



RIBBLE VALLEY
BOROUGH COUNCIL

27 MAY 2011
ATTENTION OF

For office use only
Application No: 320110413 P
Date received
Fee paid £ 150.00 Receipt No:

Council Offices, Church Walk, Clitheroe, Lancashire. BB7 2RA Tel: 01200 425111 www.ribblevalley.gov.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

You can complete and submit this form electronically via the Planning Portal by visiting www.planningportal.gov.uk/apply

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Please complete using block capitals and black ink

It is important that you read the accompanying guidance notes as incorrect completion will delay the processing of your application.

1. Applicant Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

2. Agent Name and Address

Title: First name:
Last name:
Company (optional):
Unit: House number: House suffix:
House name:
Address 1:
Address 2:
Address 3:
Town:
County:
Country:
Postcode:

3. Description of Proposed Works

Please describe the proposed works:

PARTIAL DEMOLITION AND ERECTION OF TWO STOREY EXTENSION

3. Description of Proposed Works (continued)

Has the work already started? ☐ Yes ☒ No

If Yes, please state when the work was started (DD/MM/YYYY):

(date must be pre-application submission)

Has the work already been completed? ☐ Yes ☒ No

If Yes, please state when the work was completed (DD/MM/YYYY):

(date must be pre-application submission)

4. Site Address Details

Please provide the full postal address of the application site.

Unit: House number: House suffix:

House name:

Address 1:

Address 2:

Address 3:

Town:

County:

Postcode (optional):

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? ☐ Yes ☒ No

Is a new or altered pedestrian access proposed to or from the public highway? ☐ Yes ☒ No

Do the proposals require any diversions, extinguishments and/or creation of public rights of way? ☐ Yes ☒ No

If Yes to any questions, please show details on your plans or drawings and state the reference number(s) of the plan(s)/drawing(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? ☐ Yes ☒ No

If Yes, please complete the following information about the advice you were given. (This will help the authority to deal with this application more efficiently)

Please tick if the full contact details are not known, and then complete as much possible: ☐

Officer name:

Reference:

Date (DD MM YYYY):
(must be pre-application submission)

Details of the pre-application advice received:

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development? ☐ Yes ☒ No

If Yes, please mark their position on a scaled plan and state the reference number of any plans or drawings:

Will any trees or hedges need to be removed or pruned in order to carry out your proposal? ☐ Yes ☒ No

If Yes, please show on your plans which trees by giving them numbers e.g. T1, T2 etc, state the reference number of the plan(s)/drawing(s) and indicate the scale.

8. Parking

Will the proposed works affect existing car parking arrangements? ☐ Yes ☒ No

If Yes, please describe:

9. Authority Employee / Member

With respect to the Authority, I am:

(a) a member of staff

(b) an elected member

(c) related to a member of staff

(d) related to an elected member

Do any of these statements apply to you?

☐ Yes ☒ No

If Yes, please provide details of the name, relationship and role

10. Materials

If applicable, please state what materials are to be used externally. Include type, colour and name for each material:

	Existing (where applicable)	Proposed	Not applicable	Don't Know
Walls	STONE	STONE	☐	☐
Roof	SLATE	SLATE	☐	☐
Windows	TIMBER FRAMES SOME UPVC	TIMBER	☐	☐
Doors	TIMBER	TIMBER	☐	☐
Boundary treatments (e.g fences, walls)			☐	☐
Vehicle access and hard-standing			☐	☐
Lighting			☐	☐
Others (please specify)			☐	☐

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

☒ Yes

☐ No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

REN/01 Drawing 01
REN/01 Drawing 02
REN/01 Drawing 03

11. Ownership Certificates

One Certificate A, B, C, or D, must be completed, together with the Agricultural Holdings Certificate with this application form
CERTIFICATE OF OWNERSHIP - CERTIFICATE A

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which the application relates

Signed - Applicant:

Or signed - Agent: ☒

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE B

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that I have/ the applicant has given the requisite notice to everyone else (as listed below) who, on the day 21 days before the date of this application, was the owner (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of any part of the land or building to which this application relates.

Name of Owner	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

CERTIFICATE OF OWNERSHIP - CERTIFICATE C

Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12

I certify/ The applicant certifies that:

- Neither Certificate A or B can be issued for this application
- All reasonable steps have been taken to find out the names and addresses of the other owners (owner is a person with a freehold interest or leasehold interest with at least 7 years left to run) of the land or building, or of a part of it, but I have/ the applicant has been unable to do so

The steps taken were:

Name of Owner	Address	Date Notice Served

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

On the following date (which must not be earlier than 21 days before the date of the application):

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

11. Ownership Certificates (continued)**CERTIFICATE OF OWNERSHIP - CERTIFICATE D****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

I certify/ The applicant certifies that:

- Certificate A cannot be issued for this application
- All reasonable steps have been taken to find out the names and addresses of everyone else who, on the day 21 days before the date of this application, was the owner (*owner is a person with a freehold interest or leasehold interest with at least 7 years left to run*) of any part of the land to which this application relates, but I have/ the applicant has been unable to do so

The steps taken were:

--

Notice of the application has been published in the following newspaper (circulating in the area where the land is situated):

--

On the following date (which must not be earlier than 21 days before the date of the application):

--

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

--

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12. Agricultural Land Declaration**AGRICULTURAL LAND DECLARATION****Town and Country Planning (Development Management Procedure) (England) Order 2010 Certificate under Article 12**

Agricultural Land Declaration - You Must Complete Either A or B

(A) None of the land to which the application relates is, or is part of, an agricultural holding

Signed - Applicant:

Or signed - Agent: *

Date (DD/MM/YYYY):

--

<i>[Signature]</i>

26-5-11

(B) I have/ The applicant has given the requisite notice to every person other than myself/ the applicant who, on the day 21 days before the date of this application, was a tenant of an agricultural holding on all or part of the land to which this application relates, as listed below:

Name of Tenant	Address	Date Notice Served

Signed - Applicant:

Or signed - Agent:

Date (DD/MM/YYYY):

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13. Planning Application Requirements - Checklist

Please read the following checklist to make sure you have sent all the information in support of your proposal. Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the Local Planning Authority has been submitted.

The original and 3 copies of a completed and dated application form: ☐The original and 3 copies of a design and access statement if proposed works fall within a conservation area or World Heritage Site, or relate to a Listed Building: ☐The correct fee: £150.00 ☐The original and 3 copies of a plan which identifies the land to which the application relates drawn to an identified scale and showing the direction of North: ☐The original and 3 copies of the completed, dated Ownership Certificate (A, B, C or D - as applicable): ☐The original and 3 copies of other plans and drawings or information necessary to describe the subject of the application: ☐The original and 3 copies of the completed, dated Article 12 Certificate (Agricultural Holdings): ☐

14. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information.

Signed - Applicant:

Or signed - Agent: *X*

Date (DD/MM/YYYY):

Kerefu

26/05/11

(date cannot be pre-application)

15. Applicant Contact Details

Telephone numbers

Country code: National number: Extension number:

Country code: Mobile number (optional):

Country code: Fax number (optional):

Email address (optional):

16. Agent Contact Details

Telephone numbers

Country code: National number: Extension number:

01282 834 834

Country code: Mobile number (optional):

Country code: Fax number (optional):

01282 451666

Email address (optional):

planning@reedley.co.uk

17. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land? ☐ Yes ☒ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

☒ Agent

☐ Applicant

☐ Other (if different from the agent/applicant's details)

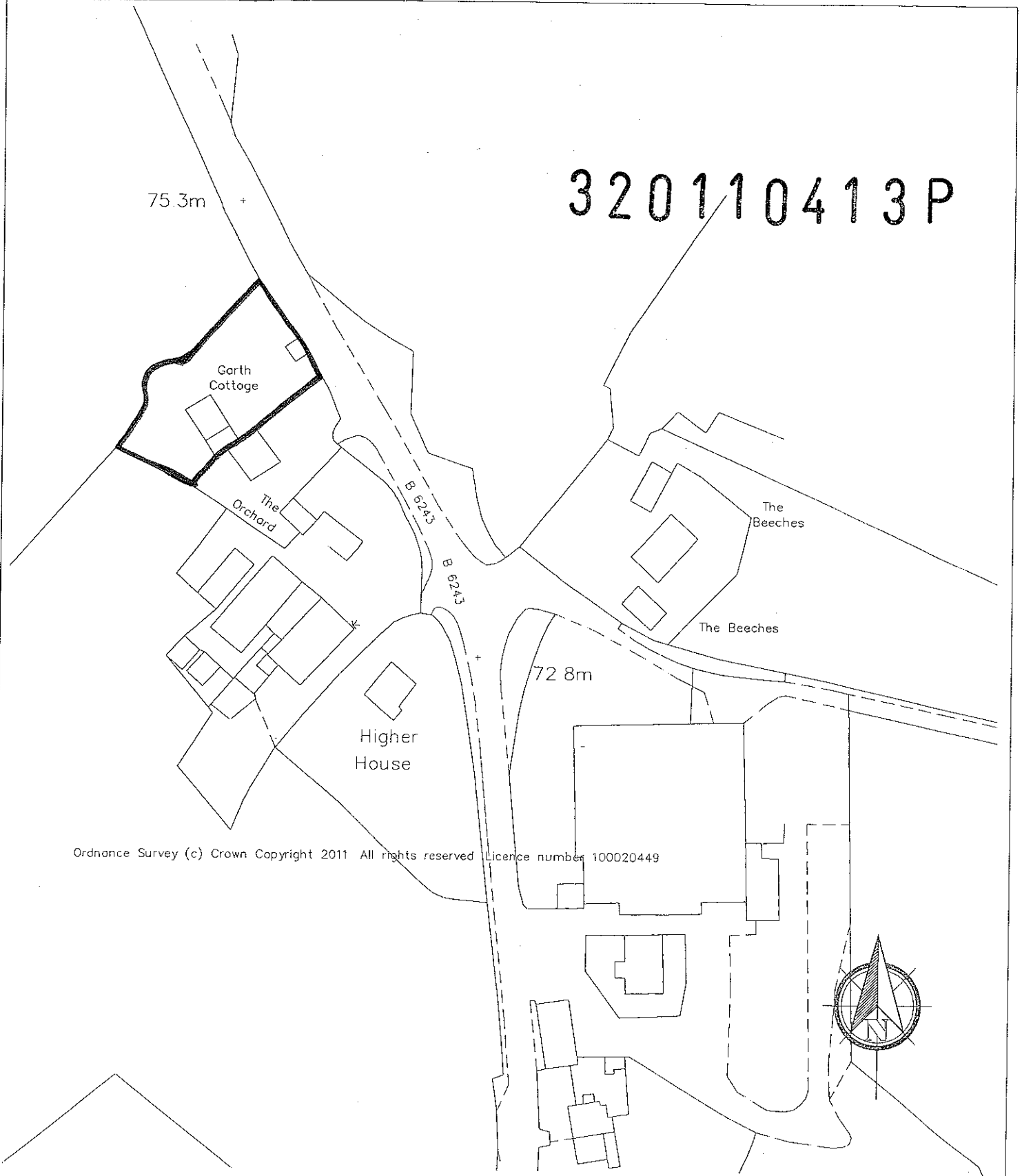
If Other has been selected, please provide:

Contact name:

Telephone number:

Email address:

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Reedley

Chartered Town Planning &
Architectural Consultancy

2 Reedley Business Centre, Redman Road
Reedley Burnley Lancashire BB10 2TY

Tel: 01282 834834 Fax: 01282 451666
eMail: planning@reedley.co.uk

Title: Proposed Development
Garth Cottage
Clitheroe Road
Milton
Clitheroe

Client: Mrs Renwick

SITE LOCATION PLAN

Project No: REN/01 Dwg 03

Scale: 1:1250

Date: 05.11

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earthworks environmental design

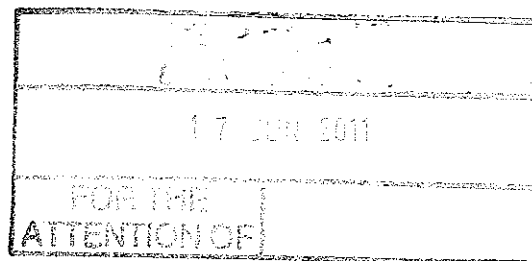
9 Poorsland Barn, Slaidburn, Clitheroe Lancashire. BB7 3AE
01200 446859 M: 07709 225783 earthworksuk@yahoo.co.uk

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Mrs Renwick

Garth Cottage
Clitheroe Road
Mitton
Clitheroe
Lancashire

10 June 2011



Ref: B966

Dear Mrs Renwick

Protected Species Survey (Bats) at: Garth Cottage, Clitheroe Road, Mitton, Clitheroe.

Introduction

You have requested a protected species survey at your property (via Reedley Town Planning), as a condition of a planning application to Ribble Valley Borough Council for building alterations. It is understood the proposed development includes an extension that will require modifications to the roof and roof void; additionally the existing two storey extension that adjoins the neighbouring property will be demolished.

The existing property is shown in figures 1 to 9 of this report

The local authority requires an appraisal of the impact of the development on all protected species in accordance with PPS9. Additionally mitigation procedures are required to protect bats and their roosts and to ensure there are '*no adverse effects on the favourable conservation status of a bat population*'.

A scoping survey and daylight inspection was undertaken on Wednesday 8 June 2011 between 09.30 and 10.30. The weather at the time of the inspection was mild, dry and largely overcast (max temperature: 15.5°C; cloud cover: 85%; wind: light south-westerly) providing satisfactory conditions for a daylight scoping survey.

The inspection has found limited evidence of bat activity within one section of the roof void; therefore timing constraints are required when undertaking demolition and / or re-roofing operations (see mitigation measures) to significantly reduce the impact of the works on protected species.

Survey methodology

The protected species survey (bats) provides a daylight assessment of the property.

The aim of a bat inspection is to make an assessment of the potential value of the site for European Protected Species (EPS) and to establish whether bats have ever been active within any part of the property that will be affected by the building operations.

A desk study including data trawl was undertaken to identify records of bat activity within 1 km of the property.

The survey methodology follows the recommended monitoring guidelines published by the Bat Conservation Trust (*BCT – Bat Surveys, Good Practice Guidelines, 2007*), Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, 2004*).

Non-intrusive survey methods were used to assess the use of the property by bats. The search was made using a high-powered lamp (Clu-lite 1,000,000 candle power), close-focussing binoculars (Leica Trinovid), a digital camera (Kodak MD41) and 900mm endoscope (ProVision 300) to view all likely areas of the building for the presence of bats, ie droppings and urine and grease staining, feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a feeding and resting area.

The survey was carried out by David Fisher (Earthworks Environmental Design) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1990; current NE licence No: 20103384, (Conservation, Science and Education)

Constraints

The survey protocol requires that 'non-intrusive' survey techniques are used to determine bat activity (Ref: *Bat Surveys*, BCT, 2007, p23).

Activity loggers and / or ultrasonic bat detectors were not employed during the daylight scoping survey

Evening emergence and / or dawn re-entry surveys at the property have not been undertaken.

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

National Biodiversity Network (NBN Gateway) database records do not confirm presence or absence of a species or habitat

Absence of records does not imply that a particular bat species is not present within the recording area.

Data search

A local data search was carried out to identify records of bat activity within 1km of the site. The following bat species are known to be present within the wider district:

NBN 10km squares SD64 and SD74:

- | | |
|--------------------------------|--|
| • Natterer's bat | (<i>Myotis nattereri</i>) ¹ |
| • Whiskered bat / Brandt's bat | (<i>M. mystacinus</i> / <i>M. brandtii</i>)* |
| • Daubenton's bat | (<i>M. daubentonii</i>)* |
| • Common long-eared bat | (<i>Plecotus auritus</i>)* |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>)* |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>)* |
| • Noctule bat | (<i>Nyctalus noctula</i>) ¹ |
| • Lesser horseshoe bat | (<i>Rhinolophus hipposideros</i>) ¹ |

*National Biodiversity Network (NBN) datasets (terrestrial mammals) recorded SD73 ¹EED dataset

The following websites and datasets were consulted during the preparation of this report:

- 1 National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
- 2 Bat Conservation Trust (BCT)
- 3 North Lancashire Bat Group
- 4 East Lancashire Bat Group
- 5 Lancashire Biodiversity Partnership
- 6 Biological Heritage Sites Partnership (LCC, NE and LWT)
- 7 EED dataset (Lancashire bat records 2000 - 2011)
- 8 Magicmap interactive map
- 9 Natureonthemap (Natural England)
- 10 Multimap
- 11 Google Maps
12. MARIO - Maps and related information online (Lancashire County Council).

There are no records of roosting bats at this particular property or at neighbouring sites. The nearest records of bat roosting and flight activity are at grid reference: SD707409 approximately 900m north of the site at Withgill Lodge (see bat records page 5)

It is understood the property (figure 1) was originally a detached cottage, subsequently, a two storey cottage was added (shown at 'A' in figure 1); it is this that section will be removed during the proposed alterations

There are four roof voids within the property as follows:

Void A – small roof void insulated with vermiculite over the ceiling joists; a rafter with purlin roof construction and unlined slate with batten roof. Although mouse droppings are present, there is no evidence of bat droppings (figure 4)

Void B - also insulated with vermiculite. Some bat droppings are present along the central area below the ridge board. There is a considerable amount of spider webbing over roof timbers and ridge board. The roof is clad in stone slates and under felt is absent (figure 5)

Void C - similar void to voids 'A' and 'B' also with several mouse droppings present but no evidence of bat faeces. Roof clad in stone slates; roofing under felt is absent (figure 6)

Void D - roof void over the garage; modern construction block-work walls, slate roof with bitumen under-felt present. The void is boarded for access and is dry clean and draught-free. No insulation present (fig 7).

Existing property (photographs)

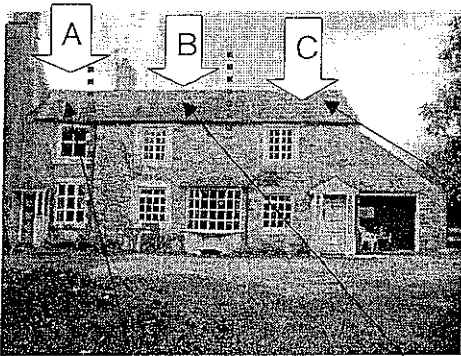


Figure 1:



Figure 2:



Figure 3:



Figure 4: Void A'

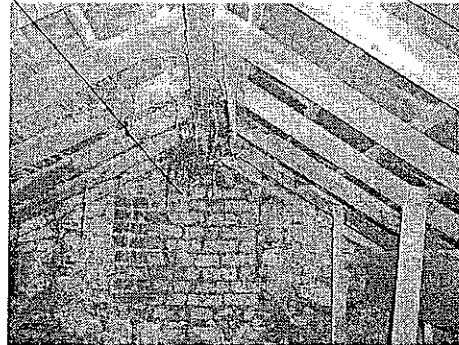


Figure 5: Void B

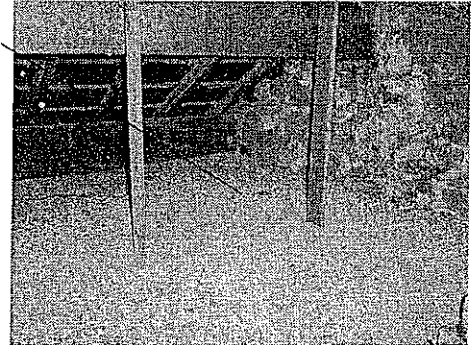


Figure 6: Void 'C



Figure 7: Void D' above the garage

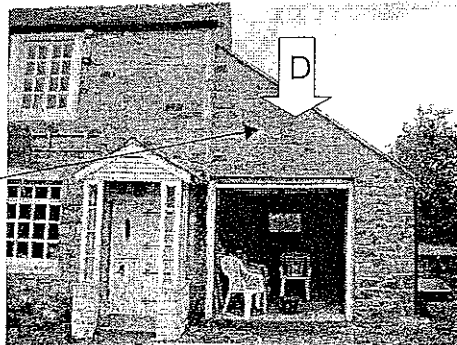


Figure 8:



Figure 9: Lean-to at rear of property

NGR: SD 711400. Elevation: 70m.

The property is 3km SW of Clitheroe and 1.25km north of Great Mitton; the house is surrounded by a large garden bordered with mature hedgerow trees and there is extensive open countryside nearby. Although there is no significant woodland adjacent to the site, there is extensive riparian woodland along the River Hodder 400m west of the site close to Moyser Wood.

The Hodder channel is extensively wooded and provides optimal feeding, foraging and commuting habitat for bats throughout the valley. The property is within a rural location and the site is close to permanent pasture with extensive farmland, small woodland copses and mature hedgerows.

There are no designated nature conservation sites adjacent to the property – ie. 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).

Survey results

There is limited evidence of bat activity at this property: a small number of fresh bat droppings (up to 20) were found within one of the roof voids (Void B). The droppings were relatively fresh indicating activity in recent weeks and months; most of the droppings were located close to, or directly below the ridge board.

The ridge board and rafters were found to be covered in spider webbing with the exception of three small pockets along the ridge; these roosting places are consistent with roosting bats using favoured perches at the intersections of the rafters with the ridge board.

No other evidence of bat activity was found within any part of the building; all other voids are entirely free of bat droppings and other indicative signs that bats have been active. (A note of caution: there are also scattered deposits of mouse droppings throughout all the roof voids; these are occasionally mistaken for bat droppings).

All external features of the building including stonework, roofing materials and fascia soffits were inspected for evidence of bat activity; none was found. Additionally, there is no evidence of bat roosting activity within the garage, garage roof void or lean-to building at the rear of the property.

Evaluation of results

Droppings found within Void 'B' indicate occasional and / or sporadic roosting and perching by a solitary bat, or possibly a low number of individuals (1 – 3 bats) within this void. From the evidence of droppings, the location of the roosting area and the type of void, the most likely species at this site is natterer's bat (*Myotis nattereri*); this species shows a preference for roosting under old slate and tile roofs, often without under felt, particularly in rural buildings about 150 years old.

The distribution of natterer's bat throughout the district appears influenced by proximity to wooded river channels and the River Hodder in particular; there are several known roost locations within this part of the Hodder Valley. Natterer's bat, like all bat species are highly mobile animals and will visit multiple roost locations throughout the year.

Although no bats were present at the time of inspection, solitary roosting bats are occasionally present for an extended period from April until November. Natural England recommends that roofing work should be carried out during Spring (March/April) and Autumn (September/October). (see mitigation guidelines).

The small number of droppings indicates this is not a maternity roost, hibernaculum or regularly used transitory roost / night roost.

There is no evidence of roosting activity within Void 'A' – demolition should avoid the period May to August incl

The scale of impact of the proposed development at site level on local bat populations is low to moderate and therefore requires some mitigation to ensure the risk of disturbance to roosting bats is significantly reduced.

The proposed building alterations are **unlikely to cause significant disturbance to bats** or result in the loss of a bat roost or cause injury or death of a European Protected Species – (Bats) or result in any significant impact on a local bat population.

Careful timing of re-roofing and demolition works will significantly reduce the impact of the development on roosting bats. **Mitigation procedures** (ie. timing constraints) **must be in place to ensure that works are carried when bats are at least risk of disturbance** and most able to find alternative roost sites whilst food is still available.

The conservation significance of the building is low to moderate.

The scale of impact of the development at site level on local bat populations is likely to be low.

Further survey effort at this site is not recommended.

Bat records: Hodder Valley - Mitton area (Source: EED / ELBG)

Species	Site	Grid reference	Date	Status / comments
P. pipistrellus	Withgill Lodge	SD707409	10.05.10	Foraging and feeding activity
Pipistrellus pygmaeus	Withgill Lodge	SD707409	10.05.10	Foraging and feeding activity
Myotis mystacinus	Withgill Lodge	SD707409	10.05.10	Foraging and feeding activity
Myotis nattereri	Withgill Lodge	SD707409	10.05.10	Foraging and roosting at property
Myotis nattereri	Higher Hodder	SD707409	1998/1999	Maternity roost in property
Nyctalus noctula	Withgill Lodge	SD707409	10.05.10	Commuting flight

MITIGATION NOTES:

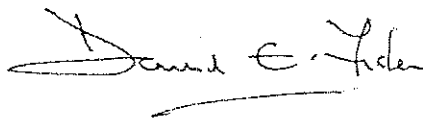
Mitigation refers to the practices adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines define mitigation as "... measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION:	METHOD:
1. Timing constraints	Natural England recommends re-roofing works are carried out in Spring (March / April) and Autumn (September / October) when bats are least vulnerable to disturbance. Re-roofing operations and work within roof voids, including removal of ceilings beneath roof voids should avoid the critical months May, June, July and August when bats are most vulnerable to disturbance.
2. Removal of roofing materials	There is a low to moderate risk of accidentally exposing roosting bats at this property; you should be aware that isolated bats are occasionally found roosting within roof voids or beneath roofing materials at any time of year, although most commonly between May and November particularly in dwellings of this age, design and construction. All site contractors must be made aware that bats are occasionally present.
3. Accidental exposure of bats	In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately. Cover the exposed bats to reduce further risk of harm and seek further advice by calling the Bat Conservation Trust (BCT) helpline on 0845 1300 228. Stop work immediately if bats are exposed or likely to be disturbed. All contractors should be aware of their responsibilities to protected species. If accumulations of droppings are found during the removal of the roofing materials, stop work and seek advice before continuing work in this area.
4. Avoid handling bats	Contractors should avoid handling bats but where there is no alternative, use gloves or a small container to move them to a dark and quiet area, preferably without causing them to fly in daylight.
5. Legal protection	Site contractors and project managers should be fully aware of the legal protection afforded all species of bat in the UK and procedures should be in place to mitigate for the potential impact on bats - see notes on 'Bats and the Law' in this report.
6. Further advice	If you require further advice on bats during the proposed building operations or if you find an injured or resting bat, call BCT immediately; they will normally contact a qualified bat worker in the local area who will visit the site and provide further advice free of charge.
7. Post-development monitoring	None.
8. Additional survey effort	Not required.

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Please note: I do not provide a copy of this report to the local planning authority, therefore it is your responsibility to forward the report to Ribble Valley Borough Council

Yours sincerely



David Fisher

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.*

Protected species (Bats) and the planning process¹

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.

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".

(Mitchell-Jones, 2004)

¹ 2.2.3 - Planning for development, p10 Bat Surveys, Good Practice Guidelines, BCT (2007)