 3.9 Building 1 (B1) covers the northern aspect of the building and joins to building 2 at the southern end. The building was two storey and brick built with a flat roof. The edge of the roof had tiling which appeared to be in good condition, with no loose/lifted tiles apparent at the time of the survey. The brickwork, guttering and window seals appeared flush with no potential point of ingress/egress noted.

- 3.10 Internally there was no roof space, and the two floors within the building were modern, open and in use.
- 3.11 No bats or secondary evidence of bats were found during the initial or external inspection.
- 3.12 Overall, building 1 was assessed as having **negligible** potential to support roosting bats.

Building 2 (B2)

- 3.13 Building 2 (B2) was the main country house which covered the majority of the site footprint.
- 3.14 It is understood that under current proposals no works are proposed to B2, and that it will remain occupied for the duration of the proposed works.
- 3.15 The building was three storeys, brick built with a pitched and tiled roof. The building extends across the majority of the site and includes several chimneys across the roof face. Across the western and eastern elevation of the roof, multiple lifted/loose tiles were noted. The brickwork, guttering and window seals appeared flush with no potential point of ingress/egress noted.
- 3.16 During the internal roof inspection of B2, a brown long eared bat roost was recorded in the western aspect and at the southern aspect of the roof voids across the building.
- 3.17 Bats were recorded as **present** in building 2.

Building 3 (B3)

- 3.18 Building 3 (B3) is a section of the main house which covered the southern section of B2.
- 3.19 It is understood that under current proposals are for minor works between the ground and first floor staircase with no works to the upper floors, roof space or external building proposed.
- 3.20 The building was three storeys, brick built with a pitched and tiled roof. The building extends across the majority of the site and includes several chimneys and a belltower. Across the western and eastern elevation of the roof, multiple lifted/loose tiles were noted. The brickwork, guttering and window seals appeared flush with no potential point of ingress/egress noted.
- 3.21 There was no access to the internal roof spaces of B3.
- 3.22 No potential roosting features for bats were recorded during the survey.
- 3.23 Overall, building 3 was assessed as having **moderate/high** potential to support roosting bats.

Building 4 (B4)

- 3.24 Building 4 (B4) is a section of the main house which joined the eastern section of B5 and southern section of B3.
- 3.25 It is understood that under current proposals only internal renovations are proposed, with no works to the roof space or external building proposed.

- 3.26 The building was two storey and brick built with a pitched tiled roof section at the lip of the roof which continued into a flat roof covered in roofing felt at the centre. The tiles, roofing, brickwork, guttering and window seals appeared flush with no potential point of ingress/egress noted.
- 3.27 There was no internal roof space within B4 which was in use as a home gym.
- 3.28 No potential roosting features for bats were recorded during the internal or external survey.
- 3.29 Overall, building 4 was assessed as having **negligible** potential to support roosting bats.

Building 5 (B5)

- 3.30 Building 5 (B5) is a section of the main house which joined the southern section of B3.
- 3.31 It is understood that under current proposals only internal renovations are proposed, with no works to the roof space or external building proposed.
- 3.32 The building was single storey and brick built with a flat roof covered in roofing felt. Across the roof were three glass raised skylight windows. The roofing, brickwork, guttering and window seals appeared flush with no potential point of ingress/egress noted.
- 3.33 There was no internal roof space within B5 which was in use as an internal swimming pool.
- 3.34 No potential roosting features for bats were recorded during the internal or external survey.
- 3.35 Overall, building 5 was assessed as having **negligible** potential to support roosting bats.

4. Discussion and Recommendations

Discussion

- 4.1 The site is located at Lock House, Lock Lane, Partridge Green, West Sussex, RH13 8EG. The BBI was carried out on 16th October 2024, and involved the surveying of the onsite building.
- 4.2 The survey area comprised the building on site. The building is a large grade II listed country house that is sectioned into five buildings.
- 4.3 The site is located within the Lock Estate, Partridge Green. The immediate area consists of the wider Lock Estate grounds which covers approximately 85ha. The estate grounds include woodland, grassland and agricultural fields, accessed by a private access track. There are residential properties within the surroundings, and the wider surroundings are rural with woodland, streams, minor roads and fields. There are no statutory sites within 2km of the site boundary, the closest statutory site is the South Downs National Park (SDNP) which is approximately 7km to the west at its closest point.
- 4.4 Overall, buildings one, four and five were assessed to have negligible suitability to support roosting bats.
- 4.5 Building three was considered to offer moderate/high potential for roosting bats.
- 4.6 During the survey, a brown long eared bat roost was confirmed as present within the roof void of building two. This could be a high conservation roost in the roof void above the second floor. However, no works are proposed for this building and no works are proposed on any of the buildings above the first floor.
- 4.7 As works are internal and do not extend into building two or the upper floors or roof space of building 3, no further surveys are recommended for the site.
- 4.8 Whilst no further survey work is recommended, it is noted that as bats are present within building 2 in the roof void above the second floor. The internal works to buildings 1, 4 and 5 are on the ground and/or the first floor. These works may cause minor disturbance to bats, however it is not considered that the level of disturbance from the proposed internal works are likely to cause significant disturbance to roosting bats within building 2. No works are proposed to any external features or rooves of the buildings. All internal works will avoid the upper floors of buildings 2 and 3 and where possible noise, vibration and dust should be kept to a minimum.

Recommendations

- 4.9 Bats receive protection under The Wildlife and Countryside Act 1981 (as amended) and The Conservation of Habitats and Species Regulations 2017 (as amended).

- 4.1 It is recommended that any works to renovate the internal areas of the onsite buildings commence outside of the hibernation period, when bats are considered least vulnerable. The hibernation period is taken to run between mid to late November and mid-March, weather dependant.
- 4.2 A suitably licenced ecologist should oversee the start of the building works. On arrival to the site the ecologist will re-inspect the mezzanine area in the southern extent of the building to look for evidence of roosting bats. An on-site assessment can then be made by the ecologist regarding the status of any roosts present.
- 4.3 If considered necessary following consultation with the on-site contractors, the ecologist will guide the start of the works.
- 4.4 The ecologist should be kept informed throughout the construction phase and an ecological watching brief may be required to oversee certain phases of the redevelopment for example, the ecologist may need to oversee any ground excavation works to ensure noise levels will not impact the off-site roost etc.
- 4.5 If bats are subsequently found to be present during buildings 1, 4 or 5 the remainder of the work, activities should cease immediately, and advice sought from a suitably experienced ecologist.

Habitat Enhancement/Retention

- 4.6 Additional roosting opportunities could be incorporated into the final design to enhance the site for roosting bats post works. This could include the installation of at least two bat boxes such as the Schwegler 1FF bat box located on surrounding mature trees within the site. These should be orientated with a southeast or southwest aspect and located at least 3m from ground level.

Bats and Lighting

- 4.7 Different species of bat have been found to react differently to night-time lighting however research has found that generally, all species of bats are sensitive to artificial lighting and that excessive lighting can delay bats from emerging, thus shortening the time available for foraging, as well as causing individuals to move away from suitable foraging grounds or roost sites, to alternative dark areas (Jones, 2000). Bats can also become isolated from their foraging grounds if the linear features they use for commuting are suddenly illuminated, creating a light barrier (Fure, 2006).
- 4.8 The current site is not well lit at night. The development should serve to maintain value for foraging bats and to minimise indirect impacts from lighting associated with the revised building. This can be achieved by following accepted best practice (Institute of Ecology and Environmental Management 2006, Institute of Lighting Professionals 2018, Bat Conservation Trust, 2014):
 - 🌱 The level of any artificial lighting including flood lighting should be kept to a minimum, particularly around the site boundaries;
 - 🌱 LED lights are a preferred option to low pressure sodium lights or high pressure sodium or mercury lamps. LED lights do not emit UV radiation, towards which some insects are attracted, drawing them away from bat foraging areas in the surrounding landscape;

- all lights should be directed at a low angle with minimal light spillage wherever possible;
- ideally the site boundaries should be kept dark, preferably at bat emergence (0-1 hour after sunset) and during peak bat activity periods (e.g. 1.5 hours after sunset and 1.5 hours before sunrise);
- Artificial lighting should not directly illuminate any potential bat commuting areas such as boundary features. Similarly, any newly planted linear features or buffer areas around the site boundary should not be directly lit; and
- If security lights are required, then they will be set on a Passive Infrared (PIR) sensor and timer so that the light is only emitted for the short time period required.

5. Conclusions

Conclusions

- 5.1 The site is located within the Lock Estate at Lock House, Lock Lane, Partridge Green, West Sussex, RH13 8EG. The BBI was carried out on 16th October 2024 and involved the surveying of the onsite building.
- 5.2 The survey area comprised the building on site. The building is a large grade II listed country house that is sectioned into five buildings.
- 5.3 Overall, buildings one, four and five were assessed to have negligible suitability to support roosting bats.
- 5.4 Building three was considered to offer moderate/high potential for roosting bats.
- 5.5 During the survey, a brown long eared bat roost was confirmed within the roof void of building two, bats were present in building two. No works are proposed for this building.
- 5.6 As works are internal and do not extend into building two or the upper floors or roof space of building 3, no further surveys are recommended for the site.
- 5.7 Whilst no further survey work is recommended, it is noted that as bats are present within building 2 in the roof void above the second floor. The internal works to buildings 1, 4 and 5 are on the ground and/or the first floor. These works may cause minor disturbance to bats, however it is not considered that the level of disturbance from the proposed internal works are likely to cause significant disturbance to roosting bats within building 2. No works are proposed to any external features or rooves of the buildings. All internal works will avoid the upper floors of buildings 2 and 3 and where possible noise, vibration and dust should be kept to a minimum.
- 5.8 During works, construction phase and bat sensitive lighting measure are recommended.

6. References

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Appendix A Photographs

Photographs

Photograph Number and Feature	Photograph of Feature
1. The building showing B1 at the left as the central focus of the image. The building joins B2 to the right	 <p>16 Oct 2024 at 13:05:04</p>
2. B2 and to the right is B3	 <p>16 Oct 2024 at 13:00:58</p>
3. B5 facing north. The roof of B3 is visible in the back of the image	 <p>16 Oct 2024 at 13:01:46</p>

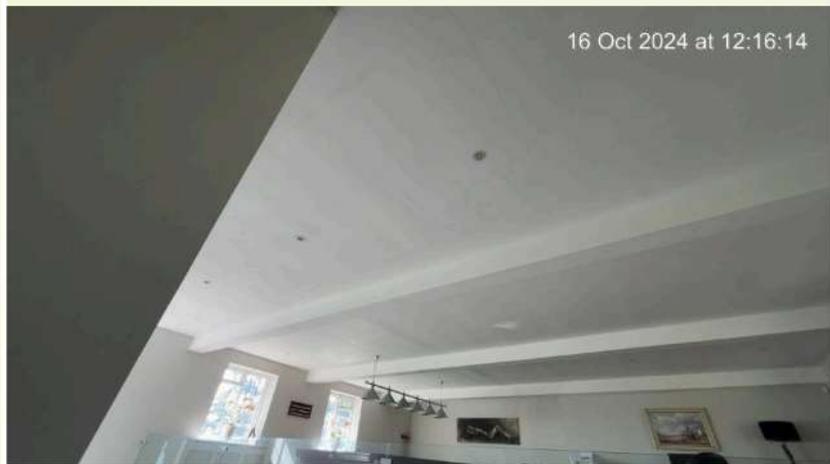
4. B5 (right) and B4 (left).



5. B4 (left) and B2 (right)
from the rear garden.
Image facing
northwest



6. Internal roof space of
B1



7. Internal roof void of
B2



8. Brown long-eared bats
in B2



9. There were no accessible roof areas in B3. They were storage spaces across the building.



10. Internal roof space of
B5



View of the flat roof
over B5



11. Internal roof space of
B4

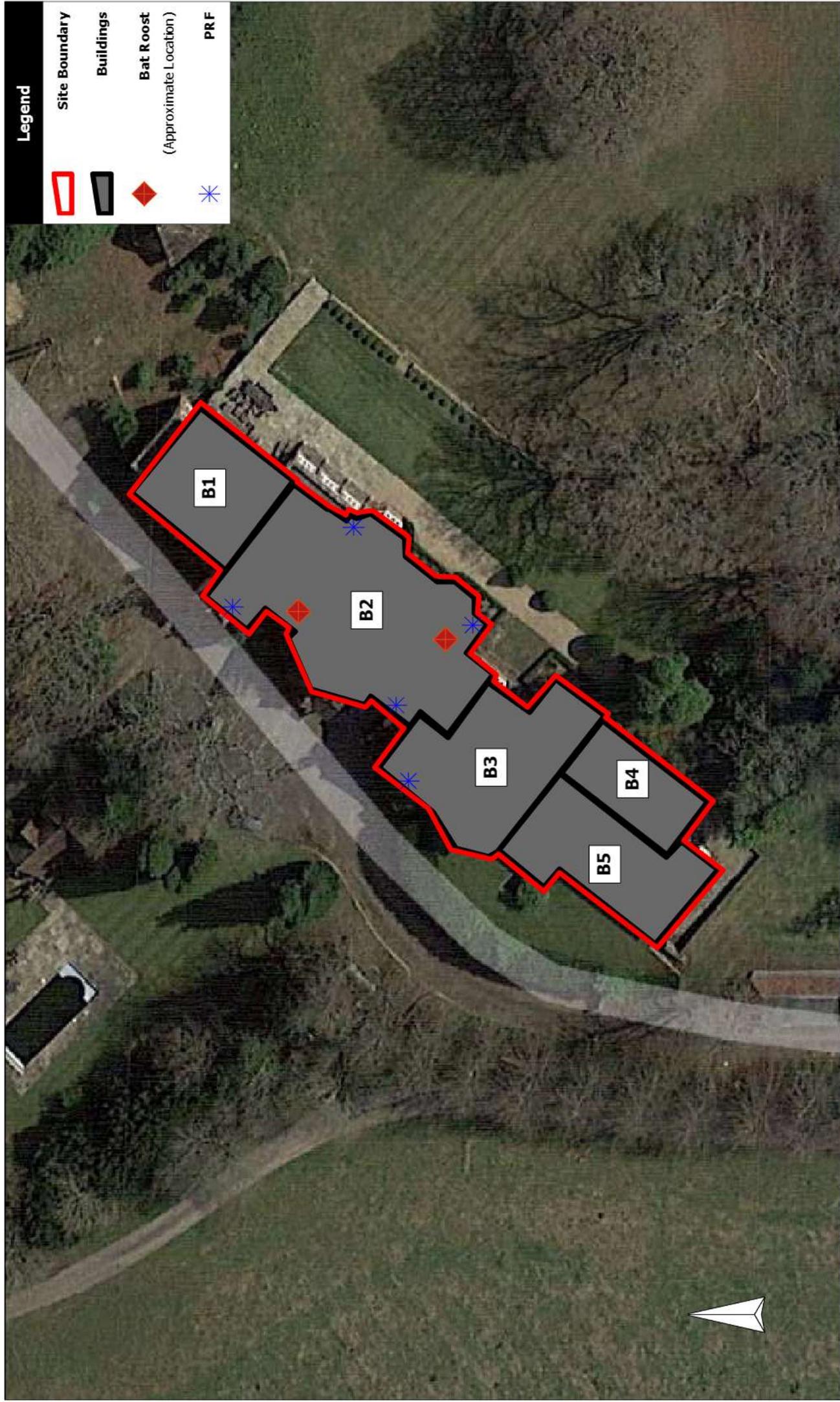


12. Woodland and
grassland within the
grounds at the east



Appendix B

Site Survey Map



Legend

-  Site Boundary
-  Buildings
-  Bat Roost
(Approximate Location)
-  PRF



Phlorum Limited, 12 Hunns Mere Way,
Woodingdean, Brighton, East Sussex,
BN2 6AH
Tel: +44(0)1273 307167
Web: www.phlorum.com
Email: info@phlorum.com

Figure 1: Land at Lock House, The Lock Estate Habitat Survey Map

Drawn by: AH
On the: 28/10/2024
Not to Scale
Ref: 13324

Appendix C

Priority Habitat Map

Priority Habitats

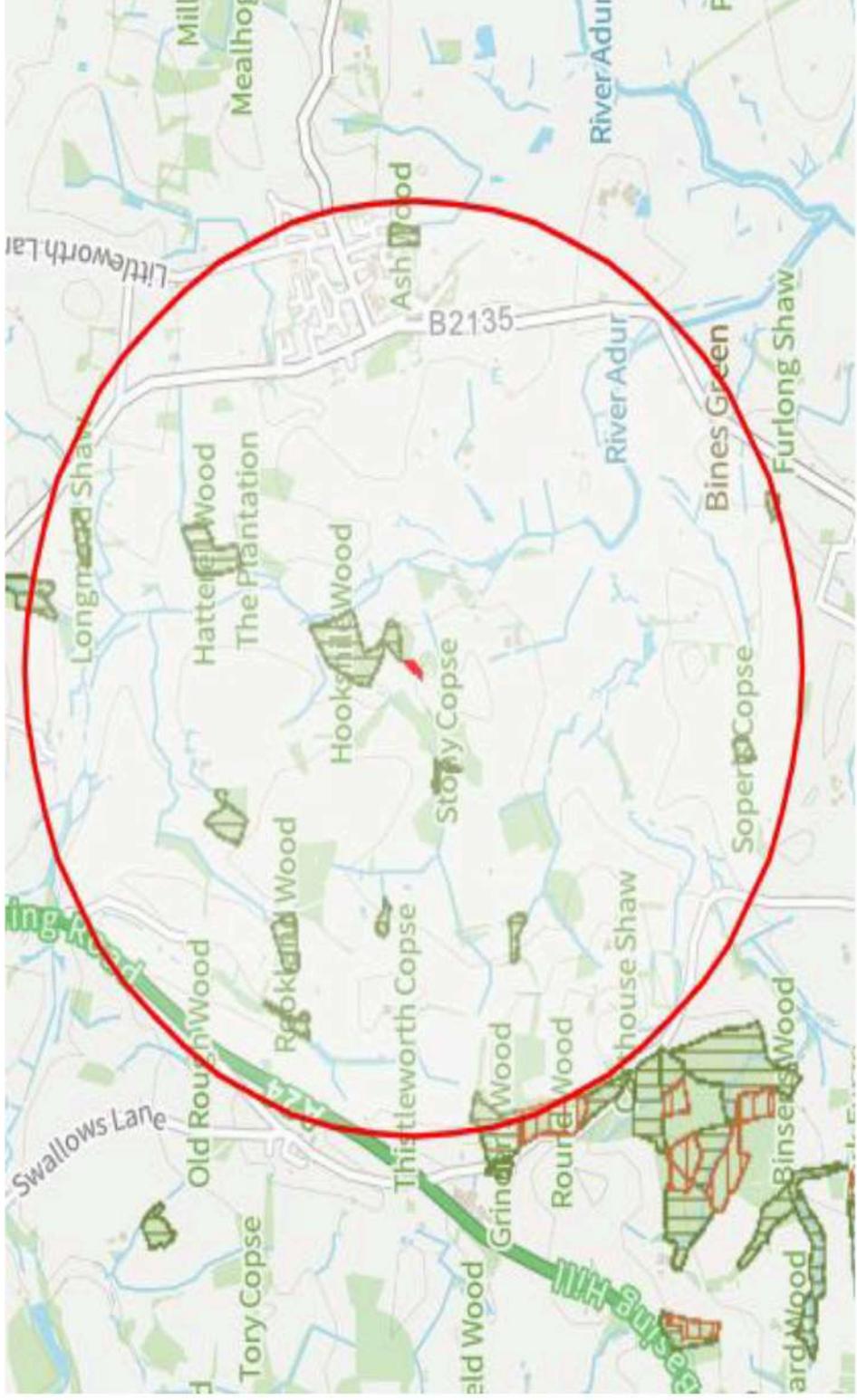


Image 3: 2km search radius and woodland priority habitat. There are small, fragmented pockets of ancient woodland within the search radius.

 Ancient and Semi-Natural Woodland, Magic (2024)

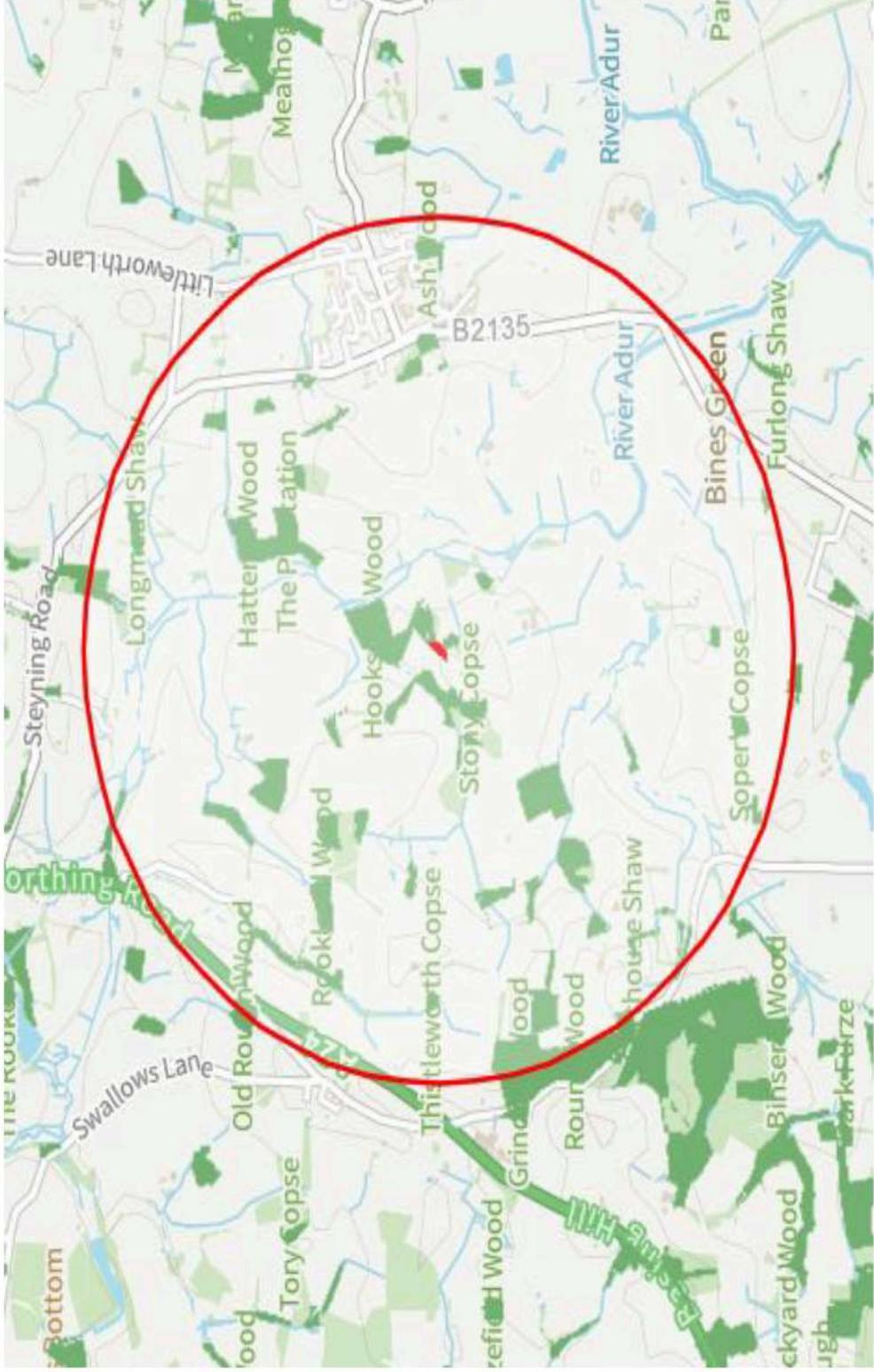


Image 4: 2km search radius and woodland priority habitat. There are small, fragmented pockets of deciduous woodland within the search radius.

■ Priority Habitat Inventory - Deciduous Woodland (Magic, 2024).

Appendix D
Legislation

Legislation

This section contains information pertaining to the legislation and planning policy applicable in Britain. This information is not applicable to Northern Ireland, the Republic of Ireland the Isle of Man or the Channel Islands. Information contained in the following appendix is provided for guidance only.

Species

The objective of the EC Habitats Directive¹ is to conserve plants and animals which are considered to be rare across Europe. The Directive is transposed into UK law by The Conservation of Habitats and Species Regulations 2010 (as amended) (formerly The Conservation (Natural Habitats, &c.) Regulations 1994 (as amended) and The Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (as amended).

The Wildlife and Countryside Act 1981 (as amended) implements the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and also implements the obligations set out for species protection from the Council Directive 2009/147/EC (formerly 79/409/EEC) on the Conservation of Wild Birds (EC Birds Directive) in Great Britain.

Various amendments have been made since the Wildlife & Countryside Act came into force in 1981. Further details pertaining to alterations of the Act can be found on the following website: www.opsi.gov.uk. Key amendments have been made through the Countryside and Rights of Way (CRoW) Act (2000) and Nature Conservation (Scotland) Act 2004.

There are a number of other legislative Acts affording protection to species and habitats. These include:

- Countryside and Rights of Way (CRoW) Act 2000;
- Deer Act 1991;
- Natural Environment & Rural Communities (NERC) Act 2006;
- Protection of Badgers Act 1992; and
- Wild Mammals (Protection) Act 1996.

Bats

Bats are protected under Schedule 5 of the Wildlife & Countryside Act 1981 (as amended). This act protects individuals from:

- intentional or reckless disturbance (at any level);
- intentional or reckless obstruction of access to any place of shelter or protection; and
- selling, offering or exposing for sale, possession or transporting for purpose of sale

¹ Council Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora.

In addition, all species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2. Regulation 41 prohibits:

- 🌱 deliberate killing, injuring or capturing of Schedule 2 species (all bats);
- 🌱 deliberate disturbance of bat species as to impair their ability:
 - (i) to survive, breed, or reproduce, or to rear or nurture young; and
 - (ii) to hibernate or migrate.
- 🌱 deliberate disturbance of bat species as to affect significantly the local distribution or abundance of the species;
- 🌱 damage or destruction of a breeding site or resting place; and
- 🌱 keeping, transporting, selling, exchanging or offering for sale whether live or dead or of any part thereof.

A European Protected Species Mitigation (EPSM) Licence issued by Natural England will be required for works liable to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake activities listed above. A licence is required to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and monitored.



Phlorum Limited

Head Office & Registered Office:

Unit 12
Hunns Mere Way
Woodingdean
Brighton
East Sussex
BN2 6AH
T: 01273 307 167

Northern Office:

Ground Floor
Adamson House
Towers Business Park
Wilmslow Road
Didsbury
Manchester
M20 2YY
T: 0161 955 4250

Western Office:

One Caspian Point
Pierhead Street
Cardiff Bay
Cardiff
CF10 4DQ
T: 029 2092 0820

info@phlorum.com
www.phlorum.com

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