

Bat Survey: Preliminary Roost Assessment

12 Marsden Close

Rochdale, Greater Manchester

September 2026

Prepared for: Ms Corbett

Report prepared by: Verity Webster BSc (Hons) MSc CEcol CMIEEM



EXECUTIVE SUMMARY

- On 4th September 2026 a Preliminary Roost Assessment was undertaken at 12 Marsden Close, Rochdale, Greater Manchester.
- The house was assessed to determine the suitability for roosting bats. The building is considered to have negligible suitability for bats. As a precaution, Reasonable Avoidance Measures are proposed to minimise the risk of harm to bats.
- The proposals provide the opportunity to enhance the site for bats and recommendations for this have been made.

Verity Webster

Ecology and Protected Species Consultancy

Chorley, Lancashire; www.ecologyconsultant.co.uk; tel: 07917 852 401; Email: info@ecologyconsultant.co.uk



1. Introduction

1.1 Application Site

- 1.1.1. This report details bat survey work at 12 Marsden Close, Rochdale, OL16 4SD. National grid reference SD 91110984.
- 1.1.2. Ms Corbett commissioned Verity Webster Ltd to undertake the bat survey work to inform the planning application.

1.2 Objectives

- 1.2.1 The objectives of the Preliminary Roost Assessment are to determine:
- The suitability of the buildings on site to support a bat roost.
 - Whether bats are currently using the buildings, or have done in the past.
 - The potential status of any roost present.
 - How bats might be using the site and the potential species present.
 - The potential impacts of the proposals on any potential roost present or on bats using the site.
 - The requirement for further survey work and/or mitigation.
 - How any impacts might be avoided, mitigated and/or ameliorated, including advice on European Protected Species Mitigation (EPSM) application if required.
 - The potential for biodiversity net gain on site.
- 1.2.2 The format and content of this report follow that required by the European Protected Species Mitigation (EPSM) licence application where appropriate.

1.3 Proposals

- 1.3.1 The proposals comprise the refurbishment and extension of the property.

1.4 Ecologist

- 1.4.1 The Preliminary Roost Assessment was undertaken by Verity Webster. Verity is a licensed bat surveyor (Bat Survey Class Licence WML CL18 (Class 2) Registration number: 2015-13858-CLS-CLS).
- 1.4.2 Verity has worked as an ecological consultant since 2007. She has undertaken preliminary bat assessments and further bat emergence/activity surveys for a large variety of projects and schemes, producing the required impact assessment and subsequent mitigation schemes/method statements when necessary.



2. Site Location

- 2.0.1 The survey site is located in the residential area of Gravel Hole, Rochdale, approximately 750m south of the M62 which runs southwest to northeast through the landscape, and approximately 85, east of Rochdale Road, which runs north to south.
- 2.0.2 Open countryside commences approximately 120m to the east and 150m to the west beyond the surrounding houses, encompassing pasture, arable land and small plots of woodland. There are scattered waterbodies. The Rochdale Canal SAC and SSSI lies approximately 2.7km to the west.
- 2.0.3 Overall, given the close proximity of open countryside, there is good potential for bats to be present in the area.

Special Area of Conservation (SAC). Special Areas of Conservation are areas of land designated under the EU's Habitat Directive 92/43/EEC on the Conservation of Natural Habitats and of Wild Fauna and Flora. The sites are designated on the basis of the presence of Annex I and II habitats or species of conservation interest.

Site of Special Scientific Interest (SSSI) A Site of Special Scientific Interest (SSSI) is the land notified as an SSSI under the Wildlife and Countryside Act (1981), as amended. SSSI are designated for wildlife and natural features (including geological features) in England. They support characteristic, rare and endangered species, habitats and natural features.



Figure 1: Ordnance survey map showing the location of the proposed development site.





Figure 2: Aerial image showing the proposed development site and immediate surroundings





3. The Survey Site

- 3.0.1 The survey site comprises a detached bungalow with mature garden to the rear (southeast)

The Building

- 3.0.2 The building is a brick bungalow oriented east to west with a pitched, tiled roof. There are gables to the east and west.
- 3.0.3 There are dormer windows to the front (north) which are UPVC, as are the doors. There is a wooden soffit around the eaves of the roof.
- 3.0.4 The loft space is approximately 3.5m to the apex and lined with Styrofoam.



The front (north) elevation of the house



The rear (south) elevation of the house



4. Legislation

Full details of relevant legislation and planning policy can be found in Appendix A.

4.1 UK and EU Legislation

4.1.1 Key legislation regarding the protection of bats:

- Wildlife and Countryside Act 1981 (as amended)
- The Countryside and Rights of Way Act (CROW), 2000
- The Natural Environment and Rural Communities Act (NERC, 2006)
- Conservation of Habitats and Species Regulations 2017 (as amended)

4.1.2 Under the Wildlife and Countryside Act 1981 and the Conservation of Habitats and Species Regulations 2018, it is a criminal offence to:

- Deliberately capture, injure or kill a bat
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats
- Damage or destroy a bat roosting place (even if bats are not occupying the roost at the time)
- Possess or advertise/sell/exchange a bat (dead or alive) or any part of a bat
- Intentionally or recklessly obstruct access to a bat roost.

4.2 Planning Policy and Legislation

4.2.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

4.2.2 The National Planning Policy Framework (NPPF, 2026) encourages Local Planning Authorities to safeguard important habitats, species and landscapes.



5. Survey Methodology

- 5.0.1 The Preliminary Roost Assessment was undertaken in accordance with currently accepted guidance: Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edn). The Bat Conservation Trust, London.

5.1 Desk Study

- 5.1.1 Data sources used to establish background information about bats and their likely presence in the locality:
- Magic Map, Natural England (2016)
 - Bing Maps (2017)
- 5.1.2 Satellite mapping, Ordnance survey, road map, habitat and designated site data from Magic Map (Natural England, 2014) was used to assess the value of the surrounding habitat for bats in the area at a landscape scale (5km), including any potentially important habitat corridors (linear habitat features), feeding grounds or potential roost opportunities, such as large expanses of woodland. The features and habitats immediately surrounding the site (local area) were also assessed at a finer scale as these influence the likely presence of bats within the survey site.

5.2 Preliminary Roost Assessment

- 5.2.1 An internal and external inspection of the building was undertaken during daylight to determine the suitability for bats and establish, if possible, whether bats are using the building or have been in the past.
- 5.2.2 All accessible parts of the building were inspected to look for bats and signs of the presence of bats, including:
- Droppings.
 - Feeding remains including moth and butterfly wings.
 - Staining from urine or oils near crevices or holes or on timber (such as roof beams), walls, chimney breasts etc.
 - Scratch marks on walls and timber.
 - Squeaking or chattering calls.
- 5.2.3 The systematic search inside the building included inspection of beams, floors, surfaces of stored materials, loose roof insulation or felt covering, junctions between roof timbers and timbers and the walls, and crevices within brickwork. Potential access into the building was also inspected by searching for holes in insulation and any light penetration into the interior from the outside.
- 5.2.4 The assessment outside the building included inspection of all walls, windows, window sills, fascias, soffits, eaves and tiles, including a search for any crevices under tiles, under lifted lead flashing or lifted roofing felt, missing mortar, gaps in the ridge or gable end of the roofs, crevices in brickwork or under flaking paintwork or render, gaps in cladding or hanging tiles and any other potential bat roost opportunities.
- 5.2.5 Equipment: During the survey, a strong torch with directional beam was used to inspect the buildings.



- 5.2.6 As a result of the external preliminary roost assessment, the structures on site was characterised as having 'none', 'negligible', 'low', 'medium' or 'high' suitability for bats. It may also be possible to confirm the presence of a roost.
- 5.2.7 Buildings or structures typically characterised as having suitability at the following levels:
- **None:** No habitat features on site likely to be used by any roosting bats at any time of year.
 - **Negligible suitability:** No obvious habitat features likely to be used by roosting bats. Modern or newly-built well-sealed structures may fall into this category. Structures that are metal clad with metal internal beams might have negligible potential if there are no favourable roosting spaces. Structures may also be unfavourable due to the level of disrepair, being subject to poor weather conditions.
 - **Low suitability:** Structures will have sub-optimal roost features with limited potential for roosting bats. Features may be used by single bats opportunistically, but do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis by large numbers of bats.
 - **Medium suitability:** Structures may have a few features with potential for bats, that provide enough space, shelter, protection and other suitable conditions, or several features with limited potential for bats. It may also be that a potentially suitable structure is situated in an area with habitat that has an only low potential for foraging and commuting bats.
 - **High suitability:** Structures support at least one or more features that provide opportunities for roosting bats such that they might be used regularly, for longer periods by larger numbers of bats. These may be external features, such as lifted weatherboard or crevices in brick or stonework, or internal, such as large loft spaces with potential access. Barns, with open doorways and windows with wooden rafters and beams, may fall into this category. If a structure is close to good habitats, such as a waterway, marshland or woodland, this also increases the potential for roosting bats.
 - **Confirmed roost presence:** It is evident as a result of signs from inspection, such as droppings, or sight of bats, that a roost exists within the building. It is not always possible to ascertain the presence or absence of a roost even if some signs, such as droppings or feeding remains are found.

6. Survey Limitations

- 6.0.1 The survey was undertaken in daylight in early September. At this time of year bats are active and are most likely summer roost site, but may also be in transition to autumn roosts. The bungalow does not appear to be a potentially favourable hibernation site, for which bats require a humid environment and consistent temperature. The structure is more suited to a summer roost site. Evidence of bats on the exterior of a building is likely to be present if the site is regularly used. Evidence of the use of the interior of the building by bats, either in the current or previous seasons is likely to be present where signs (such as droppings and feeding remains) are protected from the elements.
- 6.0.2 The records data from the local records centre was not obtained to inform this assessment. In this case, the external and internal inspection is considered sufficient to inform appropriate recommendations about the need or otherwise of further survey work and, or mitigation.



7. Findings: Preliminary Roost Assessment

7.1 Suitability of the Locality for Bats

- 7.1.1 At a landscape level, the area surrounding the survey site considered to be very good for bats. Refer to Figure 2.
- 7.1.2 The extensive grassland and arable land with scattered waterbodies in open countryside to the survey site is likely to support a variety of bat species. Species expected include common and soprano pipistrelle bat (*Pipistrellus pipistrellus* and *Pipistrellus pygmaeus* respectively), which are well-adapted to urban areas. Species that favour open habitats such as Leisler's (*Nyctalus leisleri*) and noctule bat (*Nyctalus noctula*) are also likely to be present, especially as they travel large distances to forage. Given there is only limited woodland in the wider area, species that favour wooded habitat, such as Natterer's bat (*Myotis natterri*), whiskered bat (*Myotis mystacinus*) and Brandt's bat (*Myotis brandtii*) are less likely to be abundant in the area. .



The Conservation Status of Bats in the Area

7.1.3 The conservation status of bats in the area is shown in Table 1.

Table 1: *The Conservation Status of Bats in the area at a Local, County and Regional Level*

Species	Local	County	Regional
<i>Common pipistrelle</i>	<i>Likely to be common in the area. There are records of this species in the area (10km).</i>	<i>Common and widespread Frequently recorded.</i>	<i>Common and widespread Frequently recorded across the Northwest</i>
<i>Soprano pipistrelle</i>	<i>Likely to be present due to the presence of riparian habitat.</i>	<i>Widespread. Frequently recorded.</i>	<i>Common and widespread Frequently recorded across the Northwest</i>
<i>Nathusius's pipistrelle</i>	<i>Likely to be rare in the area.</i>	<i>Infrequently recorded, but this may be due to low survey effort. Not yet recorded breeding in the county.</i>	<i>Rare across the northwest. A migratory species.</i>
<i>Brown long-eared bat</i>	<i>Likely to be in the area. There is a recent record of this species within 10km of the site.</i>	<i>Common and widespread Frequently recorded.</i>	<i>Common and widespread Frequently recorded across the Northwest.</i>
<i>Natterer's bat</i>	<i>Likely to be in the area, although this species favours woodland habitat, which is infrequent in the landscape.</i>	<i>Scattered distribution in Greater Manchester.</i>	<i>Widespread and scattered across the Northwest.</i>
<i>Noctule</i>	<i>Present</i>	<i>Widespread and frequently recorded.</i>	<i>Common and widespread. Frequently recorded in the Northwest.</i>
<i>Whiskered bat</i>	<i>Present but likely rare</i>	<i>Present</i>	<i>Widespread.</i>
<i>Brandt's bat</i>	<i>Rare / absent</i>	<i>Present</i>	<i>Widespread.</i>
<i>Alcathoe's bat</i>	<i>Unknown</i>	<i>Unknown</i>	<i>Widespread. Likely under-recorded.</i>
<i>Daubenton's</i>	<i>Presence is likely due to the riparian habitat present.</i>	<i>Widespread, frequently recorded near water.</i>	<i>Widespread</i>
<i>Serotine</i>	<i>Rare / absent</i>	<i>Unknown</i>	<i>Restricted to south and southwest Britain, rarely recorded in the northwest.</i>
<i>Leislars</i>	<i>Rare</i>	<i>Unknown</i>	<i>Rare, but widespread in Britain. Present in the northwest.</i>
<i>Barbastelle</i>	<i>Unlikely to be present in the area. This species is a woodland-specialist and there is a lack of this habitat present.</i>	<i>Unknown</i>	<i>Present south of a line from North Wales to the Wash.</i>



7.2 Preliminary Roost Assessment

7.2.1 The building inspection and bat roost assessment was undertaken in daylight on 4th September 2026.

The Bungalow

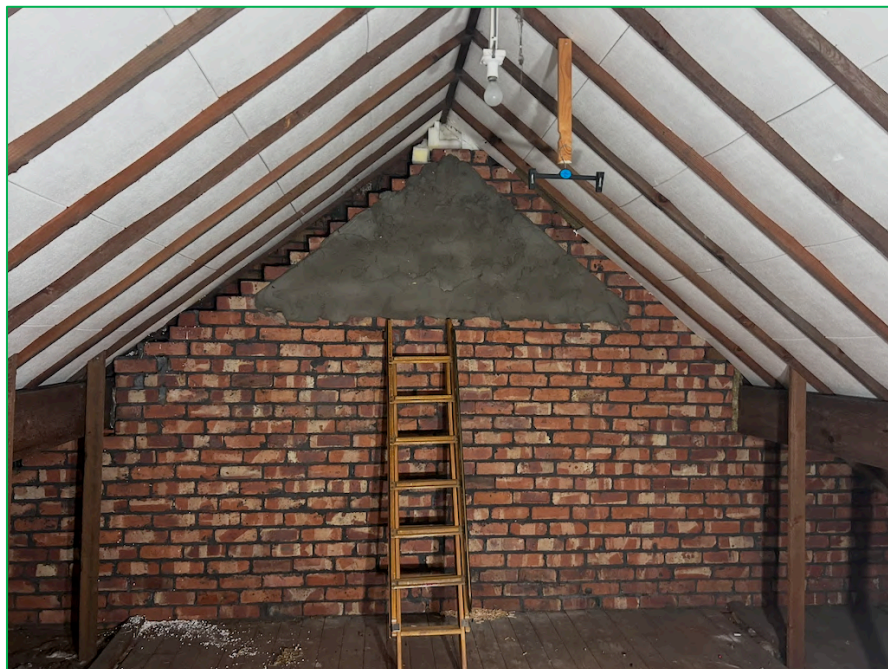
7.2.2 Externally, the walls are in good condition.

7.2.3 There are crevices under the soffits and much has been pulled away. No bats and no evidence of bats was found upon inspection.

7.2.4 The roof tiles are generally very well-sealed aside from a gap under the ridge tiles on the south elevation and a couple of crevices on the gable on the east elevation where the mortar has fallen away.

7.2.5 Internally, the loft is of a size that would be suitable for bats, such as brown long-eared bat in which to fly prior to leaving a roost. However, the space appears well-sealed. There is exposure internally into a cavity wall, but no bats or evidence of bats was found. There are dense cobwebs along the beams at either gable suggesting no bats have been utilising the space recently.

7.2.6 **Overall, given the limited potential roost features, the house is considered to have negligible suitability for bats. As a precaution, reasonable avoidance measures are proposed to minimise the risk of harm to bats.**



The large loft void, well-sealed from the exterior. No bats or droppings were found



Showing well-sealed tiles on the south elevation with a gap under the ridge tiles



Large gap in the gable on the east elevation



8. Appraisal

- 8.0.1 The Preliminary Roost Assessment at 12 Marsden Close, Rochdale was undertaken to determine the suitability of the bungalow for roosting bats and to determine the likely impact of the proposed works on bats.
- 8.0.2 No bats or signs of the presence of bats were found during the external and internal inspection of the building.
- 8.0.3 Given the small number of suboptimal potential roost features the structure is considered to have negligible suitability for bats and no further survey work is recommended.
- 8.0.4 Precautionary mitigation is recommended due to the extent of roof works, in case potential roost features have been missed.

9. Recommendations

Reasonable avoidance measures

- 9.0.1 As a precaution, to avoid harm to itinerant bats, it is recommended that:
- Works to remove roof materials, including ridge tiles, tiles, and wooden boarding is undertaken with care. Materials must be removed by hand and checked for the presence of bats prior to being discarded.
 - If any bats are discovered during works, works must stop and an ecologist must be contacted for advice.

Enhancement

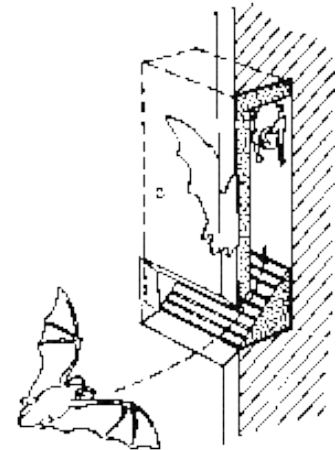
- 9.0.2 The proposals provide the opportunity to enhance the site for bats.
- 9.0.3 It is recommended that:
- At least two crevice-roost site for roosting bats is integrated into the newly extended dwelling.
 - This could be in the form of bat roost slates or tiles, to allow bats to enter a space in the roof, between the slates and the lining. See Appendix C. However, it is imperative that bitumen roofing felt (not breathable roofing membrane) is used beneath these spaces as bats get caught in the fibre of breathable roofing membrane.
 - Alternatively, bat boxes could be attached externally to the building, or integrated into the stonework – see the examples below. There are many alternatives at NHBS.com.



Bat Boxes

1FE Schwegler bat access panel

This box is durable and does not require cleaning.



Ibstock Enclosed Bat Box 'C'

This box is durable and does not require cleaning.

Beaumaris Woodstone Bat Box

This box is durable and does not require cleaning.

All bat boxes are available from NHBS Ltd





10. References

- BING maps (Accessed 2026) <http://www.bing.com/mapspreview>
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edn). The Bat Conservation Trust, London.
- Google maps (Accessed 2026) <https://www.google.co.uk/maps>
- MAGIC Map (Accessed 2026) <http://www.magic.gov.uk/MagicMap.aspx>. DEFRA.



• APPENDIX A: Wildlife Legislation and Planning Policy

UK AND EU LEGISLATION

10.1. KEY LEGISLATION

10.1.1. Key legislation regarding the protection of bats:

- o Wildlife and Countryside Act 1981 (as amended)
- o The Countryside and Rights of Way Act (CROW), 2000
- o The Natural Environment and Rural Communities Act (NERC, 2006)
- o Conservation of Habitats and Species Regulations 2017 (as amended)

10.2. WILDLIFE AND COUNTRYSIDE ACT 1981 (AS AMENDED)

10.2.1. The Wildlife and Countryside Act 1981 is UK legislation.

10.2.2. Bats are listed on Schedule 5 of the Wildlife and Countryside Act (WCA) 1981. Under Section 9 of this legislation it is an offence to:

- Kill, injure or take a bat.
- Possess, a live or dead bat.
- Intentionally or recklessly damage or destroy any structure or place which any bat uses as shelter or protection.
- Intentionally or recklessly disturb a bat whilst it is occupying a structure or place which it uses for shelter or protection.
- Intentionally or recklessly obstruct access to any structure or place which a bat uses as shelter or protection.
- Sell, offer or expose for sale any live or dead bat.

10.3. COUNTRYSIDE AND RIGHTS OF WAY ACT 2000

10.3.1. Schedule 12 of the Countryside and Rights of Way (CROW) Act 2000, amended by the Wildlife and Countryside Act 1981 by removing the need to prove intent to damage a roost / harm (etc) a bat or other species listed on Schedule 1 by adding the words 'or recklessly' after 'intentionally' into the wording in Section 9 of the WCA 1981. The CROW act also strengthened the penalties for offences to bats and other species listed on Schedule 5.

10.4. CONSERVATION OF HABITATS AND SPECIES REGULATIONS 2017 (AS AMENDED)

10.4.1. The Conservation of Habitats and Species Regulations 2017 (as amended) consolidate all the various amendments made to the Conservation (Natural Habitats, &c.) Regulations 1994 in respect of England and Wales.

10.4.2. The 1994 Regulations transposed Council Directive 92/43/EEC on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive) into national law. The regulations came into force on 30 October 1994.

10.4.3. The Regulations provide for the designation and protection of European Sites and European Protected Species, including bats.



10.4.4. Under the Regulations, competent authorities (ie any government department or public body) have a general duty, in the exercise of any of their functions, to have regard to the EC Habitats Directive.

10.4.5. With regard to European Protected Species (including bats), the Regulations make it an offence to:

- Deliberately capture;
- Kill;
- Disturb or;
- Trade in animals listed in Schedule 2, which include all UK bat species.

10.5. European Protected Species (EPS) Licenses and the Three Tests

10.5.1. These actions can be made lawful through the granting of licenses by the appropriate authorities. Licenses may be granted for a number of purposes (such as science and education, conservation, preserve public health and safety). For such a licence to be granted the appropriate authority would have to be satisfied that an application has met the three tests, which are:

- 1)- The licence may be granted "to preserve public health or public safety or for reasons of overriding public interest, including those of a social or economic nature and beneficial consequences or primary importance for the environment"
- 2)- There must be "no satisfactory alternative"
- 3)- The proposal "will not be detrimental to the maintenance of the species at a favourable conservation status in its natural range"

10.6. NATURAL ENVIRONMENT AND RURAL COMMUNITIES (NERC) ACT 2006 (PLANNING SYSTEM)

Planning Authorities: A Duty to Conserve Biodiversity

10.6.1. Under this legislation, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site *before* they make a decision on the planning permission.

10.6.2. Part 2, Section 40 confers on the planning authorities a duty to conserve biodiversity and states:

"Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of biodiversity"

Species of Principal Importance

10.6.3. Part 3, Section 41 requires the Secretary of State to "publish a list of the living organisms and types of habitat which in the Secretary of State's opinion are of **principle importance** for the purpose of conserving biodiversity".

10.6.4. This requirement leads to production of a list of species and habitats of Principal Importance. This list includes all UK bats.



PLANNING POLICY

10.7. National Planning Policy Framework

- 11.7.1 Under the NERC Act 2006, planning authorities are obliged to make sure that they have all the information on the presence of protected species on site before they make a decision on the planning permission.

10.8. The National Planning Policy Framework 2026

- 11.8.1 The National Planning Policy Framework (NPPF, 2026) encourages Local Planning Authorities to safeguard important habitats, species and landscapes.

Chapter 19, Page 88 N1: Identifying environmental opportunities and safeguards states

1: *"Development plans should safeguard and enhance the natural environment, and reflect the wider benefits from natural capital and ecosystem services, by using Local Nature Recovery Strategies, Protected Landscape Management Plans, River Basin Management Plans, National Forest Strategies, Community Forest Plans and other relevant evidence at the most appropriate level"*

Chapter 19, Page 89 N2: Improving the natural environment states

1: *"To contribute positively to the natural environment, and support nature's recovery, development proposals should:*

- a) Consider the environmental qualities of land proposed for development, including habitats, landscape character and the natural beauty of the countryside and identify opportunities for those qualities to be conserved or enhanced (including through requirements for biodiversity net gain where these apply)*
- b) Take into account the quality of agricultural land (including that classified as best and most versatile agricultural land, and its grade), and if significant development of agricultural land is necessary, use areas of poorer quality land where possible*
- c) Take suitable opportunities to connect to and strengthen ecological networks that extend beyond the site, drawing on the measures proposed by Local Nature Recovery Strategies, National Forest Strategies and Community Forest Plans, where present and other relevant assessments.*
- d) Conserve and enhance existing natural features of visual, historic or nature conservation value (such as established trees or hedgerows) where possible; and use appropriate landscaping to help create a well-designed place and integrate the development into its surroundings.*



- e) *Use green infrastructure provided as part of the scheme and nature-based solutions to secure multiple benefits such as for biodiversity; surface water and pollution management; climate change mitigation and adaptation, and recreation.*
- f) *Minimise any adverse impacts on biodiversity and include features which include priority or threatened species such as swifts, bats and hedgehogs. Development proposals should incorporate integrated nest boxes (commonly known as swift bricks) into their constructions unless there are compelling technical reasons which prevent their use, or would make them ineffective.*
- g) *Ensure that green infrastructure and other features to support nature are located and designed to minimise risk of future failure, and that appropriate measures are in place for any necessary long-term management."*

2: "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 the development should be refused."

Chapter 19, Page 91 N6: Areas of particular importance for biodiversity and geodiversity

1: "To support the conservation of important habitats, species and sites of geodiversity value, development proposals affecting:

- a) *A site of international importance, which for the purpose of this policy is a habitats site, should be refused unless:*
 - i. *An appropriate assessment has concluded that the proposal will not adversely affect the integrity of the site (either individually or in combination with other developments), or the proposal can satisfy the derogation tests⁶¹; and/or*
 - ii. *The impact of development on the relevant protected features of the protected sites being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy.*
- b) *A site of national importance, which for the purpose of this policy is one designated as a Site of Special Scientific Interest, should only be supported if:*
 - i. *There would be no adverse effect (either individually or in combination with other developments) on the site's features of special scientific interest; or*
 - ii. *The benefits of the development in the location proposed clearly outweigh both the likely impact on the features of special scientific interest, and any broader impact on the national network of Sites of Special Scientific Interest; or*
 - iii. *The impact of development on the relevant protected feature of the protected site is being addressed through an Environmental Delivery Plan which has been made and the developer has committed to paying the nature restoration levy*
- c) *A site of local importance, which for the purpose of this policy is one designated as a Local Nature*



Reserve or identified as a local wildlife site, local geological site or equivalent in the development plan, should only be supported if:

- i. There would not be a significant adverse effect on the integrity of the site; or*
 - ii. The benefits of development in the location proposed clearly outweigh the likely impact on the features which make the site valuable for nature conservation.*
2. Irrespective of a site's status in nature conservation terms, development proposals which would entail the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists.
3. This policy applies to development on land inside or outside a designated area, if it would have an impact on the identified biodiversity or geodiversity value of the area concerned.

10.9. ODPM CIRCULAR 06/2005: BIODIVERSITY AND GEOLOGICAL CONSERVATION

- 11.9.1 This document, to be read in conjunction with NPPF provides administrative guidance on the application of the law relating to planning and nature conservation as it applies in England. It makes it clear that it is the intention of the government that local authorities and developers consider protected species at the earliest possible stage in the planning process. Any planning application that is likely to affect protected species should come with details of the surveys which have been undertaken and should include, if necessary, recommendations for mitigation. Applications which do not include sufficient data should be rejected.



• Appendix B – Bat Access Slate

