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14 June 2023

Our ref: 213316/ARB

Mr M Tredwell
The Ridge (Oatlands) LLP
Unit 17 Duchess Court
Weybridge
Surrey
KT13 9HN

Dear Mr Tredwell

16 - 18 OATLANDS DRIVE, WEYBRIDGE (PLANNING REF: 2022/3796)

Further to our site meeting on Wednesday 7 June 2023 with Surrey Wildlife Trust (SWT), as discussed and agreed, we have re-run the Biodiversity Net Gain (BNG) assessment with the additional habitats and attach a copy for reference. Please note, a copy of the DEFRA Metric (excel spreadsheet) will need to be forwarded to the Council so that they can run an audit on the re-assessment completed.

We have also provided a Precautionary Working Method Statement (PWMS) along with a mitigation plan to safeguard grass snakes that may be present on the site and also a PWMS covering the felling of the single cherry tree (3) at the entrance of No. 16 to avoid contravening current legislation protecting bats and their roosts. As agreed with SWT, the cherry tree will be subject to a second survey, scheduled for Wednesday 21 June 2023, and an updated note circulated.

I trust this additional information now addresses the comments received but please let me know if further clarification is required.

Yours sincerely

[redacted]

Alan Beaumont
Director of Ecology
BSc (Hons) MSc MCIEEM

Encls. BNG Assessment (Revision B)
Electronic copy of DEFRA's Metric
PWMS (Grass snakes)
PWMS (Bats)

TECHNICAL NOTE: BIODIVERSITY NET GAIN ASSESSMENT

Revision B

16-18 Oatlands Drive
Weybridge

Report for:
The Ridge (Oatlands) LLP
Unit 17 Duchess Court
Weybridge
Surrey
KT13 9HN

INTRODUCTION

AA Environmental Limited (AAe) has been commissioned by The Ridge (Oatlands) LLP to complete a Biodiversity Net Gain (BNG) calculation for the above site. The purpose of the assessment is to provide a comparison between the biodiversity value of the site before and after development. This revision includes amendments to existing habitats, as agreed with Surrey Wildlife Trust during the site meeting on Wednesday 7 June 2023. Supporting plans have been attached for reference.

The proposals are to construct replacement flats with associated hard and soft landscaping, requiring the demolition of the two existing properties (16 and 18 Oatlands Drive) and clearance of some garden vegetation.

METHODOLOGY

Biodiversity Net Gain (Overview)

The Department of Housing, Communities and Local Government released an updated National Planning Policy Framework (NPPF) in July 2021, which encourages new developments to secure measurable 'net gains' for biodiversity. The Environment Bill gained Royal Assent in November 2021, which mandates Biodiversity Net Gain (BNG) as a condition of planning permission, meaning that all future developments in England will have to provide a 10% increase in biodiversity on site, once development is complete. As there is a transitional period until November 2023 and currently, the adopted local plan does not stipulate a net gain, any 'gain' is considered acceptable.

In order to calculate BNG for a site, existing and proposed habitats are entered into DEFRA's Biodiversity Metric 3.1 and are automatically 'scored' on their relative biodiversity value and are then classified according to their condition and location, to calculate site specific 'biodiversity units'. The pre-development biodiversity unit is then compared to the proposed, post-development biodiversity unit, allowing the difference in biodiversity to be measured.

The BNG has been calculated using the existing habitat types on site and the most up-to date proposed drawings of the site (AAe's Existing Habitat Plan and Proposed Site 3rd Floor produced by Mayd Architecture). The habitat condition assessment has been based on Ratcliffe criteria, guidance criteria stipulated in the Biodiversity Metric 3.1 Technical Supplement document and professional judgement.

NET LOSS

If the development results in a biodiversity loss (N.B. once there is the mandatory 10% gain, this will need to be included within any calculations) then this becomes an 'offset requirement' and compensation will be required. At the moment there are three main options to compensate for the loss of biodiversity, as detailed below:

1. Identify an area of land off-site and enter into an agreement with the landowner to create and manage the site for nature conservation value.
2. Make a financial contribution via a Section 106 legal agreement to the Council (if they have a scheme in place) or another offsetting provider such as the Environment Bank.

3. Install a range of enhancement measures on site such as integrated bird and bat boxes and other features for wildlife (e.g. insect boxes, log piles etc.).

In the event that compensation is required then the preference would be to enter into an agreement with the local planning authority, who may have specific initiatives in the area which will benefit local wildlife.

DEFRA's Biodiversity Metric will be the metric that underpins the Environment Bill's provisions for mandatory biodiversity net gain in England.

RESULTS

Site Description

The site is located off Oatlands Drive in Weybridge, Surrey, centred at National Grid Reference: TQ 094662 and covers approximately 0.35 of a hectare. The site comprised the existing residential properties and associated garden areas. The site is bordered by Oatlands Drive to the south-east, residential properties and associated gardens to the south-west, a construction site to the north-east, and the Engine River with deciduous woodland beyond to the north-west.

Habitats

The site comprised the existing properties with associated hardstanding and amenity garden areas, with hedgerows and a few individual trees also present. The majority of existing habitats within the site will be removed and replaced by the proposals, including the new block of flats with associated hardstanding, amenity garden, biodiverse green roofs and hedgerows.

In addition, further enhancement measures will include the provision of new roosting, nesting and sheltering opportunities for a range of species and the creation of new wildlife habitats, such as some of those recommended by the Chartered Institute of Ecology Environment and Management's recently published Biodiversity Net Gain Good Practice Guidance, and listed below:

Nest boxes
Bird feeders
Bug hotels
Hedgehog houses
Bat boxes
Log piles
Compost heaps
Hibernacula
Communal gardens
Pollinator nest sites
Planting wildflowers

Details of existing and proposed habitats have been provided in Table 1.

Table 1: Habitat Areas

Existing Habitat Baseline		
Habitat	Area (ha)	Comment
Vegetated garden	0.22	
Developed land; sealed surface	0.128	
Pond (non-priority habitat)	0.002	To be retained
Urban tree*	0.0977	0.0488 to be retained
Total	**0.35**	
Total Biodiversity Units	**1.24**	

Existing Hedgerow Baseline			
Habitat	Length (km)	Comment	
H1 – Native Hedgerow	0.04	To be retained	
H2 – Line of Trees	0.03	To be retained	
H3 – Native Hedgerow	0.02		
H4 - Native Hedgerow	0.01		
H5 - Hedge Ornamental Non Native	0.01		
H6 - Line of trees	0.01	To be retained	
Total Hedgerow Units	**0.45**		
Proposed Habitat Creation			
Habitat	Area (ha)	Comment	
Developed land	0.15		
Vegetated garden	0.138		
Biodiverse green roof	0.06		
Urban tree*	0.118	2 medium, 11 small trees	
Total	**0.35**	Including retained areas	
Total Biodiversity Units	**1.31**		
Proposed Hedgerow Creation			
Habitat	Length (km)	Comment	
Native Hedgerow	0.112	Including all proposed hedging	
Total Hedgerow Units	**0.69**	Including retained hedgerow	
Results:	Unit Change	**Habitat**	0.07
		Hedgerow	0.24
	Percentage change	**Habitat**	5.90 %
		Hedgerow	54.42 %

*Urban Tree areas are not included within the total area calculation of the Defra Metric 3.1.

Biodiversity Net Gain Calculation

The assessment has resulted in an overall net gain of 0.07 habitat units, the equivalent increase of 5.90 %, and 0.24 hedgerow units, the equivalent increase of 54.42 % (a copy of the Headline Results has been attached at Appendix A). In addition, non-tangible enhancement measures such as the provision of wildlife boxes and other features, such as log piles, bug hotels and reptile hibernacula, which are not factored in on the DEFRA Metric, will provide additional opportunities and benefits for local wildlife.

SUMMARY

The BNG assessment has been completed based on the existing and proposed habitats for the site (Figures 1 and 2). The proposals are to construct replacement flats with associated hard and soft landscaping, requiring the demolition of the two existing properties (16 and 18 Oatlands Drive) and clearance of some garden vegetation.

The assessment completed demonstrates that the scheme will achieve a biodiversity net gain due to creating biodiverse green roofs, and new tree and hedgerow planting. There are opportunities to introduce a range of new habitats along with non-tangible benefits, such as the provision of wildlife boxes and `other features, and if designed sensitively and managed appropriately will result in an overall ecological benefit in comparison to the existing onsite conditions.

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Figures

UK HABS KEY

- Site Boundary*
- Vegetated Garden
- Developed Land/Sealed Surface
- Pond (non-priority habitat) *
- Hedgerow*

* Indicative location

Notes

Existing Habitats (ha)	
Vegetated Garden	0.22
Developed Land;Sealed Surface	0.128
Pond (non-priority habitat)	0.002
Urban Trees	0.0977
Total Area*	**0.35**

*Excluding trees

Existing Hedgerows (km)	
H1 - Native Hedgerow (retained)	0.04
H2 - Line of Trees (retained)	0.03
H3 - Native Hedgerow	0.02
H4 - Native Hedgerow	0.01
H5 - Native Hedgerow	0.01
H6 - Line of Trees (retained)	0.01

B	Further habitat and hedgerow alterations.	KC ARB	14.06.23
A	Habitat area alterations and hedgerows added.	KC ARB	19.05.23

Project

213316
16-18 Oatlands Drive
Weybridge

Title

Existing Habitats Plan

AAe Environmental Consultants

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Scale	Date	Drg. No.	Rev.
As shown	14.12.22	Figure 1	B
	Drawn: KC / Chkd.: ARB		

Proposed Habitat Areas (ha)

Developed land; sealed surface	0.15
Vegetated garden	0.138
Biodiverse green roof	0.06
Urban Tree	0.118

Proposed Hedgerow Lengths (km)

Native Hedgerows	0.112 (total)

0m 2m 20m

Drawing : Proposed Site 3rd Floor
Drawing No. : MA212 255
Revision : P3

Scale : 1:200 @ A1 / 1:400 @ A3
Date : May 2022

16-18 Oatlands Drive, Weybridge, Surrey KT13 9JL

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Appendix A
Headline Results

16-18 Oatlands Drive (Revision B)

Headline Results

Return to results menu

On-site baseline	*Habitat units*	1.24
	Hedgerow units	0.45
	River units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	1.31
	Hedgerow units	0.69
	River units	0.00
On-site net % change (Including habitat retention, creation & enhancement)	*Habitat units*	5.90%
	Hedgerow units	54.42%
	River units	0.00%
Off-site baseline	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	*Habitat units*	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	*Habitat units*	0.07
	Hedgerow units	0.24
	River units	0.00
Total on-site net % change plus off-site surplus	*Habitat units*	5.90%
	Hedgerow units	54.42%
	River units	0.00%
Trading rules Satisfied?		Yes ✓

PRECAUTIONARY WORKING METHOD STATEMENT (PWMS):

GRASS SNAKES

16-18 Oatlands Drive
Weybridge

Report for:
The Ridge (Oatlands) LLP
Unit 17 Duchess Court
Weybridge
Surrey
KT13 9HN

INTRODUCTION

A single grass snake (*Natrix helvetica*) was seen within the western boundary hedgerow during the site meeting on Wednesday 7 June 2023. Although the site is dominated by well-maintained residential plots and assessed to provide sub-optimal terrestrial habitat for any species of herpetofauna. As a single grass snake was seen, site clearance works will be carried out adopting Reasonable Avoidance Measures (RAMs). In accordance with this precautionary approach, all works within sensitive areas will be completed under an ecological watching brief and in accordance with the controls set out in this Precautionary Working Method Statement (PWMS).

A copy of this PWMS will be circulated to key site staff and other site operatives so that they are fully aware of the sensitivity of the works and of the possibility of encountering herpetofauna. A copy of which will also be kept on site.

2.0 LEGISLATION

All reptile species are protected at some level under Schedule 5 of the *Wildlife and Countryside Act 1981 (as amended)* and *The Conservation of Habitats and Species Regulations 2010 (as amended)*. The more common species of reptiles, which include slow-worm (*Anguis fragilis*), common or viviparous lizard (*Zootoca vivipara*), adder (*Vipera berus*) and grass snake (*Natrix helvetica*) are protected by the *Wildlife and Countryside Act 1981 (as amended)* by part of *Section 9(1)* and all of *Section 9(5).* This means that they are protected against intentional or reckless killing and injuring (but not 'taking') and against sale and transporting for sale.

SITE CONTROLS TO BE APPLIED

Specific Controls

Site clearance will only be carried out when reptiles are fully active. Although activity is weather and temperature-dependent, reptiles are usually fully active from April through to October, inclusive.

Prior to the works commencing all site personnel will be given a toolbox talk to inform them about the potential presence of reptiles and the legal protection they are given (toolbox talk for reptiles has been attached at Appendix A).

To increase the capture effort a series of artificial refugia (tin sheets/felt sheets) will be positioned in suitable habitat and left for a settlement period and checked prior to the works for any sheltering animals. In addition, a hand search of the area will be carried out, with any natural or artificial refugia found, such as logs, stones, rocks etc., lifted and checked for sheltering animals before being removed from the site.

Although the residential plots are currently well-maintained and dominated by lawns, some additional management may be required with the aim to reduce cover for species which will aid with the final clearance exercise. This will be carried out using hand-held equipment only (such as strimmers, brush cutters and hedge trimmers) and completed in a phased approach, with all arisings collected using **plastic rakes**. The arisings will either be disposed of off-site or used as habitat enhancement measures within suitable areas at the rear of the site. Once the material has been removed a finger-tip search of the area will be carried out by the Ecologist.

After the Ecologist is satisfied with the above preparatory works, he/she will supervise a destructive search of the area. This will involve the removal of all remaining ground vegetation leaving only bare earth. An excavator will be used for this purpose, with the turf being placed carefully to one side. Particular care will be required during this exercise, which will be closely monitored by the Ecologist.

All interested parties will be kept informed of the works while they are being carried out, and a brief summary report will be issued when the works are complete.

Any grass snakes (or other species) found during the exercise will be caught and released into the land at the rear of the site that will remain unaffected with a series of enhancement measures implemented for the benefit of grass snakes and other species, as shown on Figure 1 attached for reference.

Additional Controls

The following additional controls will also be implemented during the works, where practicable to do so:

- If considered necessary, reptile proof fencing will be erected along the rear of the site to avoid the risk of reptiles gaining access onto the development site during the construction phase. Any fencing will be removed after the works have been completed to allow reptiles free movement.
- Cover any trenches overnight to prevent any animals falling into them;
- Do not leave any piles of bricks, tiles, building rubble etc close to the adjacent habitat as herpetofauna may attempt to take refuge and/or overwinter in them;
- Store any building materials above ground on pallets;
- Materials arising from site preparatory works must be dismantled and removed by hand if not removed from the site immediately;
- Any waste material will be placed into skips;
- Concrete will not be left unset overnight, or suitable barriers erected to prevent any species accessing the concrete; and
- Excavations and working areas will be managed so that temporary waterbodies, which may attract newts onto the site, are not created.

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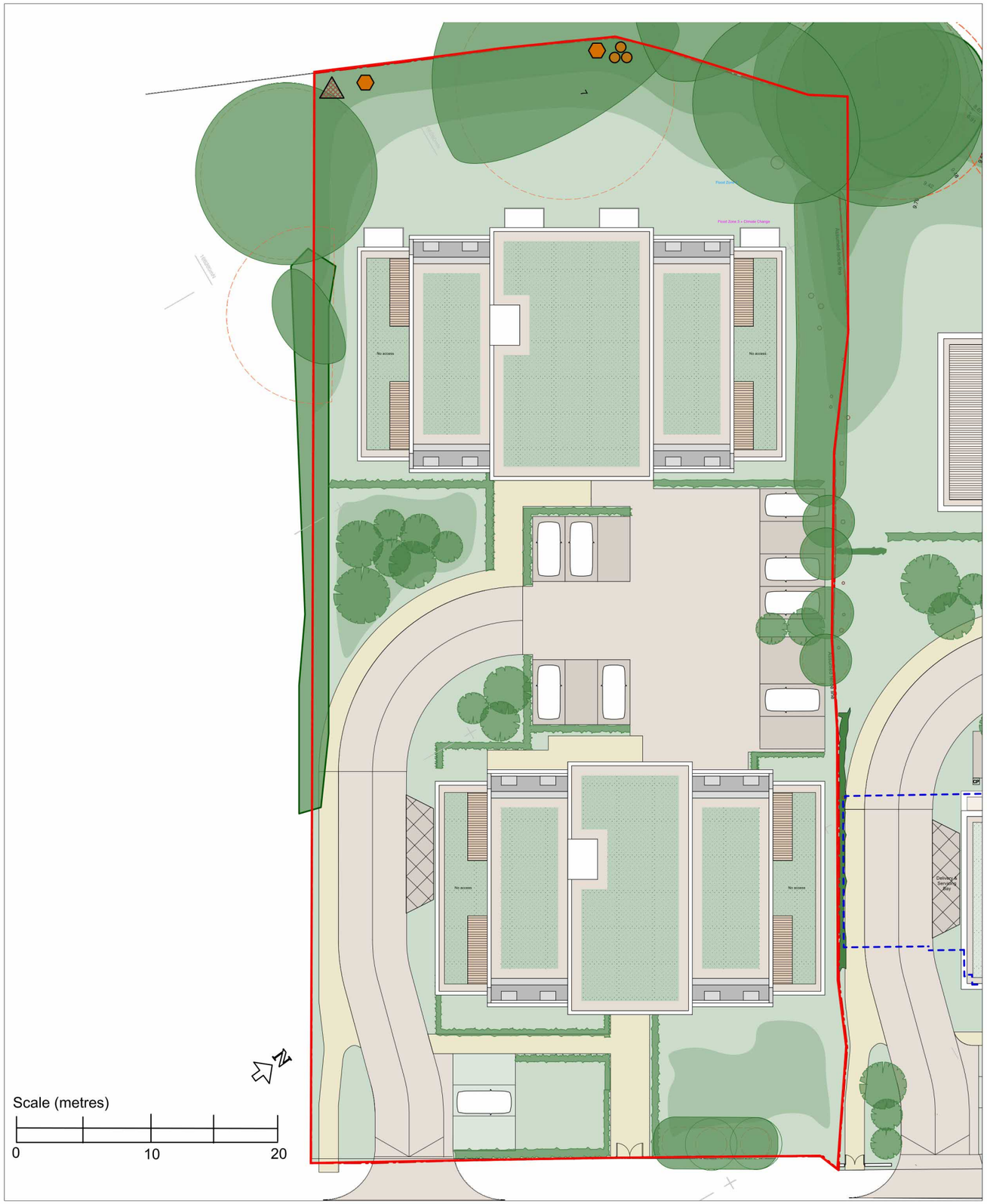
Figure 1
Reptile Mitigation Plan



Example of a compost heap

Example of a grass snake using a compost heap

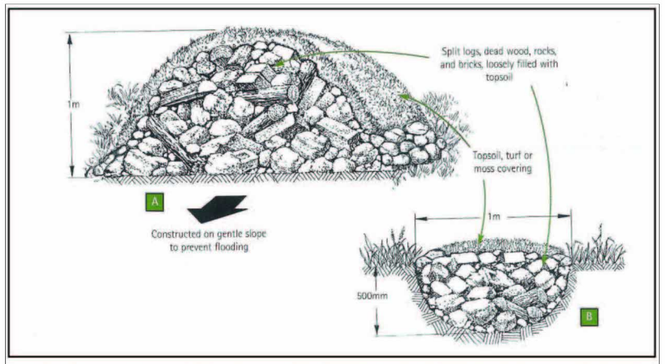


Figure 1. Hibernacula Design Taken from Great Crested Newt Conservation Handbook. Froglife 2001

Hibernacular design

Example of a log pile

KEY

- Site Boundary *
- Hibernacula *
- Compost Heap *
- Log Pile *

* Indicative location

Notes

Reptile mitigation
x2 Reptile hibernacula
x1 Compost heap
x1 Log Pile

Rev.	Details	Drawn / Chkd.	Date

Project
213316
16-18 Oatlands Drive
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Title
Reptile Mitigation Plan

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Scale	Date	Drg. No.	Rev.
As shown	14.06.23	Figure 1	

Drawn: KC
Chkd.: ARB

Appendix A
Toolbox Talk (Reptiles)

TOOLBOX TALK: REPTILES

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell Court, Shippon, Oxfordshire, OX13 6HX

Tel: 01235 536042

Did you know?

- There are six species of reptile native to the UK, three of which are snakes and three are lizards.
- Smooth snakes and Sand lizards are very rare and are presently restricted to a few localised areas.
- Adders, Grass snakes, Common lizards and Slow-worms are widespread and found in a number of different urban and rural habitats across the UK.
- All reptiles are ectothermic. This means they rely upon the sun's heat for warmth. As a result, you may find reptiles basking in sunny places. If it becomes too warm they will seek shade, to avoid overheating.
- Reptiles movement will be slower in cooler conditions.
- Reptiles hibernate during the winter and may not wake up if disturbed. This makes them vulnerable to site works during winter months.
- Reptiles depend upon a varied habitat for survival. They need basking spots, shade, protection from predators, food resources and somewhere to hibernate!

Identification

- Reptiles may be found in a variety of habitats within a site. Most species favour scrubland, heathland or long grassland. Railway embankments are also highly favoured.
- On the right are photos of the reptiles you are most likely to encounter on a site, if any.
- Adders can be distinguished from Grass snakes by the diamond (or jagged) stripe running down the centre of their back.
- Slow-worms look a lot like a snake but are in fact legless lizards! They tend to be light brown/golden in colour, with a smooth appearance.
- Common lizards are fast-moving, but may be sighted from a distance when basking.

Legislation

- All reptile species are protected under UK law.
- This makes it illegal to intentionally or recklessly kill or injure and protects them against sale and transporting for sale.

Site Controls

- There is always a risk that as reptiles move through the habitat that they could be encountered during site works.
- If any reptiles are encountered during works the following controls must be applied to avoid breaking the law:

1. If reptiles are discovered/suspected works must stop immediately, with any reptiles left in-situ and AAe immediately contacted (contact details above).
2. During works, operatives must wear gloves in case of accidental contact with reptiles.
3. Site operative must not intentionally handle reptiles.
4. Care must be taken when moving logs, stones or rubble. These are favoured habitats for reptiles and they may be found sheltering underneath.
5. Stockpiling of materials is only permitted within designated areas. Any building materials must be stored above ground on pallets and any waste material must be placed into skips, to prevent the risk of reptiles taking refuge within them.
6. Trenches must be covered overnight to prevent animals falling into them.

These controls have been put in place to protect all site operatives from breaking the law. You are not expected to be able to identify reptiles or their presence so remember, if in doubt shout and contact the relevant person.


Adder.


Grass snake.


Pair of Common lizards.


Slow-worms.

PRECAUTIONARY WORKING METHOD STATEMENT (PWMS):

BATS

16-18 Oatlands Drive
Weybridge

Report for:
The Ridge (Oatlands) LLP
Unit 17 Duchess Court
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Surrey
KT13 9HN

INTRODUCTION

Although no evidence of bats was recorded within the single cherry tree (*Prunus sp*.) scheduled to be felled and no further surveys are considered necessary, in accordance with the precautionary approach the tree will be felled in accordance with the soft fell protocol.

All works will be carried out carefully and follow the controls set out in this Precautionary Working Method Statement (PWMS). A copy will be circulated to key site staff and other site operatives so that they are fully aware of the sensitivity of the works and of the possibility of encountering bats, with a copy kept on site.

LEGISLATION

Currently there are 17 species of bat known to breed in the UK. All species and their roosts are protected under Regulation 41 of *The Conservation of Habitats and Species Regulations 2010 (as amended)*. As a signatory to the *Bonn Convention (Agreement on the Conservation of Bats in Europe)* the UK is also required to protect their habitats. This legislation makes it illegal to kill, injure, capture or disturb bats or to obstruct access to, damage or destroy bat roosts and protection from damage or disturbance of important feeding areas. Under the law, a roost is any structure or place used for shelter or protection.

METHODOLOGY AND RESULTS

A survey of the tree scheduled to be felled was completed on Wednesday 7 June 2023 to record any evidence of bats or features that could provide potential roosting opportunities. A series of photographs has been attached for reference. The survey was carried out following the guidelines provided by the Bat Conservation Trust[1] by an experienced and licensed ecologist[2]. A careful inspection of the tree was carried out to identify those features that are important for roosting bats. Surveying trees presents particular problems at any time of the year as bats will use a wide variety of roost sites in cavities, splits, cracks, knotholes and under loose bark, many of which are not easily detected from the ground. The tree was assessed in accordance with the following criteria:

Negligible – negligible habitat features likely to be used by roosting bats.
Low – a tree of sufficient size and age to contain potential roosting features (PRFs) but with none seen from the ground or features seen with only very limited roosting potential.
Moderate – a tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status.
High – a tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

[1] Collins, J. (ed) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition). The Bat Conservation Trust, London.
[2] Lead surveyor was Alan Beaumont, BSc (Hons), MSc, MCIEEM.

Evidence of bats is usually detected by any one or more of the following signs:

- the presence of bat droppings, which tend to accumulate under established roost sites or at roost entrances;
- the accumulation of large numbers of moth wings, which have been discarded by feeding bats;
- areas of staining by urine or from fur rubbing; and
- the presence of bats themselves or their corpses.

The visual survey was facilitated by the use of binoculars, ladders, powerful torches (1M candlepower) and a Ridgid Micro CA-350 Inspection Camera endoscope.

Due to the presence of some split bark and rot holes, the tree was assessed to provide **moderate** roosting opportunities, however, no evidence of bats was found during a detailed inspection of the trees, with all PRFs thoroughly investigated during the survey, within easy reach with the ladders.

SITE CONTROLS TO BE APPLIED

Although no evidence of bats was recorded during the detailed aerial inspection of the cherry tree (T3), as the tree does contain PRFs it will be felled by competent Tree Surgeons and in accordance with the precautionary approach, with the following best practice methods employed:

- all operatives will be given a toolbox talk so that they are fully aware of current legislation protecting bats and their roosts (a toolbox talk has been attached at Appendix A for reference);
- where possible, cross-cutting will be avoided in proximity to cavities or hollows;
- split limbs under tension will be wedged open to prevent their closure when pressure is released, potentially trapping bats;
- any sections felled which contain cavities should be lowered carefully and left on the ground for 24 hours with the openings clear, allowing any bats inside an opportunity to escape;
- loose bark will be removed carefully before each section is felled, to avoid trapping bats when the limb falls; and
- the cut material will be used to create log piles within the site to provide habitat piles for a range of species

In the unlikely event of any bats being encountered on the site, then works should stop immediately and Natural England or AAe contacted so that appropriate advice can be provided (**N.B. a European Protected Species Licence may then be required to permit the works to continue**).

In order to ensure there are alternative roosting opportunities for bats, four bat boxes will be installed on site (x2 Kent Bat Boxes and x2 Schwegler type 2FN, or equivalent). The boxes will be positioned in accordance with best practice and installed on suitable mature trees as soon as possible and prior to any works.

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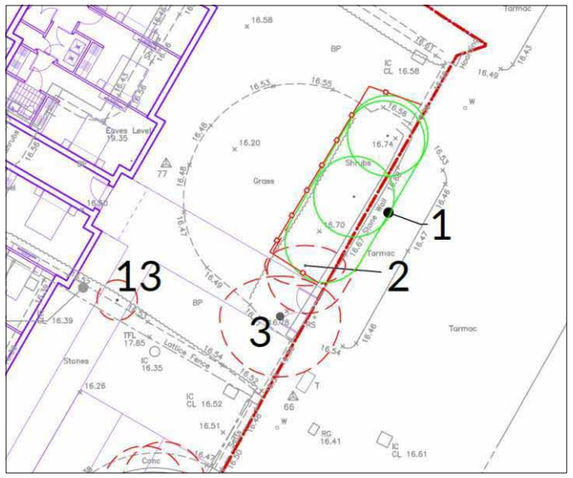
Photograph Record Sheet

Photograph 1: Showing the location of the cherry tree (3) on the eastern boundary of the site, in close proximity to Oatlands Drive.

Photograph 2: Showing tree 3.



Tree Protection Plan - Trees to be removed on the eastern boundary of the site.

Photograph 3: Showing the close inspection of tree 3.

Photograph 4: Showing the close inspection of tree 3.

Rev.	Details	Drawn / Chkd.	Date

PROJECT

16 - 18 Oatlands Drive
Weybridge

TITLE

Photograph Record Sheet

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Environmental Consultants

Scale	Date	Drawn	Chkd.	Drg No.	Rev.
NTS	14.06.23	NAB	ARB	213316/01	

Appendix A
Toolbox Talk (Bats)

TOOLBOX TALK: BATS

Key Contact

AA Environmental Ltd, Units 4-8 Cholswell Court, Shippon, Oxfordshire, OX13 6HX

Tel: 01235 536042

Did you know?

- Bats are the worlds only flying mammal.
- There are 17 species of bat known to be breeding in the UK, 6 of which are endangered or rare and 6 are classed as vulnerable.
- Bats can be found across the country in urban and rural locations.
- They are often sighted at dusk as they leave their roost, flying around hedgerows, woodland and waterbodies, feeding on insects.
- Throughout the year bats will often change their roost, depending upon the season.
- Usually a pregnant female will only have one baby a year, this makes colonies vulnerable to population decline.
- During the winter bats hibernate and may not wake up, even if disturbed. Therefore it's important not to work on sites with bats during these months.
- Bats may not use the same roost throughout the year, however they are legally protected with or without a bat occupying them.

Identification

- You may find bats in any number of places, they tend to prefer dark, quiet spots with good shelter, such as holes and cracks in trees, roofs and walls of buildings, under bridges, old tunnels and in caves.
- Signs of bat presence include discarded moth wings, staining around crevices and small mouse like droppings which crumble easily.

Legislation

- All bats and their roosts are protected by UK and European Law. This makes it illegal to kill, injure, capture or disturb bats or obstruct access to, damage or destroy their roosts and protects important feeding areas from damage or disturbance.
- Under law, a roost is any structure or place used for shelter or protection.
- Breaking the law can lead to fines of up to £2,000 per bat and/or 6 months in prison.

Site Controls

- There is always a risk that bats, as they move between different roost sites and occupy new roosts, could be encountered during site works.
- If any bats are encountered during works the following controls must be applied to avoid breaking the law:

1. If bats are discovered/suspected works must stop immediately with any bat left in-situ and AAe immediately contacted (contact details above).
2. If any injured bats are found during the works AAe would care for them and where possible be released in the same location once recovered.
3. During works staff must wear gloves in case of accidental contact with bats.
4. Any Potential Roosting Features (PRF's) (split/loose bark, rot holes or woodpecker holes) must be fully checked for any bats or their evidence prior to tree felling.
5. If no evidence of bats is recorded, trees should be felled in manageable sections, avoiding cross-cutting in proximity to cavities or hollows and lowered to the ground, minimising the risk of harming bats which may be sheltering within.
6. Any lighting must be installed must avoid illuminating vegetation and or bat boxes/access points.

These controls have been put in place to protect all site operatives from breaking the law. You're not expected to be able to identify bats or their presence so remember, if in doubt shout and contact the relevant person.

Brown long-eared bat

Lesser horseshoe bat in rail tunnel

Common pipistrelle bat