

A Guide to Bat Surveys

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Why Do I Need A Bat Survey?

Bats and the places where they rest and breed (called roosts) are legally protected. Local planning authorities (LPAs) are legally obliged to consider whether a proposed development will impact bats. This means that you may need to commission a bat survey so that the LPA can assess your application. The LPA is likely to refuse your planning application without this survey information.

Many LPAs have their own specific trigger lists for when bat surveys are required. If you're not sure whether you need a bat survey either check with your LPA or contact us. We have also provided the Bat Conservation Trusts trigger list for bat surveys on our resources page (www.smartecology.co.uk/resources).

Preliminary Bat Roost Assessment

This involves a detailed external and internal survey of a building during the daytime to look for bats and assess whether the building has suitability for roosting bats. This survey can be done at any time of year.

Any signs of bats?

NO

YES

Although no bats or signs of bats were found, does the building have suitability for roosting bats? (e.g. crevices)

Your ecologists preliminary bat roost assessment report will detail this.

NO

YES

Can the development be designed to avoid impacts on bats?

Your ecologist can provide advice on suitable mitigation.

NO

YES

Emergence/re-entry surveys are needed between May and September.

This involves looking for bats leaving or entering the building at dawn or dusk. We will carry out 1, 2 or 3 of these surveys depending on how suitable the building is for bats.

Are bats seen?

NO

YES

Further **roost characterisation surveys*** may be needed between May and September.

Our survey report, along with details of mitigation measures, will enable you to get planning permission.

After you have been granted planning permission we can apply to Natural England on your behalf for a licence to carry out your proposed works.

YES

NO

Can the development be designed to avoid impacts on bats?

Your ecologist can provide advice on suitable mitigation.

Roost characterisation surveys* will be needed between May and September.

Our survey report, along with details of mitigation measures, will enable you to get planning permission.

After you have been granted planning permission we can apply to Natural England on your behalf for a licence to carry out your proposed works.

We conclude that bats are likely to be absent. Our survey report will enable you to get planning permission.

No further surveys needed. Our survey report containing details of avoidance measures will enable you to get planning permission.

*Roost characterisation surveys may include emergence/re-entry surveys, static detector surveys and DNA analysis of droppings. We will always design these surveys to be as cost effective as possible whilst providing sufficient information to satisfy the LPA.