

Weston House Cottage, North End Lane, Halewood L26 5QB

PRELIMINARY ECOLOGICAL APPRAISAL (PEA) AND LICENSED BAT SURVEY REPORT

July 2026

ERAP (Consultant Ecologists) Ltd Reference: 2026-055

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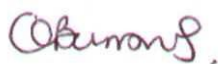
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Document Control

Survey Type:	Surveyors ¹	Survey Date(s)
Ecological appraisal and daytime bat walkover survey	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	15 th May 2026
Dusk emergence bat surveys	Victoria Burrows and five assistants Victoria Burrows and five assistants	20 th May 2026 11 th June 2026
Reporting	Personnel	Date
Author	Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM Principal Ecologist	10 th July 2026
Signature(s)		
Checked	Jamie Knight B.Sc. (Hons)	13 th July 2026
Revised and issued	Victoria Burrows	13 th July 2026
Report issued to	Jane Allen	
Version Number	1	
¹ Licence reference numbers		
Bats: Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2025-84635-CL18-BAT		
Barn owl: Victoria Burrows Natural England Class Survey Licence Registration Number 2026-87467-CL29-OWL		

SUMMARY

Introduction and Scope

- i. This preliminary ecological appraisal and licence bat survey report has been prepared for the buildings / site at Weston House Cottage, North End Lane, Halewood L26 5QB. The appraisal was requested to inform a planning application proposing the demolition of the existing buildings and the construction of a replacement family dwelling.
- ii. This report presents the results of a desktop study, a Phase 1 Habitat Survey, a bat walkover survey followed by the appropriate scope of dusk emergence survey, and the results of surveys for relevant protected species carried out in May and June 2026. The surveys were carried out by appropriately licensed, qualified and experienced ecologists and are in accordance with standard, recognised survey guidelines. The scope of survey undertaken is appropriate to identify potential ecological constraints, the feasibility of mitigation required and opportunities for biodiversity.

Results of Survey and Assessment

- iii. The 0.1970 hectare site lies on the west side of North End Lane in a semi-rural area to the north of Halewood. The site comprises five buildings (cottage, house, garage and two sheds) surrounded by garden habitats of hardstanding, mown lawns and raised flower beds.
- iv. Due to the distance and the absence of any habitat and hydrological connectivity the proposals will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation.
- v. No Priority Habitat, semi-natural or irreplaceable habitats are present or will be affected by the proposals. No rare or invasive plant species were detected within the site.
- vi. No evidence of use of the buildings and trees by roosting bats was detected during the licensed daytime bat walkover survey. The house and cottage are assessed to be of 'moderate' suitability for use by roosting bats and the garage is of 'low' suitability. The two sheds and the small False Acacia tree conform to the suitability criteria for use by roosting bats of 'none'. Dusk emergence surveys at the cottage, house and garage in May and June 2026 did not detect any evidence of roosting bats. The presence of roosting bats is reasonably discounted at the site. No further surveys for roosting bats are required to comply with relevant survey guidelines or to inform a planning application.
- vii. Habitats within the site are suitable for use by nesting birds and guidance on the mandatory actions to protect nesting birds and the installation of compensatory measures for use by nesting Priority Species and other conservation target species is provided in **Sections 5.4** and **5.5**.
- viii. Best practice measures for the protection of wildlife including hedgehog during site preparation and construction works are outlined in **Section 5.4**. Appropriate survey effort and / or assessment in accordance with standard survey guidance, has been carried out to reasonably discount adverse effects on other relevant protected species.

Recommendations and Conclusion

- ix. It is advised that the proposals at Weston House Cottage can be achieved in accordance with wildlife legislation, planning policy, Natural England guidance and best practice.
- x. The recommendations in this report address all the mandatory measures and ecological recommendations to be applied to ensure compliance with wildlife legislation, the National Planning Policy Framework (NPPF) and best practice. It is intended that these measures, namely habitat protection and creation contribute to compliance with the NPPF and best practice and secure proportionate and complementary benefits for biodiversity.

1.0 INTRODUCTION

1.1 Background and Rationale

- 1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned to carry out a preliminary ecological appraisal (PEA) and relevant scope of licensed bat survey at the buildings at Weston House Cottage, North End Road, Halewood L26 5QB (hereafter the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SJ 44237 87137.
- 1.1.2 The appraisal was requested to inform a planning application proposing the demolition of the existing buildings and the construction of a replacement family dwelling.

1.2 Scope of Works

- 1.2.1 The scope of ecological works undertaken in May and June 2026 comprised:
- A desktop study for known ecological information at the site and the local area;
 - An Extended Phase 1 Habitat Survey and assessment, and assessment of the habitats present at the site using the UK Habitats Classification;
 - Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);
 - A daytime bat walkover survey for bats, which has comprised an assessment of the suitability of the habitats within the site and the surrounding area for foraging and commuting bats, a licensed preliminary roost assessment of the buildings and a ground level tree assessment followed by the relevant scope of dusk emergence bat survey;
 - Survey and assessment of all habitats for relevant statutorily protected species¹ and other wildlife including badger (*Meles meles*), barn owl (*Tyto alba*) and other bird species;
 - The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and
 - The identification of any further surveys or precautionary actions that may be required to inform the progression of the site through the planning process or prior to the commencement of any construction activities.

¹ In accordance with *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System* (Office of the Deputy Prime Minister, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. In this instance, for example, as there are no ponds at the site or within an unobstructed 500 metres buffer from the site boundary the need to consider the likelihood of impacts on great crested newt (*Triturus cristatus*), other amphibian species and their habitats is reasonably scoped out at this stage. Similarly, there are no watercourses or drains within or adjacent to the site; it is advised that it is reasonable to scope out the need for surveys for water vole (*Arvicola amphibius*) and otter (*Lutra lutra*) at this stage.

2.0 METHOD OF SURVEY

2.1 Desktop Study and Data Search

2.1.1 The following sources of information and ecological records were consulted:

- a. MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;
- b. Ancient Tree Inventory (Woodland Trust, 2025): An online database of ancient and veteran trees; and
- c. Liverpool City Region Local Nature Recovery Strategy (LNRS).

2.2 Surveyor, Survey Date and Weather Conditions

2.2.1 The scope of preliminary ecological appraisal (PEA) outlined below was carried out by Victoria Burrows B.Sc. (Hons) M.Sc. CEnv MCIEEM on 15th May 2026. The weather conditions were dry and cloudy with sunny intervals, a moderate breeze (Beaufort scale 4) and an air temperature of 12°C.

2.3 Vegetation and Habitats

2.3.1 A Phase 1 Habitat Survey map was prepared for the site and the immediate surrounding area and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.

2.3.2 The plant species within the site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.

2.3.3 Habitats within the site were assessed in accordance with *The UK Habitat Classification Version 2.0* (UKHab Ltd, 2023). The UK Habitat Classification, or 'UKHab' has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m² or 5 metres length) and large scale (400m² or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m² or 5 metres length MMU is appropriate.

2.3.4 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).

2.3.5 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

2.4 Licensed Bat Survey and Assessment

Survey Personnel

- 2.4.1 The licensed daytime bat walkover survey and assessment was carried out by Victoria Burrows, Natural England Class Survey Licence (bats, CL18 Level 2) Registration Number 2025-84635-CL18-BAT. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Habitat Assessment for Commuting / Foraging Bats

- 2.4.2 Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023). Reference has been made to the categories, descriptions and examples presented in **Table 2.1**.

Table 2.1: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Potential Flight Paths and Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade / protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible ^a	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.
^a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).	

Preliminary Roost Assessment: Buildings

- 2.4.3 The scope of preliminary roost assessment comprised the cottage, house, garage and two detached sheds. The survey was carried out in accordance with standard survey guidelines including the *Bat Mitigation Guidelines* (Mitchell-Jones, A, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones & Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023).

- 2.4.4 An inspection of the external surfaces, walls and roofs of the buildings was carried out to find potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were also carried out.
- 2.4.5 The internal survey involved an examination of the accessible internal areas (including roof voids) to search for roosting bats or evidence of previous use of the buildings by bats such as droppings and prey remains.
- 2.4.6 A list of equipment used is detailed in **Table 2.2**.

Table 2.2: Survey Equipment Used During Daytime Bat Survey

Ladders
LED Lenser P14 torch
Canon Ixus digital camera
8x20 binoculars
Rigid Micro Inspection Camera Borescope CA-300

- 2.4.7 The suitability of each building for use by roosting bats has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the building (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats. The suitability of each building has been informed by the following categories as presented in **Table 2.3**.

Table 2.3: Suitability Categories for Roosting Habitats in Buildings

Suitability	Description
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices / suitable shelter at all ground / underground levels).
Negligible ^a	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ^b and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ^c).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site.

Suitability	Description
	^aNegligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute). ^bFor example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance. ^cEvidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2016 and Jansen <i>et al.</i>, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Ground Level Tree Assessment

2.4.8 A ground level tree assessment was carried out and trees within the site were assessed for their suitability for use by roosting bats, and to inform whether further surveys or precautionary measures were required.

2.4.9 Trees were assessed from the ground using binoculars and a high-powered torch. Each tree was searched for the presence of the following features:

Woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed platey bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached Ivy (Hedera helix) with stem diameters in excess of 50mm and bat, bird or dormouse (Muscardinus avellanarius) boxes.

2.4.10 Terms used to describe any features present follow (where possible) those outlined and described in *Bat Tree Habitat Key, 2nd Edition* (Andrews, H (ed), 2013) and *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-care and Ecology Professionals* (BTHK, 2018).

2.4.11 Trees have been assessed and described using the categories presented at Tables 4.2 and 6.2 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*, (Collins, J. (ed), 2023), as presented in **Table 2.4**.

Table 2.4: Definition of Terms and Suitability Categories Used in Tree Survey for Roosting Bats

Terms and Suitability Categories	Description
PRF	Potential Roost Feature
None	Either no PRFs in the tree(s) or highly unlikely to be any.
FAR	Further Assessment Required to establish if PRFs are present in the tree
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

Presence / Absence Surveys: Dusk Emergence Surveys

2.4.12 In accordance with the result of the assessment and the relevant survey guidance, two dusk emergence surveys, supplemented by night vision aids (NVAs), were conducted at the cottage and house and one dusk emergence survey was carried out at the garage.

- 2.4.13 The dates of the surveys, surveyors, equipment used and weather conditions are presented in **Table 2.5**. The surveys were carried out under suitable conditions. The dusk emergence surveys commenced at least 15 minutes before sunset and continued until at least 1.5 hours after sunset.
- 2.4.14 Six surveyors², experienced in conducting bat surveys, were positioned at suitable locations to maximise the coverage of the buildings to determine any entry or emergence by roosting bats. Surveyor positions and NVA locations are annotated on **Figure 3**. Any bat emergence or re-entry activity was recorded, with brief notes relating to bat activity at each survey position collated at the end of the survey. Anabat Scout recording bat detector units were used to record all bat echolocations, which were analysed after the survey using Anabat Insight bat call analysis software.
- 2.4.15 Night vision aids (NVA)³, supplemented with additional infra-red lighting (comprising Nightfox XB5 torches) were used at the surveyor positions presented in **Table 2.5**. Footage was subsequently reviewed using VLC Media Player to determine any emergence / re-entry at the buildings.
- 2.4.16 Photographs showing each survey position from the darkest point of the surveys are appended at **Photos 31 to 37**.

Table 2.5: Dusk Emergence Survey Dates, Weather Conditions and Surveyors

Date	20 th May 2026	11 th June 2026
Sunset time	21:12	21:38
Start & end time	20:55 until 22:45	21:23 until 23:08
Weather	Dry with a light breeze (Beaufort scale 2)	Dry with a light breeze (Beaufort scale 2)
Air temperatures	14°C at 21:15 falling to 12°C at 23:00	16°C at 21:30 falling to 15°C at 23:30
Survey Position	Surveyor, Detector and NVA	Surveyor, Detector and NVA
1 (House)	Victoria Burrows Anabat Scout and Guide TK612 Gen 2	Victoria Burrows Anabat Scout and Guide TK612 Gen 2
2 (House)	Catie Howarth Anabat Scout & Guide TK612 Gen 2	Leah Hart Anabat Scout & Guide TK612 Gen 2
3a (House and Garage)	Ian Nelson Anabat Scout & Guide TK612 Gen 2	N/a
3b (House)	N/a	Julia Rigby Anabat Scout & Guide TK612 Gen 2
4 (Garage)	Lindsey Blackstock Anabat Scout & XA60	N/a
5 (Cottage)	Anabat Scout & Canon XA60	Anabat Scout & Canon XA60
6 (Cottage)	Ciaran Rowett Anabat Scout & XA60	Nicola Davies Anabat Scout & XA60
7 (Cottage)	John Harrison-Bryant Anabat Scout & Guide TK612 Gen 2	Caitlyn Horrocks Anabat Scout & Guide TK612 Gen 2

² The surveyor at Survey Position 1 (House) was also operating the NVA at Survey Position 5 (Cottage) with subsequent review of all NVA footage.

³ Canon XA60 camcorders and Guide TK612 Gen 2 thermal imaging cameras.

2.5 Other Relevant Protected Species and Animal Life

Badger

- 2.5.1 The survey area for badger covered the site (as annotated on **Figures 1 and 2**) and extended to accessible land within a radius of 50 metres from the site boundary. Private gardens beyond the site boundary were not accessed; these areas were viewed from the site and the boundary fences were searched for gaps.
- 2.5.2 The survey was conducted in accordance with guidance presented within *Badgers and Development* (Natural England, 2007) and *Badgers: advice for making planning decisions* (Natural England, 2022). The following signs of badger activity were searched for:
- Sett entrances, e.g. entrances that are normally 25 to 35cm in diameter and shaped like a 'D' on its side;
 - Large spoil heaps outside sett entrances;
 - Bedding outside sett entrances;
 - Badger footprints;
 - Badger paths;
 - Latrines;
 - Badger hairs on fences or bushes;
 - Scratching posts; and
 - Signs of digging for food.
- 2.5.3 Habitats within and surrounding the site were assessed in terms of their suitability for use by foraging and sheltering badger in accordance with their known habitat preferences as detailed in current guidance and *Badger* (Roper, 2010).

Bird Species

- 2.5.4 Bird species observed and heard during the survey were recorded.
- 2.5.5 Habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of tree and shrub species in the site.
- 2.5.6 During the internal inspection on 15th May 2026 all buildings were searched for pellets, faecal splashes and feathers which may indicate use by roosting or nesting barn owl in accordance with *The Barn Owl Conservation Handbook* (Barn Owl Trust, 2012) and *Barn Owl Tyto alba Survey Methodology and Techniques for use in Ecological Assessment. Developing Best Practice in Survey and Reporting* (Shawyer, 2011). Searches were also carried out for evidence of use of the buildings by other bird species.

Other Wildlife

- 2.5.7 Evidence of other wildlife, including Priority Species, observed whilst on site, but for which specific surveys were not made, was recorded and has been included in this report where it is considered of relevance to the planning application.

- 2.5.8 Habitats have been assessed for their suitability for Priority Species identified in the data search results where this is considered relevant to the application.

2.6 Survey and Reporting Limitations

- 2.6.1 All areas of the site were accessible and the surveys were completed under suitable conditions. No survey limitations on the intended scope of survey were experienced.
- 2.6.2 All measurements within this report are approximate only and have been either estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC Maps and Google Earth.

2.7 Evaluation Methods

- 2.7.1 The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977) and *Guidelines for the Selection of Biological SSSIs* (Bainbridge, et al., 2013). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.
- 2.7.2 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority Habitat Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018). Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)⁴ as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen*'. The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.
- 2.7.3 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.
- 2.7.4 The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006* is noted, and habitats are assessed in terms of their suitability and value for these species.

⁴Hereafter the NPPF

3.0 SURVEY RESULTS

3.1 Desktop Study and Data Search

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

- 3.1.1 The site and adjoining land have no statutory designation for nature conservation.
- 3.1.2 The site lies 5.10 kilometres to the north of the Mersey Estuary Special Protection Area (SPA), Ramsar and Site of Special Scientific Interest (SSSI). The SSSI Impact Risk Zone requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories:

Infrastructure: Airports, helipads and other aviation proposals.

Wind and Solar: Solar schemes with a footprint greater than 0.5ha, all wind turbines.

Air Pollution: Livestock & poultry units with a floorspace greater than 500m², slurry lagoons greater than 4000m².

Combustion: General combustion processes greater than 50MW energy input. Including: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis / gasification, anaerobic digestion, sewage treatment works, other incineration / combustion.

Waste: Landfill. Including: inert landfill, non-hazardous landfill, hazardous landfill.

Discharge: Any discharge of water or liquid waste of more than 20m³/day that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.

- 3.1.3 The proposals do not meet any of the listed development categories. The SSSI impact risk zone advises:

'Proposals for residential developments of fewer than 10 units in this location are unlikely to have a significant effect on the qualifying features of coastal SPA(s) and Ramsar sites(s) through recreational disturbance.'

Non-statutory Designated Sites for Nature Conservation

- 3.1.4 The site and adjoining land have no non-statutory designation for nature conservation.

Liverpool City Region LNRS

- 3.1.5 The site has no allocation on the Liverpool City Region LNRS.

Priority Habitats Inventory

- 3.1.6 The Priority Habitats Inventory⁵ was checked via MAGiC Maps. No Priority Habitats are identified within the site.

Ancient Tree Inventory

- 3.1.7 No ancient or veteran trees are identified at the site by the inventory.

⁵ A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

3.2 Vegetation and Habitats

General Description

- 3.2.1 The 0.1970 hectare (ha) site lies on the west side of North End Lane in a semi-rural area to the north of Halewood. The site comprises five buildings (cottage, house, garage and two sheds) surrounded by garden habitats of hardstanding, mown lawns and raised lower beds. One small⁶ False Acacia (*Robinia pseudoacacia*) tree lies in the garden.
- 3.2.2 The site boundaries are defined by fences. Residential properties with gardens lie to the north, west and south of the site and North End Lane is present to the east.
- 3.2.3 A Phase 1 Habitat Survey map is appended at **Figure 2**. Photographs are appended in **Section 8.1**.

Buildings and Hardstanding

- 3.2.4 The buildings are described in relation to their suitability for use by roosting bats at **Section 3.3**.
- 3.2.5 The buildings and hardstanding do not support any significant assemblage of plant species. The buildings are described by the UKHab as u1b5 buildings with the secondary code 818 residential dwelling.
- 3.2.6 The hardstanding is devoid of vegetation and is described as u1b6 other developed land.

Vegetated Garden

- 3.2.7 Refer to **Photos 1 to 4**. The vegetated garden comprises area of mown lawn bordered by Garden Privet (*Ligustrum ovalifolium*) hedgerows and an area of raised flower beds.

Lawns / Modified Grassland

- 3.2.8 The lawn areas are characterised by constant and abundant Red Fescue (*Festuca rubra*) with frequent Yorkshire-fog (*Holcus lanatus*), Creeping Buttercup (*Ranunculus repens*), Cock's-foot (*Dactylis glomerata*) and Dandelion (*Taraxacum officinale* agg.). White Clover (*Trifolium repens*), Self-heal (*Prunella vulgaris*) and Daisy (*Bellis perennis*) are locally abundant and Common Ragwort (*Senecio jacobaea*), Spear Thistle (*Cirsium vulgare*), Herb-Robert (*Geranium robertianum*) and Common Nettle (*Urtica dioica*) were recorded as rare.
- 3.2.9 The lawns are described by the UKHab as g4 modified grassland with the secondary code 107 mown and collected.

Raised Flower Beds

- 3.2.10 To the west of the house is an area of raised flower beds planted with ornamental shrub species. One small False Acacia tree is present in the garden.

Invasive Plant Species

- 3.2.11 No Japanese Knotweed or other invasive plant species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended) were detected at the site.

⁶ A 'small' tree has a diameter at breast height (DBH) below 300mm.

3.3 Licensed Bat Survey and Assessment

Habitat Assessment for Commuting / Foraging Bats

- 3.3.1 The site is considered to be too small to provide a core or important foraging area for a large number of bats, and does not support habitats suitable for use by a variety of bat species. Within the wider area the open fields with hedgerows, areas of woodland and the golf course to the north all with limited artificial lighting provide opportunities for the attraction of foraging bats.
- 3.3.2 Based on the limited habitats present and the relatively small size the site is assessed to be of 'low' suitability for use by commuting and foraging bats and the local area is assessed to be of 'moderate' suitability.

Preliminary Roost Assessment: Buildings

Cottage

- 3.3.3 Refer to **Photos 5 to 12**. The cottage is a single storey stone building which has a pitched slate covered roof with terracotta ridge copings. A PVC framed conservatory is attached to the western elevation.
- 3.3.4 Inspection of the external elevations of the building did not detect any bats or bat droppings. The PVC framed windows are well-sealed, and the stone elevation walls appear to be well-pointed; no gaps or opportunities for bat access were noted in these areas.
- 3.3.5 Gaps / potential roost features were noted in the following areas:
- Behind the green painted timber fascia at the eaves, particularly at the northern elevation;
 - At a PVC fascia at the gable ends;
 - Beneath the ridge copings; and
 - Between the roof slates, particularly in areas where the slates have lifted at the south-western roof pitch.
- 3.3.6 Inspection of the roof void confirmed the presence of pre-fabricated roof timbers with fibreglass insulation over the floor of the roof void and bitumastic undertile felt. The roof void is approximately 1.6 metres high from floor to beneath the ridge. No bats or bat droppings were found in the roof void. Rodent droppings were frequent over the timber joists and fibreglass insulation and a number of wasp's nests were present.
- 3.3.7 Due to the presence of potential roof features around the external elevations, particularly associated with the roof and roof line which provides opportunities for crevice roosting bat species such as pipistrelle species, the cottage is assessed to be of 'moderate' suitability for use by roosting bats.

House

- 3.3.8 Refer to **Photo 13 to 20**. The house is a two-storey brick building which has a pitched slate covered roof with terracotta ridge copings. The building appears to have been renovated relatively recently, and PVC soffits and fascia were found to be tightly sealed against the brick elevation walls.

- 3.3.9 All external brickwork is sealed / well pointed and no gaps in the mortar were found. Inspection of the PVC window and doorframes confirmed that all are tightly sealed against the surrounding brickwork. The bedding mortar beneath the ridge copings and at the roof verges appear to be intact; no missing sections were noted.
- 3.3.10 A brick chimney stack is present with lead flashing at the base which could not be inspected comprehensively from ground level. Gaps between the slates / ridge copings and the undertile felt may provide suitability for use by individual bats / small numbers of roosting bats.
- 3.3.11 No bats or bat droppings were found around the exterior of the house.
- 3.3.12 Inspection of the three roof voids confirmed the presence of fibreglass insulation over the floor of the roof voids and bitumastic undertile felt. The roof voids are approximately 1.2 metres high from floor to beneath the ridge. No bats or bat droppings were noted in the roof voids. Inspection of the floor of the roof void beneath the insulation⁷, particularly at the gable ends, did not detect any old bat droppings.
- 3.3.13 In addition, the brick wall between the house and the garage is well-pointed; this structure provides no opportunities for use by roosting bats. The wall is assessed to conform to the suitability criteria for use by roosting bats of 'none'.
- 3.3.14 Due to the presence of the potential roost features listed above, the house is assessed to be of 'moderate' suitability for use by roosting bats.

Garage

- 3.3.15 Refer to **Photos 21 to 27**. The garage lies to the north of the house and comprises a single storey brick-built building with a pitched slate covered roof. A timber framed and PVC clad dormer is present in the roof and there are sections of missing mortar at the roof verge of the dormer at the east-facing gable which may provide opportunities for use by single / low numbers of bats.
- 3.3.16 Other gaps / potential roost features around the external elevations of the garage comprised gaps behind the PVC fascia and soffits and gaps between the slates / ridge copings and the undertile felt.
- 3.3.17 The internal inspection of the garage confirmed that the unlined concrete block walls are well-sealed with no missing sections of mortar. No gaps suitable for bat access were found at the roof timbers. No bats or bat droppings were found inside the garage.
- 3.3.18 Due to the presence of potential roof features around the external elevations, particularly associated with the roof and dormer which provide opportunities for crevice roosting bat species such as pipistrelle species, the garage is assessed to be of 'low' suitability for use by roosting bats.

Sheds

- 3.3.19 Refer to **Photos 28 and 29**. Shed 1 is located to the north of the garage and is a detached single storey timber shed with a pitched felt covered roof. The shed has single-ply horizontal tongue and groove elevations; no gaps or warped sections were noted. No bats or evidence of use of the shed by roosting bats was found.

⁷ This area was inspected as, due to the likelihood that the building has been recently renovated any evidence of an old roost may be present beneath new / replaced insulation.

3.3.20 Due to the absence of potential roost features Shed 1 is assessed to conform to the suitability criteria for use by roosting bats of 'none'.

3.3.21 Refer to **Photo 30**. Shed 2 is located to the east of the cottage and comprises a pre-fabricated metal-framed shed with PVC cladding. The shed is entirely sealed and provides no gaps or potential roost features. Due to the absence of potential roost features Shed 2 is assessed to conform to the suitability criteria for use by roosting bats of 'none'.

Ground Level Tree Assessment

3.3.22 No tree within the site supports any features suitable for use by roosting bats. All trees are assessed to conform to the suitability criteria for use by roosting bats of 'none'.

Roost Presence / Absence Surveys: Dusk Emergence Bat Surveys

3.3.23 The house and cottage are assessed to be of 'moderate' suitability for use by roosting bats and the garage is of 'low' suitability. To comply with relevant survey guidelines and to determine the presence / absence of roosting bats at these buildings dusk emergence surveys were carried out in May and June. The survey data are appended in **Section 8.2**, and the results are summarised below.

Dusk Emergence Survey 1: 20th May 2026

3.3.24 No bat emergence or entry was detected. Review of the NVA footage did not detect any bat emergence or re-entry activity.

3.3.25 Common pipistrelle (*Pipistrellus pipistrellus*) was the only species detected with activity recorded between 21:21 and 22:42; the first bat was detected 9 minutes after sunset and comprised a bat entering the survey area from the east. A total of 209 call sequences were recorded during the survey.

3.3.26 Survey position 3 in the rear garden of the house recorded the greatest number of common pipistrelle call sequences and this is attributed to the presence of bats foraging along the off-site tree line to the west during the survey.

Dusk Emergence Survey 2: 11th June 2026

3.3.27 No bat emergence or entry was detected. Review of the NVA footage did not detect any bat emergence or re-entry activity.

3.3.28 Common pipistrelle (*Pipistrellus pipistrellus*) was the only species detected with activity recorded between 21:45 and 23:06; the first bat was detected 7 minutes after sunset and comprised a bat entering the survey area from the east. A total of 242 call sequences were recorded during the survey.

Summary of Licensed Bat Surveys

3.3.29 A summary of the survey results presented above is provided in **Table 3.1**.

Table 3.1: Summary of Bat Survey Results

Building / Tree	Evidence of a Roost Found During Daytime Survey?	Suitability for Use by Roosting Bats	Results of Dusk Emergence / Presence / Absence Surveys
Cottage	No	Moderate	No emergence detected; no evidence of a roost.
House	No	Moderate	No emergence detected; no evidence of a roost.
Garage	No	Low	No emergence detected; no evidence of a roost.
Wall	No	None	N/a
Shed 1	No	None	N/a
Shed 2	No	None	N/a
False Acacia tree	No	None	N/a

3.4 Other Relevant Protected Species and Animal Life

Badger

- 3.4.1 No badger or signs of badger were detected within the site or within the accessible 50 metres around the site. The presence of badger is reasonably discounted.

Bird Species

- 3.4.2 No evidence of the previous or current use of the buildings by roosting or nesting barn owl was found.
- 3.4.3 No evidence of the current use of the buildings by other nesting birds was found during the surveys.
- 3.4.4 The limited areas of vegetation (ornamental shrubs) at the site may provide opportunities for nesting passerine birds such as blackbird and wren.

Other Wildlife

- 3.4.5 Droppings indicative of hedgehog (a Priority Species) were noted in the garden habitat at the site.

4.0 EVALUATION AND ASSESSMENT

4.1 Introduction and Description of Proposals

- 4.1.1 The proposals, as illustrated on the plans prepared by the Design Room (reference 25118-SK1) comprise the demolition of the cottage, house, garage and removal of the sheds and construction of a replacement dwelling.
- 4.1.2 **Section 4.2** provides an assessment of any impacts of the proposed development on the designated sites for nature conservation present in the wider area. The ecological value of habitats within the site is evaluated at **Section 4.3**, and protected and notable species are considered at **Section 4.4**.

4.2 Designated Sites for Nature Conservation

- 4.2.1 It is considered that the site is sufficiently small and distant from all designated sites for nature conservation that the proposed development will have no adverse direct or indirect effect upon them or their features of interest.
- 4.2.2 Of importance, the proposals will not result in an increase in the number of residential properties or increase the risk of recreational pressures at the nearby statutory and non-statutory designated sites.

4.3 Vegetation and Habitats

- 4.3.1 All detected plants at the site are common and widespread species. None of the habitats present are representative of semi-natural habitat, a Priority Habitat or are an irreplaceable habitat.
- 4.3.2 In terms of each habitat's importance in a geographical context⁸, the areas of introduced shrubs / ornamental planting, modified grassland / lawn and the buildings and hardstanding are not considered to hold any importance on a geographical scale.

4.4 Protected Species and Other Wildlife

Bat Species

- 4.4.1 No evidence of a bat roost was found during the daylight bat survey or by the presence / absence dusk emergence surveys. No further surveys for roosting bats are required to comply with relevant survey guidelines and / or to inform the planning application.
- 4.4.2 No evidence of use of the buildings by a roost of conservation significance, as defined by Figure 4 of the *Bat Mitigation Guidelines* (Mitchell-Jones, A, 2004)⁹ such as maternity roost, has been found. The buildings do not have any underground features or cellars, and their structural condition is not likely to provide thermally stable conditions for regular / long-term use by roosting bats in the hibernation season or features of a 'classic' hibernation roost.
- 4.4.3 Bats are mobile and it is recognised that the validity of a presence / absence survey for bat species is typically considered to be no more than one survey season. Recommendations relating to an updated survey if works have not commenced by the next bat activity survey season are presented at **Section 5.2**.
- 4.4.4 Common pipistrelle was detected foraging at the site and inappropriate use of artificial lighting around the exterior of the replacement dwelling may have an adverse effect on use of the local area by foraging bats and other wildlife. Guidance to avoid a significant impact on foraging and commuting bats in the long-term are described at **Section 5.3**.

⁸ Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

⁹ i.e. no signs of a maternity roosts were detected

Bird Species

- 4.4.5 The tree, shrubs and buildings provide opportunities for feeding and nesting birds. Mandatory measures to be applied to ensure the protection of nesting birds during and prior to the site preparation works are described at **Section 5.4**. Recommended enhancements for nesting birds (including Priority Species) are presented at **Section 5.5** of this report.

Hedgehog

- 4.4.6 Due to the presence of garden habitats that are suitable for use by hedgehog (a Priority Species), guidance in relation to reasonable avoidance measures to be applied for the protection of fauna during construction and their conservation at the site in the long-term is provided in **Section 5.4**.

Other Animal Life

- 4.4.7 Appropriate and proportionate survey effort and / or assessment, in accordance with standard survey guidelines, has been applied to discount adverse effects on other relevant protected species. No further surveys for other protected species are necessary to inform a planning application.

4.5 Consideration of Statutory Biodiversity Net Gain (BNG)

- 4.5.1 In accordance with *The Biodiversity Gain Requirements (Exemptions) Regulations 2024* (Secretary of State, 2024) it is considered that the proposals meet the 'self-build and custom build application' criteria and are therefore exempt from the requirements of Statutory Biodiversity Net Gain.
- 4.5.2 The criteria are provided below for ease of reference:

Table 4.1: Assessment of the Site in Relation to the Relevant Conditions Relating to Exemption from BNG

The biodiversity gain planning condition does not apply in relation to planning permission for development which:	
Criteria	Site Assessment
Consists of no more than 9 dwellings;	One dwelling is proposed.
Is carried out on a site which has an area no larger than 0.5 hectares	The site area is less than 0.5ha (0.1970 ha).
Consists exclusively of dwellings which are self-build or custom housebuilding ^A	Comprises a self-build and custom-built house.
^A For the purposes of this regulation: <i>'In this regulation "self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015'</i>	

- 4.5.3 Based on the above information it is advised that the self-build and custom house building exemption applies at the redline boundary for the proposals, and that the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the *Town and Country Planning Act 1990* (as amended)) does not apply.
- 4.5.4 To satisfy the requirements of the National Planning Policy Framework (NPPF) a series of recommendations to enhance the biodiversity value at the site are outlined in **Section 5.5**.

5.0 RECOMMENDATIONS AND ECOLOGICAL ENHANCEMENT

5.1 Introduction

5.1.1 The recommendations described below are appropriate and proportionate to the scale of the redevelopment proposals and aim to ensure that the proposals are implemented in accordance with the mitigation hierarchy, relevant wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2024), local planning policy and best practice.

5.1.2 The recommendations aim to ensure compliance with Chapter 15, paragraph 193(d) of the NPPF which states:

‘opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate’.

5.2 Bat Survey Validity

5.2.1 The presence of roosting bats is reasonably discounted at the site. No further surveys for roosting bats are required to comply with relevant survey guidelines or to inform a planning application.

5.2.2 Bats are mobile and it is recognised that the validity of a presence / absence survey for bat species is typically considered to be no more than one survey season. The presence of roosting bats is reasonably discounted at the site. If works have not commenced by the start of the next bat active season (i.e. May 2027) then an updated survey of the cottage, house and garage will be required to ensure the survey findings remain valid.

5.3 Recommendations in Relation to Site Layout / Proposals and Protection of Habitats and Wildlife

Lighting in Relation to Foraging Bats

5.3.1 Paragraph 198(c) in Chapter 15 (conserving and enhancing the natural environment) of the NPPF states that development should:

‘limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.’

5.3.2 The lighting scheme to be implemented at the redeveloped site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines over the adjacent habitats and any landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.

5.3.3 The lighting scheme will be designed with reference to current guidance, namely:

- a. *Guidance Note 08/23: Bats and Artificial Lighting at Night* (Institution of Lighting Professionals & Bat Conservation Trust, 2023); and
- b. *Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

5.4 Protection of Existing Features During Construction and Construction Environment Management Plan (CEMP) for Biodiversity

Introduction

- 5.4.1 To inform the site preparation and construction activities it is recommended that a Construction Environment Management Plan (CEMP) for Biodiversity is prepared and implemented. The CEMP for Biodiversity will describe the following actions / measures:

Bats

- 5.4.2 Prior to the commencement of works the licensed ecologist will inform all contractors of the following:
- a. The wildlife legislation and protection afforded to bats and their roosts;
 - b. The requirement to wear gloves during the soft strip of the roof tiles and ridge copings;
 - c. Good working practices to be applied during works (i.e. lifting (rather than sliding) of ridge copings and roof tiles and turning to check for the presence of bats before discard or stacking); and
 - d. The protocol to be followed if a bat is discovered or suspected when the licensed ecologist is not on site (see below).
- 5.4.3 If at any time during the works a bat is discovered or suspected when the licensed bat surveyor is not on site all contractors must withdraw from the area and ERAP (Consultant Ecologists) Ltd (01772 750502) or the Bat Conservation Trust must be contacted for further guidance.

Nesting Birds

- 5.4.4 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. It is advised that any works such as building soft strip / demolition and vegetation clearance that will affect habitats suitable for use by nesting birds are scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.

Dust Suppression, Incidents and Accidents

- 5.4.5 The risk of adverse effects on retained vegetation, habitats and wildlife as a result of dust, spills and leaks will be controlled by the application of best practice measures and appropriate environmental controls such as dust suppression, appropriate storage of chemicals and fuel, presence of spill kits and appropriate training of on-site personnel.

General Best Practice

- 5.4.6 During the site preparation and construction operations it is essential that the following best practice is applied:
- a. Trenches should not be left open overnight. Trenches or holes must be covered with a board or fitted with a means of escape (such as ramped edge or a sloping plank of timber). This will ensure that any inquisitive wildlife do not become trapped;
 - b. Any pipes must be stored with caps on (to prevent entry by wildlife);

- c. No fires must be lit at the site; and
- d. Any chemicals or harmful materials must be stored so that they cannot be accessed by inquisitive wildlife.

5.5 Ecological Enhancements

Enhancing Habitats for Roosting Bats

- 5.5.1 It is recommended that the development incorporates the installation of two bat access panels at the new building.
- 5.5.2 The bat access panels should be sited at least 4 metres above ground level, ideally facing or close to areas of landscape planting or existing linear features. The access panels should not be positioned over windows or doorways where bat droppings may become a nuisance. Once the development layout has been finalised, an ecologist should advise on appropriate positions for the bat access panels. Suitable bat access panels are available from NHBS Ecology (www.nhbs.com), Wild Care (www.wildcare.co.uk) and / or Greenwood's Ecohabitats (www.greenwoodsecohabitats.co.uk) and are presented at **Insert 1**.



Insert 1: Examples of integrated bat access panels and an externally mounted box¹⁰

Enhancing Habitats for Nesting Birds

- 5.5.3 Monitoring suggests a severe decline in the UK house sparrow population, estimated as dropping by 71 per cent between 1977 and 2008 with large falls in both rural and urban populations (RSPB, 2023). The UK breeding population of starling have suffered a decline of 82% between 1970 and 2022.
- 5.5.4 In addition, the swift (*Apus apus*) has recently been added to *The Birds of Conservation Concern Red List* (Stanbury, et al., 2021) owing to the recorded recent declines and its identified status as a high conservation priority.
- 5.5.5 To assist in the conservation of these species the following is recommended at the renovated buildings:
 - a. Installation of one house sparrow terrace nest box (refer to **Insert 2**);
 - b. Installation of one starling nest box (refer to **Insert 3**); and

¹⁰ Left to right: IBstock Enclosed Bat Box 'c' (left); Habibat Bat Access Panels (centre left and centre right) and Greenwood's Ecohabitats two crevice bat box (right). Products with a brick face are illustrated, however the Habibat bat access panels can be supplied unfaced to enable the addition of matching material.

- c. Installation of opportunities for use by nesting swift (refer to **Insert 4**).
- 5.5.6 The boxes will not be positioned over windows or doorways where droppings may become a nuisance. RSPB advice states that boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest.
- 5.5.7 Such bird boxes are available from the NHBS (www.nhbs.com) or Wild Care (www.wildcare.co.uk). ERAP (Consultant Ecologists) Ltd will advise on the siting of bird boxes, as needed.



Insert 2: Schwegler 1SP House Sparrow Nesting Terrace



Insert 3: Vivara Pro WoodStone® Starling Nest Box



Insert 4: Examples of swift nest boxes¹¹

Landscape Planting: Residential Gardens

- 5.5.8 It is recommended that the landscape planting within the residential garden is composed from native species and species known to be of value for the attraction of wildlife. Trees and shrubs that produce blossom and fruit which will attract insects should be incorporated into the landscape planting.

¹¹ From left to right No. 17A Schwegler Swift Nest Box (Triple Cavity) as installation (centre), Manthorpe Swift Nesting Box (right) and Istock Eco-habitat for Swift (right), all available from www.NHBS.com and / or Wild Care (www.wildcare.co.uk).

5.5.9 Further, it is recommended that the landscaping scheme within the residential gardens includes night-scented flowers which will attract moth species and bats; a list of suggested species is presented at **Table 5.1**.

Table 5.1: Recommended Plants for Use in Gardens to Attract Bats¹²

Flowers for Borders	
Aubretia species (<i>Aubretia</i> sp.)	Michaelmas Daisy (<i>Aster</i> sp.)
Candytuft (<i>Iberis sempervirens</i>)	Night-scented Stock (<i>Matthiola longipetala</i>)
Cherry pie (<i>Heliotropium arborescens</i>)	Oxeye Daisy (<i>Leucanthemum vulgare</i>)
Corncockle (<i>Agrostemma githago</i>)	Fiddleneck (<i>Phacelia tanacetifolia</i>)
Cornflower (<i>Centaurea cyanus</i>)	Poached Egg Plant (<i>Limnanthes douglasii</i>)
Corn Marigold (<i>Glebionis segetum</i>)	Primrose sp. (<i>Primula</i> sp.)
Corn Poppy (<i>Papaver rhoeas</i>)	Red Campion (<i>Silene dioica</i>)
Coneflower species (<i>Echinacea</i> sp.)	Common Valerian (<i>Valeriana officinalis</i>)
Bluebell (<i>Hyacinthoides non-scripta</i>)	Scabious species (<i>Scabiosa</i> sp.)
Evening primrose (<i>Oenothera biennis</i>)	St John's Wort species (<i>Hypericum</i> sp.)
Honesty (<i>Lunaria annua</i>)	Sweet William (<i>Dianthus barbatus</i>)
Ice plant 'Pink lady' (<i>Delosperma cooperi</i>)	Tobacco Plant species (<i>Nicotiana</i> sp.)
Knapweed species (<i>Centaurea</i> sp.)	Vervain species (<i>Verbena</i> sp.)
Mallow species (<i>Malva</i> sp.)	Wallflower species (<i>Erysimum</i> sp.)
Mexican aster (<i>Cosmos bipinnatus</i>)	
Herbs	
Wild Angelica (<i>Angelica sylvestris</i>)	Hyssop (<i>Hyssopus officinalis</i>)
Bergamot (<i>Monarda didyma</i>)	Lavender species (<i>Lavandula</i> sp.)
Borage (<i>Borago officinalis</i>)	Lemon Balm (<i>Melissa officinalis</i>)
Coriander (<i>Coriandrum sativum</i>)	Marjoram (<i>Origanum majorana</i>)
English Marigold (<i>Calendula officinalis</i>)	Rosemary (<i>Rosmarinus officinalis</i>)
Fennel (<i>Foeniculum vulgare</i>)	Sweet Cicely (<i>Myrrhis odorata</i>)
Feverfew (<i>Tanacetum parthenium</i>)	Thyme species (<i>Thymus</i> sp.)

6.0 CONCLUSION

- 6.1 It is advised that the proposals at Weston House Cottage can be achieved in accordance with wildlife legislation, planning policy, Natural England guidance and best practice.
- 6.2 In the presence of the mandatory actions and best practice measures described in **Section 5.0**, it is considered that adverse effects on protected species are reasonably discounted. The proposals will have no adverse impact on designated sites for nature conservation and ecologically valuable habitats.
- 6.3 Enhancement measures that aim to maximise the benefits for biodiversity as part of the proposals and comply with the National Planning Policy Framework and *Biodiversity Net Gain: Good Practice Principles for Development* (CIEEM, 2016) are outlined in **Section 5.5**.

7.0 REFERENCES

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¹² Extracted from *Encouraging bats, A guide for bat-friendly gardening and living* (Bat Conservation Trust, 2016).

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8.0 APPENDIX 1: TABLES AND FIGURES

8.1 Photographs

Table 8.1: Photographs



Photo 1: View of Weston House Cottage site from North End Lane



Photo 2: Garden lawn and off-site boundary hedgerows



Photo 3: Garden lawn / modified grassland and boundary fence



Photo 4: Raised beds with ornamental shrubs and one small False Acacia tree



Photo 5: Northern elevation of cottage



Photo 6: Western and southern elevations of cottage



Photo 7: Southern and eastern elevations of cottage



Photo 8: Roof of cottage showing gaps / potential roost feature at lifted slates



Photo 9: Gaps at timber fascia at cottage



Photo 10: Gaps at PVC fascia at cottage



Photo 11: Roof void at cottage



Photo 12: Roof void at cottage showing wasp nest



Photo 13: Northern and western elevation of house



Photo 14: Eastern and northern elevations of the house



Photo 15: Eastern elevation of the house



Photo 16: Sealed PVC fascia and soffits at the house



Photo 17: Pointed brickwork at the house and no gaps at window frames



Photo 18: Sealed soffits at the house



Photo 19: Roof void at the house

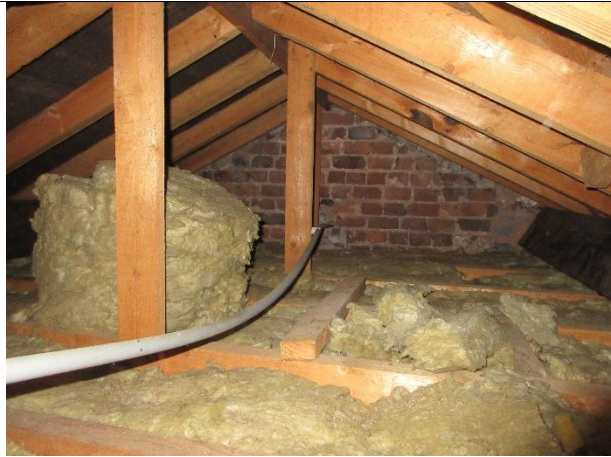


Photo 20: Roof void at the house



Photo 21: Wall and southern and eastern elevations of the garage



Photo 22: Western and southern elevations of the garage



Photo 23: Gap above garage door



Photo 24: Missing mortar at south-facing gable end of the garage



Photo 25: Missing mortar at roof verge on dormer at garage



Photo 26: Interior of garage



Photo 27: Interior of garage



Photo 28: Shed 1



Photo 29: Interior of Shed 1



Photo 30: Shed 2



Photo 31: NVA view at Survey Position 1 (House)



Photo 32: NVA view at Survey Position 2 (House)



Photo 33: NVA view at Survey Position 3a (House and Garage)



Photo 34: NVA view at Survey Position 4 (Garage)



Photo 35: NVA view at Survey Position 5 (Cottage)



Photo 36: NVA view at Survey Position 6 (Cottage)



Photo 37: NVA view at Survey Position 7 (Cottage)

8.2 Data from Bat Activity Surveys

Table 8.2: Activity Survey 1, 20th May 2026, Sunset Time 21:12, Start Time 20:55

Survey Position 1: Victoria Burrows (House)

Time	Species	Notes
21:34 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 23 call sequences of common pipistrelle between 21:34 and 22:33.		

Survey Position 2: Catie Howarth (House)

Time	Species	Notes
21:21 onwards	Common pipistrelle	First bat at 21:21 (9 minutes after sunset) entered survey area from the east. No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 16 call sequences of common pipistrelle between 21:21 and 22:33.		

Survey Position 3a: Ian Nelson (House)

Time	Species	Notes
21:29 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building and along off-site tree line to the west.
The Anabat Scout made the following recordings: 105 call sequences of common pipistrelle between 21:29 and 22:42.		

Survey Position 4: Lindsey Blackstock (Garage)

Time	Species	Notes
21:24 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 34 call sequences of common pipistrelle between 21:24 and 22:33.		

Survey Position 5: (Cottage)

Time	Species	Notes
21:34 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 23 call sequences of common pipistrelle between 21:34 and 22:33.		

Survey Position 6: Ciaran Rowett (Cottage)

Time	Species	Notes
21:34 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 22 call sequences of common pipistrelle between 21:34 and 22:33.		

Survey Position 7: John Harrison-Bryant (Cottage)

Time	Species	Notes
21:21 onwards	Common pipistrelle	First bat at 21:21 (9 minutes after sunset) entered survey area from the east. No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 9 call sequences of common pipistrelle between 21:21 and 22:03.		

Survey Position 8: (Garage)

Time	Species	Notes
21:29 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.

Table 8.3: Activity Survey 2, 11th June 2026, Sunset Time 21:38, Start Time 21:23

Survey Position 1: Victoria Burrows (House)

Time	Species	Notes
21:52 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 29 call sequences of common pipistrelle between 21:52 and 23:03.		

Survey Position 2: Leah Hart (House)

Time	Species	Notes
21:45 onwards	Common pipistrelle	First bat at 21:45 (7 minutes after sunset) entered survey area from the east. No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 16 call sequences of common pipistrelle between 21:45 and 22:37.		

Survey Position 3b: Julia Rigby (House)

Time	Species	Notes
21:58 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 172 call sequences of common pipistrelle between 21:58:00 and 23:06:00.		

Survey Position 5: Victoria Burrows (Cottage)

Time	Species	Notes
21:52 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 29 call sequences of common pipistrelle between 21:52 and 23:03.		

Survey Position 6: Nicola Davies (Cottage)

Time	Species	Notes
21:45 onwards	Common pipistrelle	First bat at 21:45 (7 minutes after sunset) entered survey area from the east. No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 11 call sequences of common pipistrelle between 21:45 and 22:37.		

Survey Position 7: Caitlyn Horrocks (Cottage)

Time	Species	Notes
21:52 onwards	Common pipistrelle	No emergence detected. Foraging activity detected around building.
The Anabat Scout made the following recordings: 14 call sequences of common pipistrelle between 21:52 and 22:37.		

8.3 Figures

Figure 1: Aerial Image of the Site and Surrounds

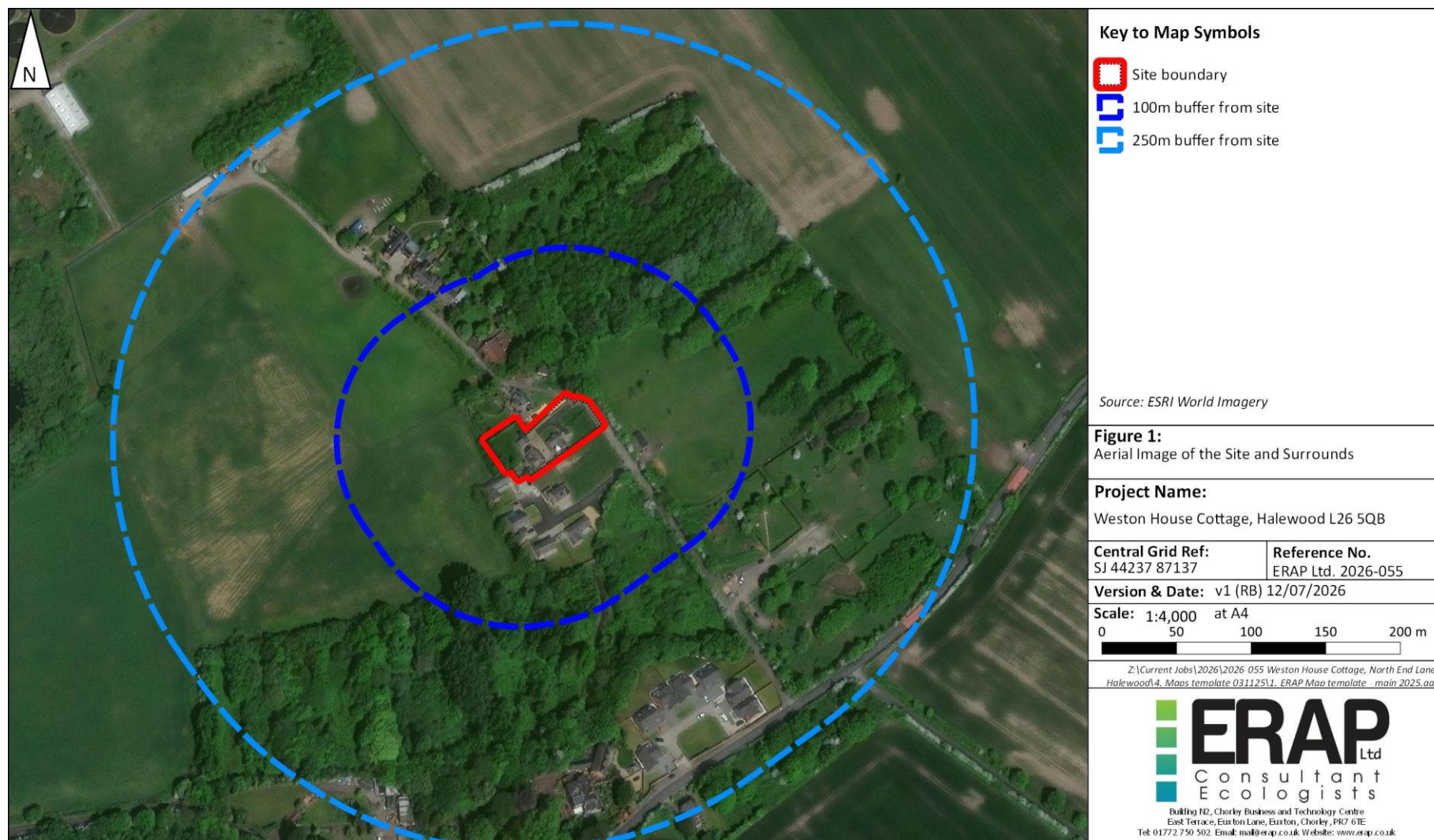


Figure 2: Phase 1 Habitat Survey

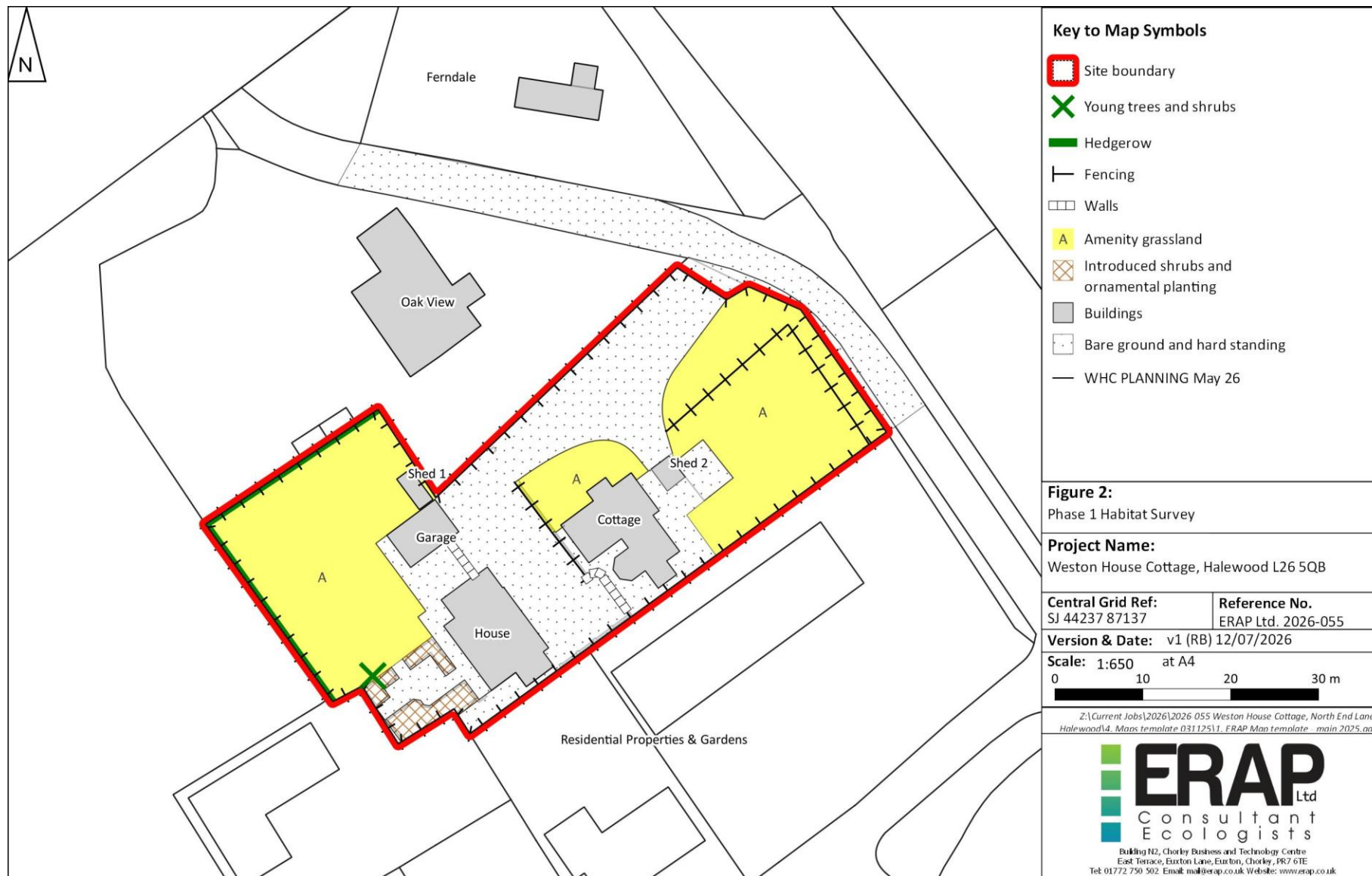


Figure 3: Phase 1 Habitat Survey Showing Bat Survey Positions

