

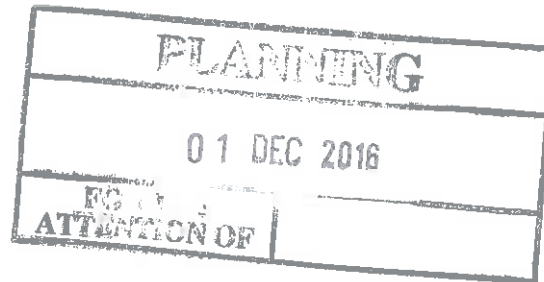


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John Wharton  
Craven House  
Brook View  
Carleton  
Skipton  
BD23 3EX

20 September 2016

1738  
Dear John



Job ref: B

Re: Scoping survey (European Protected Species): Deepdale, Skipton Road, Gisburn, Clitheroe, BB7 4HP.

You have requested a protected species survey on behalf of your client Blackburn Holden as a condition of a planning application to Ribble Valley Borough Council for demolition / building works at the above property.

The Local Planning Authority has a duty to take account of the impact of a development on protected species in accordance with current planning policy (National Planning Policy Framework). RVBC requires an appraisal of the likely impact of the proposed development on all bat species that are present or likely to be present at the site, in addition to any mitigation and enhancement works that may be necessary.

As a consequence of the historical declines in bat populations during the second half of the twentieth century, all bats and their roosts are protected by UK law. The depletion of natural habitats throughout the UK means that some bat species are now more than ever dependent on houses and other buildings as roosting sites. It is this dependence that makes them vulnerable to redevelopments that can result in damage or destruction of a bat roost, particularly at maternity and hibernation sites resulting in negative impacts on a local bat population.

Since 2008 bats have been included as one of the UK Biodiversity Indicators which aim to show the response of species to the pressures, changes and threats to our natural and built environment.

### Results and recommendations

The impact of the proposed demolition works on protected species (roosting bats) is likely to be low / moderate. Although there is no signs of roosting / nesting barn owls or wild birds at the property, there is historical evidence of a bat maternity roost within the main roof void of the house; additionally there are also more recent signs of bat activity in the same location.

Since the impact of the proposed demolition works is likely to result in the destruction of a known bat roost, the developer will be required to obtain a European Protected Species Licence (EPSL) under the Habitats Regulations before works are carried out.

Please find the survey report now attached.

Yours sincerely

David Fisher

**PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT**

Property: Deepdale, Skipton Road, Gisburn, Clitheroe, BB7 4HP.

**Survey date: 14/09/16**

**Description and aims**

The aim of the scoping survey is to determine the actual or potential presence of bats and whether further surveys are likely to be required.

This type of survey can be undertaken during daylight hours at any time of year and is not dependent on whether bats or wild birds are active at the time of the inspection.

From the developer's perspective, the primary objective of a survey of protected species is to ensure that a development can proceed lawfully without breaching the Habitats Regulations.

*The overall aim of surveying at a proposed development site is to collect robust data to allow an assessment of the potential impacts the proposed development will have on the bat populations present on and around the site. . . The data allow the developer to decide whether to proceed with the proposal as it stands, or whether to modify it. Proposals for appropriate mitigation, compensation and enhancement should be based on the survey data and impacts.\**

\*page 17 - Bat Surveys, Good Practice Guidelines, 2<sup>nd</sup> Edition, BCT, (2012)

**Survey methodology (daylight scoping survey)**

Non-invasive survey methods were used to assess the use of the property by protected species.

The survey methodology is designed to determine the likely presence of bats within the property and does not necessarily prove absence.

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2<sup>nd</sup> Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3<sup>rd</sup> Edition 2004*).

The search was made using a high-powered lamp (*Clu-lite CB2 - 1,000,000 candle power*), close-focussing binoculars (*Leica Trinovid 10 x 32 BN*) and digital camera (*Sony Cyber-shot HX300*) were used to view all likely areas of the building for the presence of bats - ie. droppings and urine spots, bat corpses, bat fly larvae, roost staining or evidence of feeding remains such as discarded moth and butterfly wings or other insects fragments typically found in a perching and feeding area.

**Survey methodology (dusk emergence survey)**

Bat activity at the site was assessed using a Petterson D230 ultrasound bat detector with stereo headphones. Additional ultrasound recordings were made using an Anabat SD2 device (Frequency Division) with an attached Hewlett Packard iPAQ PDA to view spectrograms of bat calls.

The surveyor was located close to the west elevation of the house (figure 14) parallel to the main watercourse and with clear views of the house and out-buildings. Additionally, a Sony video recorder with night-vision and infra-red lighting rig was used to record any bat activity on the south side of the house roof (figure 1).

The weather conditions throughout the survey were optimal for this level of survey

## **Key aims of the survey**

- Collect robust data by following good practice guidelines.
- Facilitate the design of mitigation, enhancement and monitoring strategies for bats where appropriate.
- Provide baseline information with which the results of post-development monitoring can be compared.
- Provide clear information to enable the LPA and licensing authority to reach a robust decision.
- Assist clients in meeting their statutory obligations.
- Facilitate the conservation of bat populations.

## **Key objectives of the survey**

- observe, assess and record suitable roosting, feeding, foraging and commuting habitat for bats (and other protected species) both on site and in the surrounding area.
- determine the actual or potential presence of bats (and other protected species) and establish whether further survey effort is likely to be required at the property.
- determine appropriate mitigation and compensation measures that may be required.

Defining aims and objectives, p15 BCT Bat Surveys - Good Practice Guidelines, (3<sup>rd</sup> edition 2016)

## **Timing of survey / weather conditions**

The two-part survey was undertaken on Wednesday 14 September 2016 between 18.00 and 21.00.

A daylight scoping of the buildings was undertaken between 18.00 and 19.15. Sunset was 19.25. The dusk emergence survey began at 19.15 and continued for 90 minutes after sunset ending at approximately 21.00.

The weather at the time of the emergence survey was warm, dry and bright (max. temp: 19.0°C, min. temp. 16.0°C; cloud cover: 10%; wind: very light south-easterly, rain: nil) providing optimal survey conditions.

## **Personnel**

The inspection was carried out by David Fisher (EED Surveys) - an ecological consultant with more than 25 years of experience in field survey work and development issues relating to protected species. The surveyor has held a licence since 1989 and is a volunteer bat worker with Natural England (via the BCT), a participating member of several UK bat groups and founder member of the Bowland Kilns and Caves Research Group.

Natural England Class Licence Registration Number: 2015 – 17599-CLS-CLS) CL15 (Bat Roost Visitor)

Natural England Class Licence Registration Number: 2015 – 12106-CLS-CLS) CL18 (Bat Survey)

## **Survey limitations**

Crevice-roosting bat species are able to roost within very narrow gaps, frequently less than 25mm wide; solitary roosting bats are sometimes overlooked during daylight inspections, particularly in situations where bats have gained access within cavity walls and roof materials or behind wall claddings, fascias and soffits.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; apparent absence of evidence is therefore evaluated with caution.

National Biodiversity Network (NBN) and other data sources, whilst indicative of the bat species likely to occur within a 10km-grid square, do not confirm presence or absence of a species or habitat.

## Pre-survey data search

The aim of the pre-survey data search (also called a desk study or scoping study) is to collate background information around the proposed development site on bat activity, roosts and significant landscape features that may be used by bats. The key sources of information used in this report are:

- (1) European Protected Species (EPS) - ie. species records of local, regional or national significance.
- (2) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera).
- (3) Local bat records: (i) East Lancashire Bat Group (ELBG) (ii) EED Surveys (iii) other ecological consultants.
- (4) Interactive maps: *Natureonthemap* (Natural England) and *Magic.gov.uk*.

## Pre-existing information

A local data search has found no records of roosting bats at this property or within neighbouring dwellings.

There are no records of previous EPS surveys at this property.

**Location of the property** (NGR: SD 836 494: 10km grid square SD84; elevation: approximately 130 metres).

The property is situated in the Ribble Valley approximately 1km north-east of Gisburn and is outwith the boundary of the Bowland AONB. The location is rural in character and the site surrounded by open countryside with extensive agricultural land and grazing nearby. The location of the property is 0.4km north of the A59 and there are no neighbouring buildings; the nearest property is Crow Park some 400 metres to the north-east of Deepdale.

Deep Dale is a small, deeply-wooded clough connecting to Stock Beck, itself a well-wooded tributary of the River Ribble (figures 1 and 2). The local water courses provide extensive areas of semi-natural broadleaved woodland in the district, parts of which are designated as Biological Heritage Sites (BHS). The surrounding landscape is typically low hills formed by glacial boulder clays and alluvial deposits intersected by small stream courses.

A local data search has shown there are no designated nature conservation sites immediately adjacent to this property ie. Special areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).



Figure 1: location of property approx. 1km NE of Gisburn and 0.4km north of the A59.



Figure 2: location of property at Deepdale at NGR: SD 836 494

### **Description of the property**

The property at Deepdale comprises several buildings as follows:

- (1) The main house (figures 3 and 4\*); this is a two storey stone-built house (built 19C) with mostly solid rubble infill walls and a duo-pitched stone slate roof. The roof has a traditional rafter-with-purlin construction and is clad with back-pointed stone slates and battens (figures 12 and 13). There are two enclosed roof voids. The house has an attached single storey lean-to rear conservatory / utility area with mono-pitched tile roof. It is understood the house has not been occupied for about three years.
- (2) A bungalow / chalet-style building to the side / rear of the house; this structure has a timber-frame construction, stud-work external / internal walls (cement fibre / asbestos panels) and a hipped tiled roof (figs 5 & 6). The roof is dilapidated and there is extensive ingress of rainwater to the building (figure 7); the bungalow has been un-occupied for many years and is unlikely to be attractive to roosting bats.
- (3) The old stables / out-buildings – these buildings comprise several connecting sheds; the buildings have a brick plinth with timbered upper walls, glazed windows and timber doors and duo-pitched roofs. The roofs have a rafter-with-purlin construction and are lined with PVC membrane (figure 11) and clad with profiled box alloy panels. These sheds are largely single storey buildings and include a small two storey workshop at the lower (west) end; this building has a small under-croft used for storage of firewood.
- (4) An open portal shed (figure 8) with an adjacent garage / workshop (figure 9) is located on lower ground; the open-fronted shed has a timber frame and cement fibre panelled roof; the area used only for general storage. The adjacent garage has a rendered brick construction with steel-framed duo-pitched roof clad with corrugated cement fibre roof panels. The roof is lined with PVC membrane (figure 10). This building is well-sealed and used as a workshop; the building is unsuitable for roosting bats / nesting wild birds.

\*All images are shown in Annex 2.

### **Proposed works**

Demolition of the buildings prior to construction of a new dwelling.

### Survey results (daylight scoping survey)

There are no clear signs of roosting bats or nesting wild birds in the out-buildings / garage workshops or within the small bungalow / chalet building. A small number of discarded insect prey were found in upper floor of the workshop above the log store - approximately 6 peacock butterfly wings and 6 small tortoiseshell wings were found scattered on the floor of this building.

There is evidence of roosting / resting bats in the main roof void of the house. There is a accumulation of bat faeces between the ceiling rafters (as located by red arrow figure 13). The droppings are generally old and well-decomposed; the large quantity of droppings indicating the presence of a bat maternity roost in previous seasons. There is currently no evidence of any maternity bat roost at the site.

There are a number of relatively fresh bat droppings scattered throughout the same roof void; these are mostly confined to an area below the ridge board; the number of droppings is consistent with occasional roosting activity by solitary bats or low numbers of bats (1 to 5 bats) and does not indicate any significant bat roost or maternity site. The roof void has at least one obvious access gap beneath a 'slipped' roof slate (as located in figure 1 – red arrow), although there are several other possible access beneath raised stone slates.

Externally there are no signs of access by roosting bats. Anecdotal evidence of bat activity suggests the historical presence of a pipistrelle maternity colony in the house roof with access points beneath lead flashings on either side of the chimney (as located in figures 14 and 15 – yellow arrows).

### Survey results (dusk emergence)

Two bat species were recorded feeding and foraging over the site; soprano pipistrelles were active along the woodland edge and within the boundary of the property in addition to a myotis species recorded on several occasions calling and foraging across the property. Significantly, no bats emerged from the house or from any of the out-buildings. The survey began at 19.15 and ended at 21.00 (Sunset was at 19.25).

Time	Species	No.	Notes
19.30	Soprano pipistrelle	2	Commuting flight across property from E to W
19.34	Soprano pipistrelle	1	Commuting flight across property from E to W
19.50	Soprano pipistrelle	1	Foraging and feeding around house / calling male
19.55	Soprano pipistrelle	1	Lekking male calling persistently along drive to W of house
20.05	Myotis species	1	Echolocation along woodland edge over water channel
20.12	Myotis species	1	Echolocation along woodland edge over water channel
20.22	Myotis species	1	Echolocation close to house along drive
20.30	Soprano pipistrelle	1	Lekking male
20.34	Soprano pipistrelle	1	Lekking male
20.39	Soprano pipistrelle	1	Lekking male
20.46	Soprano pipistrelle	2	Lekking male + foraging / social calling
20.52	Soprano pipistrelle	1	Lekking male + foraging / social calling
20.55	Soprano pipistrelle	1	Lekking male + foraging / social calling

## Evaluation of results

There is clear historical evidence of a bat maternity roost in the main roof void of the house; the age of the droppings within the void suggest a relatively large roost of pipistrelle bats, possibly well in excess of 100 bats. A large (old) wasp nest is also present inside the roof void below the chimney stack. However, there is currently no evidence of any maternity colony and this is also confirmed by the dusk emergence survey.

The emergence points are shown in figures 14 and 15; the signs are typically those of a summer maternity roost of a pipistrelle species; the adjacent watercourse and woodland also provides optimal feeding and foraging opportunities for breeding bats.

Additionally, there is evidence of more recent access by low numbers of bats using the roof void to night / day roost. No bats were seen during the roof inspection; a number of fresh bat droppings were noted on the floor of the void directly below the ridge board. Whilst the smaller quantity of fresh droppings does not indicate the presence of a maternity roost, there are signs of roost activity / perching by solitary bats or a small number of bats in recent months.

Although the bat species cannot be confirmed from visual evidence alone, the species is unlikely to be pipistrelle; droppings and other roosting signs suggest the presence of either long-eared bat or a myotis species. DNA testing of the droppings has not been undertaken to date.

There is no clear evidence of bat roost activity in any of the other buildings although an inspection of the first floor workshop above the wood store found several discarded insect prey on the floor of the building; the presence of discarded insect prey is likely to indicate occasional perching and feeding by solitary long-eared bats or a species of myotis bat, both species are commonly found in out-buildings close to woodland habitat.

The dusk survey found no evidence of roost emergence, swarming or entry into the buildings.

## Scale of impact

The scale of impact of the proposed building works / demolition on roosting bats is likely to be **low / moderate**.\*

The house has moderate to high roost potential and the location is close to high value / optimal feeding and foraging habitat for several bat species including: common pipistrelle, soprano pipistrelle, natterers bat, whiskered bat, brandt's bat and common long-eared bat.

Demolition of the house is likely to result in low / moderate impact on low numbers of bats using the void to rest by day / night. Additionally there is clear historical evidence of a pipistrelle maternity colony in the previous years.

The conservation significance of the property is currently low to moderate\* (Bat Mitigation Guidelines page 39).

**\*Minimal:** it is highly unlikely any bat species have been active within any part of these structures.

**\*Low risk:** there is only low risk of disturbance to solitary bats or small numbers of common and widespread bat species.

**Low / moderate risk:** caution required; activity of common / rarer species is possible, including the presence of occasional / regular night perching and feeding activity or the presence of small numbers of rarer species (but not a maternity or hibernation site).

**Moderate risk:** caution required; there is moderate risk of disturbance to common bat species; activity may include the presence of regular / significant feeding perches and signs of feeding, a regularly used day / night roost or a maternity site of a common and widespread species or the likely presence of low numbers of rarer species ('rarer' as defined within the local context).

**Moderate / high risk:** considerable caution is required; this category may include a maternity site of rarer species.

**High risk:** considerable / extreme caution is required; there is a significant risk of causing disturbance to roosting bats at this site including large numbers of common species, a maternity site of locally rare or rarest UK species or a significant hibernation site for rare or rarest species; this is likely to be a site meeting the SSSI guidelines.

**Potential of the buildings to support bats and wild birds**

The two storey house has moderate potential for supporting roosting bats within the main roof void (Table 2).

All remaining buildings have low potential for supporting protected species.

<b>Potential of the buildings to support perching / roosting bats and nesting wild birds</b>				
	<b>Bats</b>	<b>Barn owls</b>	<b>Barn swallows</b>	<b>Other nesting birds</b>
<b>Main house</b>	day / night roosting / hibernation by low numbers of bats			
<b>Bungalow / chalet</b>	No evidence found		No evidence found	No evidence found
<b>Stables / out-buildings including workshops</b>	Solitary / occasional perching / feeding bats by night only			

No potential	Low potential	Moderate potential	High potential
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Table 2: Potential of the buildings to support protected species.

**Impact assessment and recommendations**

The proposed demolition of the house and out-buildings at this property is likely to cause low / moderate disturbance to roosting / resting bats.

Demolition of the house will result in the destruction of a known bat roost\*.

(\*A bat roost can be generally defined as any place where one or more bats rest, perch, groom, feed or forage, give birth, mate or hibernate. Bats do not have to be present at the roost at the time of the survey).

**A European Protected Species Licence (EPSL) is required for the proposed demolition of the house.**

An EPS licence is issued under the Habitats Regulations only after 3 tests have been satisfied in relation to the proposed action, as follows:

The proposed action must be for the purpose of preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; and for preventing serious damage to property;

There is no satisfactory alternative to the proposed action and

The action authorised will not be detrimental to the maintenance of the species concerned at a 'favourable conservation status' in their natural range.

An EPS licence (EPSL) requires that adequate baseline survey information of sufficient quantity and quality is gathered to satisfy the licensing authority.

The licence requires a **METHOD STATEMENT** to determine the impact of the application on the 'favourable conservation status' (FCS) of the species. The method statement will include details of the mitigation

measures that are necessary to remove or reduce the damage of the scheme in addition to compensation measures designed to offset the damage caused by the development.

## ANNEX 1

### SUMMARY OF ADVICE

Action	Summary
1. Licence requirement (EPSL)	<b>REQUIRED (relating specifically to the demolition of the house)</b>
2. Detailed method statement	<b>REQUIRED (part of the licence)</b>
3. Mitigation measures	<b>REQUIRED (part of the licence)</b>  Disturbance can often be reduced by appropriate timing of the demolition works to avoid the periods when bats are at greatest risk of disturbance, injury or death.
4. Compensation measures	<b>REQUIRED (part of the licence)</b>  This may include provision of a replacement roost on site; current guidance advises that bats should not be left without a roost and must be given time to find a replacement.  Roost creation, restoration or enhancement works may be provided as replacements for roost to be damaged or destroyed.
5. Legal responsibility	The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
6. Further survey work	<b>LIKELY TO BE REQUIRED (as part of the licence)</b>  Further survey effort may be required to establish which species is present at the site; eg. additional dusk /dawn surveys / DNA testing of bat droppings / use of static detectors.

**ANNEX 2**

Images - Deepdale: 14/09/16



Figure 3:



Figure 4:



Figure 5:



Figure 6:



Figure 7:



Figure 8:



Figure 9:



Figure 10:

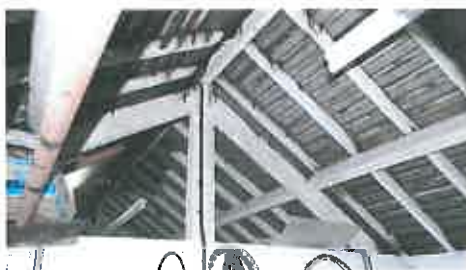


Figure 11:



Figure 12:



Figure 13:



Figure 14:



Figure 15:

## ANNEX 3

### Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent<sup>1</sup>.

*"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision."*<sup>2</sup>

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

<sup>1</sup> Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

<sup>2</sup> Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

### Protected species (Bats) and the planning process

Our built environment has the potential to have major negative impacts on biodiversity. However, if done sensitively, the development and refurbishment of buildings can, in fact, increase the ecological value of the site.\*

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully<sup>1</sup>.

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats "covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".<sup>2</sup>

\* Designing for Biodiversity, RIBA (second Edition - 2013) <sup>1</sup> Bat Surveys, Good Practice Guidelines, BCT (2007). <sup>2</sup>Tony Mitchell-Jones, (BMG, 2004)

## **Other references:**

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5<sup>th</sup> Floor, Quadrant house, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. [www.defra.gov.uk](http://www.defra.gov.uk)

Natural England - Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside offices are located at:

Crewe: Natural England, Electra Way, Crewe business park, Crewe, Cheshire, CW1 6GJ 0300 060 2922

Kendal: Natural England, Juniper House, Murley Moss, Oxenholme Rd, Kendal, Cumbria, LA9 7RL 0300 060 2122

Manchester: Natural England, 3<sup>rd</sup> Floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT 0300 060 1062

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## **ANNEX 4**

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