

Bat Conservation Trust

Example Trigger List

The Planning System



Trigger List (Criteria and Thresholds) for when a Protected Species Survey and Report is Required with the Application

From experience gathered nationwide by experts over many years, it is known that some types of development are more likely to affect bats than others. This is particularly the case when these activities occur in what are known to be sensitive locations where there is a reasonable level of likelihood that bats are using the site. These include:

- (1) **Conversion, modification, demolition or removal of buildings** - if they are:
- agricultural buildings (e.g. farmhouses, barns and outbuildings) of traditional brick or stone construction and/or with exposed wooden beams;
 - buildings with weather boarding and/or hanging tiles that are within 200m of woodland and/or water;
 - pre-1960 detached buildings and structures within 200m of woodland and/or water;
 - pre-1914 buildings within 400m of woodland and/or water;
 - pre-1914 buildings with gable ends or slate roofs, regardless of location;
 - any building located within, or immediately adjacent to woodland &/ or immediately adjacent to water

Note: The above criteria also apply to hotels, schools, hospitals, churches, commercial premises and derelict buildings.

Surveys are not required for Dutch barns, or livestock buildings with a single skin roof and board-and-gap or Yorkshire boarding. (Preliminary assessment may be required depending on location - refer to LPA guidance)

- (2) **Development affecting built structures:**
- tunnels, mines, kilns, ice-houses, adits, military fortifications, air raid shelters, cellars and similar underground ducts and structures; unused industrial chimneys that are unlined and brick/stone construction
 - bridge structures, aqueducts and viaducts (especially over water and wet ground).

- (3) **Floodlighting of:**
- churches and listed buildings, green space (e.g. sports pitches) within 50m of woodland, water, field hedgerows or lines of trees with connectivity to woodland or water
 - any building meeting the criteria listed in (1) above

- (4) **Felling, removal or lopping of:**
- woodland
 - field hedgerows and/or lines of trees with connectivity to woodland or water bodies
 - old and veteran trees that are older than 100 years;
 - mature trees with obvious holes, cracks or cavities or ivy covered (and also large dead trees).

- (5) **Proposals affecting water bodies:**
- In or within 200m of rivers, streams, canals, lakes, reedbeds or other aquatic habitats

- (6) **Proposals located in or immediately adjacent to:**
- quarries or gravel pits
 - natural cliff faces and rock outcrops with crevices or caves and swallets.

- (7) **Proposals involving the development of wind turbines**

- (8) **All proposals where protected species are known to be present** This may include proposed development affecting any type of buildings, structures, feature or location.