

18 FEB 2013

For office use only

Application No. 3/20/31-391

Date received

Fee paid £ 1722 Receipt No: 17669

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**

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.

1. Applicant Name, Address and Contact Details

Title:		First name:		Surname:	
Company name:	Gisburne Park Estates				
Street address:	C/o Agent			Country Code	National Number
				Telephone number:	Extension Number
				Mobile number:	
Town/City:				Fax number:	
County:				Email address:	
Country:					
Postcode:					
Are you an agent acting on behalf of the applicant? ☒ Yes ☐ No					

2. Agent Name, Address and Contact Details

Title:	Mr	First Name:	Alan	Surname:	Kinder
Company name:	Avalon Town Planning Ltd				
Street address:	2 Reedley Business Centre Redman Road			Country Code	National Number
	Reedley			Telephone number:	Extension Number
				Mobile number:	
Town/City:	Burnley			Fax number:	
County:	Lancashire			Email address:	
Country:	United Kingdom			planning@avalontp.co.uk	
Postcode:	BB10 2TY				

3. Description of Proposed Works

Please describe the proposed works:

Two story side extension and replacement of the flat roof at the rear of the property with a tiled pitched roof.

Has the work already been started
without planning permission?

☐ Yes ☒ No

4. Site Address Details

Full postal address of the site (including full postcode where available)

Description:

House:		Suffix:	
House name:	Ellenthorpe Cottage		
Street address:	Gisburn Road		
Town/City:	Gisburn		
County:	Lancashire		
Postcode:	BB7 4LR		

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	381857
Northing:	449922

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, extinguishment and/or
creation of public rights of way?

☐ Yes ☒ No

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

☐ Yes ☒ No

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

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

☐ Yes ☒ No

8. Parking

Will the proposed works affect existing car parking arrangements?

☐ Yes ☒ No

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

10. 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)

☒ The agent ☐ The applicant ☐ Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Walls - description:

Description of *existing* materials and finishes:

Natural Stone

Description of *proposed* materials and finishes:

To match existing

Roof - description:

Description of *existing* materials and finishes:

Stone tiled roof

Description of *proposed* materials and finishes:

To match existing

11. (Materials continued)

Windows - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

To match existing

Doors - description:

Description of *existing* materials and finishes:

Timber

Description of *proposed* materials and finishes:

To match existing

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:

HIN/21 Dwg01

HIN/21 Dwg02

HIN/21 Dwg03

320130391P

12. Certificates (Certificate A)

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.

Title: First name: Surname:
Person role: Declaration date: ☒ Declaration made

12. Certificates (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. ☒

(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: ☐

If any part of the land is an agricultural holding, of which the applicant is the sole tenant, the applicant should complete part (B) of the form by writing 'sole tenant - not applicable' in the first column of the table below

Title: First Name: Surname:
Person role: Declaration date: ☒ Declaration Made

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☒ Date

earthworks environmental design

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

FAO: Val Kendall

Avalon Town Planning
2 Reedley Business Centre
Redman Road
Burnley
Lancashire
BB10 2TY

320130391P

10 April 2013

Job ref: B 1270

Dear Val

Re: Daylight scoping survey (bats and owls): Properties at Ellenthorpe, Gisburn Road, Gisburn, Clitheroe,

Introduction

You have requested a protected species survey on behalf of your client Mr Guy Hindley, as a condition of a planning application to Ribbles Valley Borough Council for the proposed conversion of four separate buildings within the property at Ellenthorpe, Mill Lane, Gisburn. The buildings covered by this survey are:

- (1) Ellenthorpe Farmhouse
- (2) Stone cottage (adjacent to the farmhouse)
- (3) Stable building
- (4) Former kennels

The Local Planning Authority must take account of the impact of a development on protected species in accordance with PPS9. The local planning authority also 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 property, in addition to any mitigation, compensation or enhancement proposals that may be required.

A 'site walk-over' was carried out Tuesday 5 March between 10.00 and 11.30 to identify buildings and location.

A daylight scoping survey was undertaken on Thursday 28 March between 10.40 and 13.30; the weather at the time of the inspection was cold, dry and bright (maximum temperature: 5.1°C, minimum temp. 4.0 °C, cloud cover: 60 – 80%, rain: nil, wind: easterly) providing satisfactory conditions for this level of survey.

Although there is no evidence of roosting or nesting activity by barn owls within buildings A, C and D, there are signs of owl droppings beneath the cottage eaves of the cottage (building B) on the SE gable elevation.

The proposed conversion and renovation of the buildings is unlikely to pose any significant risk to protected species (bats) and it is recommended the works proceed with reasonable caution and vigilance for the 'unexpected' presence of roosting bats when roofing materials are removed or replaced.

The survey aims:

(1) to provide a 'preliminary roost assessment' to determine actual or likely presence of bats and how they use the roost site; (2) to collect robust evidence and survey data to allow an assessment of the potential impacts of the proposed development on bat populations present on and around the site; (3) to provide an accurate assessment of the presence or absence of roosting and breeding barn owls.

The survey objectives are:

(1) to determine whether bats are, or have been present, and if so which species; (2) to identify the type of bat roost (eg. maternity roost, day roost, feeding perch, night roost, mating roost, satellite roost, transitional roost or winter hibernaculum); (3) to determine how bats use the building (eg. location of perching, roosting and entry points); (4) to assess the intensity of use by bats (eg. numbers of bats and time of year when bats are likely to be present); (5) to determine whether barn owls or other European Protected Species are, or have been present at the site.

Survey methodology

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

The preliminary roost assessment involves a systematic search of the external and internal features of the building to assess the likelihood of bats being present and the need for further survey and / or mitigation.

The survey also takes into account the location of the property and the presence and quality of bat feeding, foraging and commuting habitat (eg. large trees, hedgerows, woodlands and plantations, riparian woodlands, water courses and canals, river channels and areas of open water such as ponds, lakes and reservoirs).

The survey methodology follows the recommended guidelines published by the Bat Conservation Trust - *Bat Surveys: Good Practice Guidelines, 2nd 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, 3rd Edition 2004*).

The search was made using a high-powered lamp (Clu-lite CB2 - 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 spots, bat corpses, roost staining or evidence of feeding remains such as discarded moth and butterfly wings and other insects fragments typically found in a perching and feeding area.

Barn owl survey methodology is that recommended by Natural England and the Barn Owl Trust. The initial site survey aims to find droppings, pellets (castings), discarded prey items, feathers and nest debris as described in NE guidance notes - *Barn Owls on Site – A guide for developers and planners, March 2002*.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with more than 25 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England licence No: 20122876 (August 2012), Conservation, Science and Education.

Survey constraints

The timing of the survey is outwith the main breeding season for bats when most bats are active. Bat activity surveys (ie. dusk emergence, dawn swarming and acoustic survey) have not been undertaken.

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; absence of evidence of bats during the winter period is evaluated with caution.

National Biodiversity Network (NBN) and NLBG database records, 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.

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

Crevice-roosting bat species are occasionally overlooked during visual inspections, particularly in situations where solitary bats are able to conceal themselves within cavity walls or beneath roofing materials.

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

Desktop study (10km – grid squares SD 74 and SD 84)

The National Biodiversity Network (NBN) holds the following species records for the 10km grid square SD 84:

Myotis sp.

Whiskered bat	(<i>M. mystacinus</i>)
Brandt's bat	(<i>M. brandtii</i>)
Whiskered/Brandt's	(<i>M. mystacinus/brandtii</i>)

Plecotus sp.

Brown long-eared bat	(<i>Plecotus auritus</i>)
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Pipistrellus sp.

Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)
Soprano pipistrelle	(<i>P. pygmaeus</i>)

Nyctalus sp.

Noctule bat	(<i>Nyctalus noctula</i>)
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Pre-existing information

Although the site is relatively close to extensive riparian habitat along the River Ribble, there are no records of bat roosting activity at the Ellenthorpe location (SD 818 419).

The nearest records for this location relate to nearby Gisburn Bridge (SD 822 496) and Park House Bridge (SD 809 498); several bat species are regularly recorded within the wider district.

A local data search indicates the close proximity of the site to the River Ribble and its associated limestone gorge. The Ribble channel and its associated broadleaved woodlands are designated as a Biological Heritage Site (Lancashire County Council).

The Ribble channel is partly bordered by ancient and semi-natural woodland and extensive deciduous woodlands providing extensive riparian habitat for bats (Source Nature on the Map, Natural England).

Location of the property

The property is situated approximately 1.5km north-west of Gisburn village close to the junction of Carters Lane with Gisburn Road at SD 818 419 at an elevation of approximately 115 metres. The site has a rural location and is close to open countryside with extensive grazing land to the north and west.

The site is not immediately adjacent to broadleaved woodland or plantation although there is a wooded river channel to the south of the property leading directly to the River Ribble. The nearest extensive woodland is adjacent to the River Ribble approximately 0.4km south of the site, a designated Biological Heritage Site recognised for its ancient and semi-natural woodland, geological interest and associated limestone flora.

Description of the properties

Four buildings were included within the daylight scoping survey:

- (1) Ellenthorpe Farmhouse dated 1678 (shown as building 'A' in figures 1, 2 and 4); two stone stone-built detached farmhouse with duo-pitch rafter-with-purlin roof and enclosed roof void. The roof is clad with stone slates and lined with bitumastic felt. The void is insulated throughout with glass fibre thermal material over the first floor ceiling joists. Although there are signs of mouse droppings and rodenticide bait trays, there is no evidence of access or roosting by bats.

At the rear of the house is small entrance porch with mono-pitch felt roof and single glaze windows and door. To the side of the property are two small lean-to sheds with brick construction and mono-pitched slate roofs with pvc membrane. Externally, lead work flashings, render and pointing are secure.

Proposed works: Renovation of the existing property.

- (2) The cottage (shown as building 'B' in figures 1, 2, 6, 7); a detached two storey stone-built cottage with duo-pitched stone-slate hipped roof and rear flat roof two storey extension. The main roof is un-lined and insulation material is absent inside the roof void. The void is dark, dry and well-ventilated; there are heavy accumulations of spider webbing across the ridge board and rafters and there is no evidence of access or roosting by bats. There are signs of activity by rats within the roof void.

A flat roof section at the rear is clad with bitumen felt and there is a timber fascia around the roof with a 50mm gap. Exposed rafters terminate beneath the soffits; there are several house martin nests attached to the wall beneath the fascia soffits and what appears to be a barn owls nest is located under the eaves of the south-east gable end where an accumulation of droppings is in evidence. All external stonework is well-sealed and very secure.

Proposed works: Extension on the north-west elevation, requiring modifications to the existing roof and roof void; ie. cutting into existing roof and adding a new pitched roof over existing flat roof.

- (3) The stables (shown as building 'C' in figures 2, 3 and 10); the existing single storey building is used for stabling and comprises up to 8 stables, a hay store and tack room. The brick building has a stone plinth and is rendered at the rear. The stables have duo-pitched stone slate roofs with a lead-work and ceramic ridge which is partly damaged in two places where material is absent. All roof verges are well-sealed although there is damage to a roof gutter on one corner of the building. The stables are open to the eaves and the post and truss timber frame is fully exposed. The roof is under-drawn with tongue and groove boarding.

Proposed works: conversion of the stable building to a dwelling.

- (4) Former kennels (shown as building 'D' in figure 12); the single storey building has an L-shaped floor plan comprising up to six separate stables / kennels. The stone-building has duo-pitched rafter-with-purlin roofs and a timber post and truss construction. The blue slate roof is lined with bitumen felt.

Externally the stonework is well-pointed and windows are fully glazed and secure.

Proposed works: conversion of the building to a dwelling.

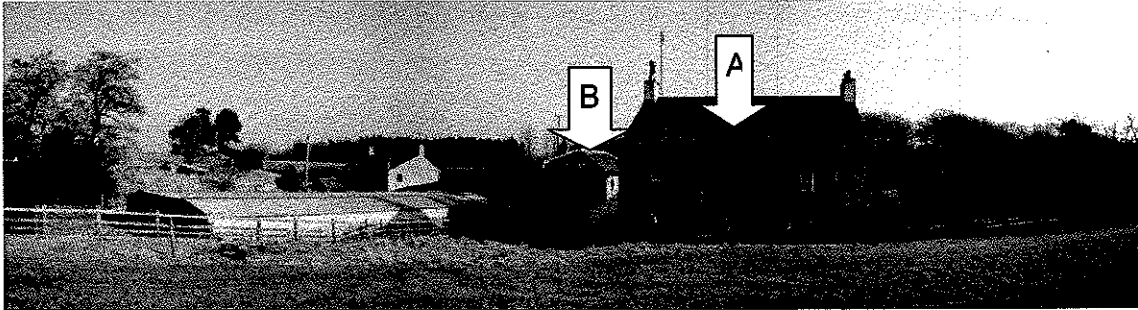


Figure 1: View of farmhouse A and cottage B from north

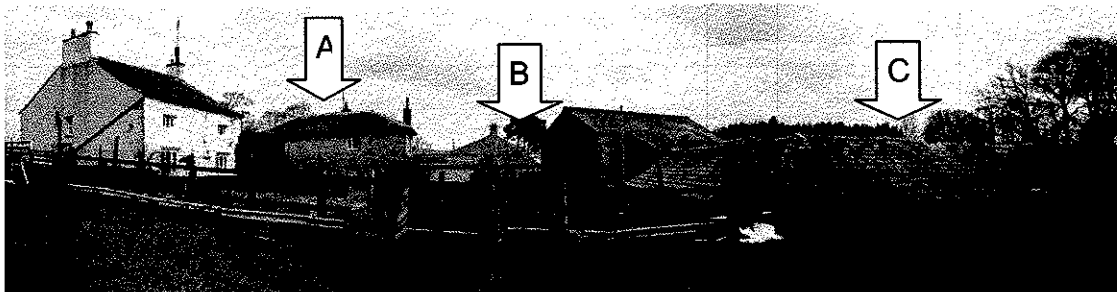


Figure 2: view of houses A and B and stables C.

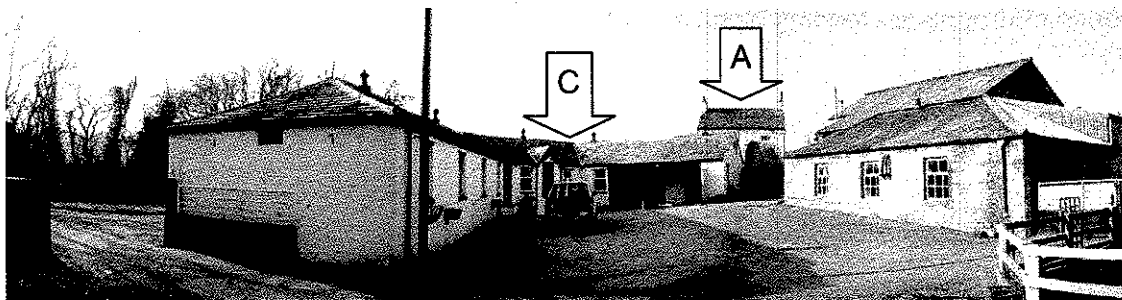


Figure 3: view of stable yard and stables building C



Figure 4: farmhouse A

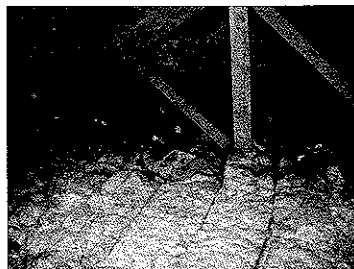


Figure 5: Roof void house A



Figure 6: cottage B



Figure 7: cottage B

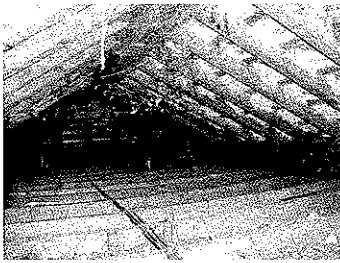


Figure 8: Roof void cottage B

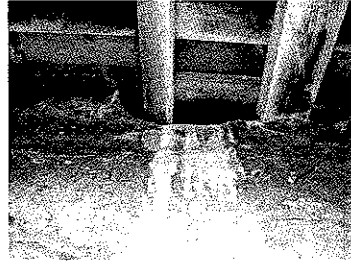


Figure 9: eaves nest building B

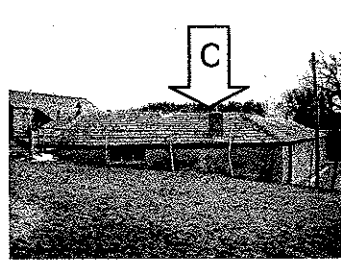


Figure 10: Stables C at rear



Figure 11: stables C



Figure 12: Former kennels D

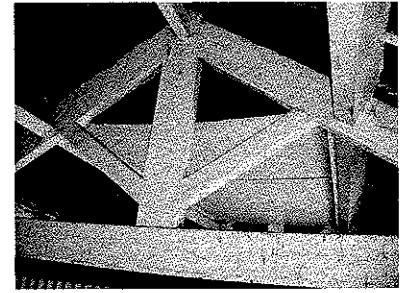


Figure 13: Internal kennels D

Survey results

Bats:

The weather at the time of the scoping survey was cold, dry and bright (temperature range 4 - 5°C; cloud cover: 60 - 80%; precipitation: nil; wind: light easterly) providing satisfactory survey conditions.

There is no evidence of roosting bats within any of the buildings inspected. All internal and external features were surveyed for evidence of droppings, feeding signs and other indicative signs of flight, perching or roosting activity, none were found.

Each of the buildings have at least some potential for supporting roosting bats given their age, construction and rural location, as follows:

Farmhouse A: low - moderate potential

Cottage B: low – moderate potential

Stables C: low potential

Kennels D: moderate potential

Nesting wild birds:

There is evidence of roosting birds beneath the eaves of cottage 'B'. House martins nests are present on the north-east elevation; additionally there are signs of nesting birds under the eaves on the south-east gable end (as shown in figure 9).

Barn swallows are likely to be nesting within kennels at Building D; nests are present on some of the rafters.

Evaluation of results

There is currently no evidence of bat activity within any of the building A, B, C and D.

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

The potential of the buildings to support solitary roosting bats is low to moderate. The potential of the buildings to support maternity roost, mating roost or hibernaculum is low.

Given the absence of signs of roosting, perching, feeding and flight within any of the buildings, the surveyor does not recommend further survey effort on these buildings.

It is recommended the proposed works building proceed with reasonable caution and vigilance for the 'unexpected' presence of solitary roosting bats beneath roofing and wall cladding materials.

An EPS development licence is not required.

The presence of nesting birds within some of the buildings must be considered when the works are programmed to begin; building operations should avoid disturbance to nesting birds or destruction of their nests and eggs during the breeding season (April to August).

SUMMARY

There is **no evidence** of roosting bats within the properties shown as buildings A, B, C and D in this report.

An EPS development licence is **not required**.

The proposed building alterations are **unlikely to cause 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.

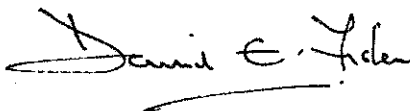
The **scale of impact** of the development at site level on local bat populations is likely to be **low**.

All birds, their nests and eggs are protected by the Wildlife and Countryside Act 1981, see Appendix A.

Mitigation guidance notes are attached (Appendix A); in the unlikely situation that any bats are disturbed, contact the surveyor immediately (David Fisher - EED) or call the Bat Conservation Trust for further advice.

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 South Ribble Borough Council with the planning application.

Yours sincerely



David Fisher

Mitigation considerations (general guidance 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 (Natural England, 2004) define mitigation as "...measures to protect the bat population from damaging activities and reduce or remove the impact of development".

ACTION	METHOD / NOTES
1. Further survey effort	Not required
2. Timing constraints	REQUIRED in consideration of nesting wild birds
3. EPS Licence requirement	Not required
4. Method statement	Not required
5. Removal of roofs and cladding	Although it is very unlikely that roosting bats will be exposed during the proposed works, site contractors and project managers should be aware that solitary roosting bats are occasionally found beneath roofing materials, wall cavities or similar 'hidden' features.
6. Accidental exposure of bats	In the 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 advice.
7. 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.
8. Further advice on bats	If you require further advice on bats or nesting birds during the proposed building operations or if you find an injured or resting bat seek further advice immediately. Call David Fisher (EED) on 01200 446859 (office) or 07709 225783 (mobile) Bat Conservation Trust (BCT) helpline number: 0845 1300 228
9. Nesting swallows and martins	House martins are present at cottage B and barn swallows in kennels D. Swallow and martin numbers have declined in many parts of the UK in recent years, this is probably due to localised habitat change and loss of nesting sites. Both species are site- faithful, returning to the same sites year after ye. Barn swallows prefer to nest and roost in open structures such as barns and out-buildings, particularly where in countryside areas where there is an abundance of insect prey. All birds, their nests and eggs are protected by law and it is an offence (with certain exceptions) to intentionally kill, injure or take any wild bird or to intentionally take, damage or destroy the nest of any wild bird while it is in use or being built. In cases where a development requires exclusion of birds during the building operations, the closure of any access points should ideally be carried out between October and February. If you wish to deny access to nesting birds next year you are advised to close off any open windows or doors well before the birds return in early April or May.

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 consent¹.

*"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."*²

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).

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

² Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

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".*

*(Tony Mitchell-Jones, 2004)

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

APPENDIX C

Information, web-based resources and bibliography:

1. National Biodiversity Network (NBN) database, (terrestrial mammals - chiroptera)
2. Bat Conservation Trust (BCT)
3. Barn swallows and agriculture, British Birds, Evans, KL., Robinson, RA., (May 2004).
4. Wild Birds and the Law, RSPB.
5. Lancashire Bird Report 2011, Lancashire and Cheshire Fauna Society.
6. Atlas of Breeding Birds of Lancashire and North Merseyside, LBC and LCFS (2001)
7. Bradford Ornithological Group (Lapwing and annual report)
8. ELOC Bird Report, 2011.
9. Department for Environment Food and Rural Affairs (Defra)
10. Joint Nature Conservation Committee (JNCC)
11. North Yorkshire Bat Group (data source)
12. East Lancashire Bat Group (data source)
13. Batworker.co.uk
14. Guidelines for Surveillance and Monitoring of European Bats, Publication #5, Eurobats (2010)
15. Bat Surveys – Good Practice Guidelines, 2nd Edition, Hundt, D. BCT (2012)
16. Bat Mitigation Guidelines, English Nature. (2004)
17. EED dataset (Bat records 2000 - 2012)
18. Multi-Agency Geographical Information Centre (www.magic.gov.uk)
19. Natural England - Nature on the map (www.natureonthemap.org.uk)