

# Why Are Bats the Hot Topic?

Bats and Planning

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# Underpinning Rules and Legislation

- The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019
- Natural Environment and Rural Communities Act 2006
- Wildlife and Countryside Act 1981
- National Planning Policy Framework 2019

# Key Messages of Legislation re Bats

- Bats and roosts are protected, even if bats absent
- It is illegal to disturb, injure or kill a bat
- The presence of bats is a material consideration in the determination of planning applications
- LPAs are competent bodies, and must engage with the Habitats Regulations

# The Three Tests

- The activity to be licensed must be for imperative reasons of overriding public interest or for public health and safety;
- There must be no satisfactory alternative; and
- Favourable conservation status of the species must be maintained

# Guidance

- BCT Survey Guidelines
- Natural England Standing Advice
- Government circular ref 06/2005
- British Standard BS 42020
- <https://www.biodiversityinplanning.org/wildlife-assessment-check/>
- Surrey Wildlife Trust planning office

# Problems

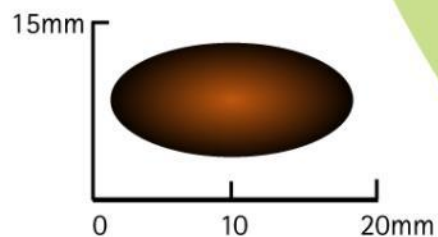
- Inconsistency of policy application between LPAs
- Variable quality of ecological reports
- Inconsistent interpretation of reports by LPAs

# British Bats

- 18 resident breeding species, all but one in the SE
- Much to learn about their ecology and requirements
- Crevice dwellers and open space roosting bats
- Plenty of exceptions – all have been found to use buildings in some circumstances
- Different types of roost

## Places that bats may use in buildings

- 1 Barge board
- 2 Roofing felt
- 3 Roof joists
- 4 Ridge tiles
- 5 Soffit
- 6 Attic
- 7 Lead flashing
- 8 Dormer window
- 9 Coping stones
- 10 Gable end
- 11 Valley
- 12 Broken tiles
- 13 Space between downpipe
- 14 Metal elements on balconies
- 15 Sash window
- 16 Loose mortar between bricks
- 17 Quoins
- 18 Wood cladding
- 19 End tiles
- 20 Fascia board
- 21 Eaves
- 22 Guttering
- 23 Window sill
- 24 Porch
- 25 Hanging tiles
- 26 Cellar



A pipistrelle can use a hole  
this size to enter a building







