SHWILKO
ARCHITECTS

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**HABIT REPORT**

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|---|---|
| PROJECT: | 25 LONGWORTH ROAD |
| LOCATION: | BILLINGTON,<br>BB7 9TP |
| CLIENT: | ANDREW READ |
| OUTLINE BRIEF: | LOFT CONVERSION AND DORMER WINDOW TO THE REAR OF THE PROPERTY |

Following a request from the planning authority for a habitat report for the above property, we have compiled a report assessing the condition and usage of the affected areas.

We have sort advice from specialists giving them a brief of the current condition of the property following our inspection. It has been advised that due to the restrictive expense of carrying out a full species report on the property we should first compile an outline report to propose that a full report may in this instance not be necessary.

Currently the loft space of the above property is a sealed space used and accessed regularly by the client for storage of possessions. There are no overhanging eaves to either elevation of the property with a box gutter to the front of the property and a flush fitting fascia board to the rear, restricting any access into the loft space.

The loft space has been inspected on several occasions by myself and the client with no evidence of activity within the roof space this includes the usual signs of smells and animal waste.

Areas associated to the property but not to be effected by the works include a sealed chimney stack, this has been inspected and shows no sign of disturbance.

Please see photos below to accompany this report.

Should it be necessary we are happy to arrange an inspection of the affected areas by local authority members as required.

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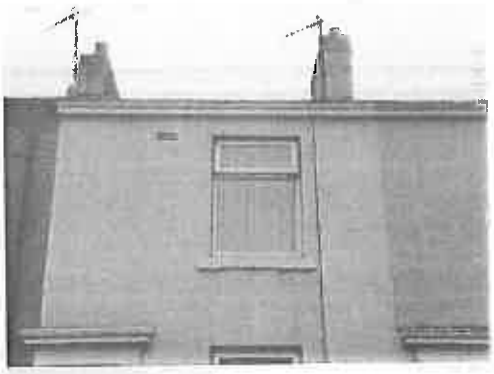

FRONT ELEVATION

REAR ELEVATION

RIDGE (INTERNAL)

BEHIND PURLINS

GENERAL INTERNAL

EAVES TO FRONT

EAVES TO REAR

ACCESS INTO LOFT SPACE

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# Initial Assessment Bat Survey

**Summary of Recommendations**

If bats, evidence of their activity and suitable locations for roosting bats, are all absent from the site, then no further visits are normally required. Otherwise, a single, daytime initial assessment, in which no bats were found, is not normally considered sufficient (Hundt 2012).

Taking into consideration the desk study and site survey findings, this report concludes that the proposed development of the site presents a low probability of harm to bats.

**The Company and Contact Information**

Established in 2005, Arbtech Consulting Limited provides arboricultural and ecological consultancy services in respect to planning and development, throughout the UK.

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**The Surveyor**

The surveyor and principal author of this report is Jo Gregory BA (Hons), MSc GradCIEEM.

Bat Licence Number

England: CLS02941.

Wales: 39248.

Scotland: 13660.

**The Client**

The client is Mr. Andrew Read.

**The Site of Proposed Development**

The client is preparing a planning application to build a dormer at the rear of 25 Longworth Road, Billington, Clitheroe BB7 9TP.

**The Survey Brief**

The client has commissioned Arbtech to undertake a scoping bat survey; referring to a method of ecological assessment outlined in the Bat Conservation Trust publication Bat Surveys—Good Practice Guidelines authored by L. Hundt, 2012.

These guidelines state that the aim of the initial assessment bat survey is to observe and catalogue *"informing and identifying the type and extent of further bat survey work needed (if any)"* (Hundt 2012).

## Data Searches

The author's preparation of this report has been assisted by a search of the National Biodiversity Network Gateway.

No other data searches or desk study has been undertaken.

## Date of the Survey

7 November 2013.

## Seasonality

This type of assessment can be conducted at any time of year.

## Informative

Table 1: Summary of Pertinent Legislation and Planning Policy Relevant to the Protection of Bats in the UK

This table is adapted from Table 2.1 and Section 2.5 of the Bat Surveys—Good Practice Guidelines (Hundt, 2012).

| Location of Roost | Transposing EC Habitats Directive | Other Relevant Legislation | Planning Policy |
|---|---|---|---|
| England | Conservation of Habitats and Species Regulations 2010. | Wildlife and Countryside Act 1981 as amended.<br>Countrywide and Rights of Way Act 2000.<br>Natural Environment and Rural Communities Act 2006. | National Planning Policy Framework ("NPPF"). |
| Wales | Conservation of Habitats and Species Regulations 2010. | Wildlife and Countryside Act 1981 as amended.<br>Countrywide and Rights of Way Act 2000.<br>Natural Environment and Rural Communities Act 2006. | Technical Advice Note ("TAN") 5. |
| Scotland | Conservation (Natural Habitat & c.) Regulations 1994 as amended. | Wildlife and Countryside Act 1981 as amended.<br>The Nature conservation (Scotland) Act 2004. | National Planning Policy Guidance ("NPPG") 14 and Planning Advice Note ("PAN") 60. |

Cumulatively, this legislation makes it illegal to:

- Intentionally or deliberately kill, injure or capture bats.
- Deliberately disturb bats, whether at roost or not.

- Damage, destroy or obstruct access to bat roosts.
- Possess or transport a bat or any part of a bat, unless acquired legally.
- Sell, barter or exchange bats, or any part of a bat.

A bat roost is defined by Hundt (2012) as "the resting place of a bat". Generally however, the word roost is interpreted to mean "any structure or place, which any wild bat uses for shelter or protection."

## The Survey Methodology

In order to fully assess the potential value of bat habitat at the site, the surveyor has observed the widely accepted industry best practice standard; set out in the Bat Conservation Trust publication Bat Surveys—Good Practice Guidelines (Hundt 2012).

The survey includes for a thorough internal and external inspection of all buildings (and trees) referred to in the Survey Results section of this report for cracks, holes, cavities and voids in buildings and cracks, fissures and voids in trees.

Inspections are both internal and external, making use of torches, ladders, endoscopes, mirrors, binoculars and cameras where appropriate to do so.

An initial assessment bat survey is performed during daylight hours and provides an opportunity to exclude the need for further survey work, if the following triggers can be confirmed absent from the site of proposed development:

- Bats.
- Evidence of recent bat activity e.g. droppings, prey remains, urine staining.
- Features suitable for roosting.

If bats, evidence of their recent activity and or features suitable for roosting cannot be confirmed absent from the site of proposed development, this report will make recommendations for further survey work and or design mitigation, where this is consistent with the Hundt (2012) and considered appropriate by the surveyor in the context of the proposed development.

Recommendations for further survey work may include "emergence surveys" (Hundt 2012) which enable e.g. apertures through which roosts are accessed, population numbers and species to be identified and quantified. Essentially, the survey is designed so that with confidence, the surveyor can confirm bats to be present, indeterminate or absent.

## Bat Potential and Habitat Value

Table 2: Bat roost habitat value assessment criteria, adapted from the Bat Surveys– Good Practice Guidelines (Hundt 2012).

| Bat Habitat Value | Trigger or Description |
|---|---|
| Confirmed Bat Presence | Bats are found to be present during the survey.<br>Evidence of bats is found to be present during the survey.<br>Bats heard 'chattering' inside a roost on a warm day or at dusk. |
| Significant Habitat Value | Buildings, trees or other structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars.<br>Habitat of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland.<br>Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows.<br>Site is proximate to known roosts. |
| Moderate Habitat Value | Several potential roosts in buildings, trees or other structures.<br>Habitat could be used by foraging bats e.g. trees, shrub, grassland or water.<br>Site is connected with the wider landscape by linear features that could be used by commuting bats e.g. lines of trees and scrub or linked back gardens. |
| Low Habitat Value | A small number of potential roosts, most likely less significant roosts.<br>Isolated habitat for foraging e.g. a lone tree or patch of scrub but not parkland.<br>An isolated site not connected by prominent linear features. |
| Negligible Habitat Value | No features suitable for roosting, minor foraging or commuting. |

Table 2 (above) presents a scale continuum adapted from Hundt (2012) against which the significance of habitat value and roosting opportunities at the site can be graded. By referring to this continuum and using their expert judgment, surveyors classify features of buildings or trees as representing low, medium or high value as habitat for bats.

## Survey Results

### Table 3: The Desk Study Results

| | |
|---|---|
| **Desk Study Records** | A study of data from the National Biodiversity Network Gateway for the grid square (SD73) SD726360 has informed the preparation of this report.<br>No other data set has been consulted. |
| **Notes on the Local Environment** | The site is surrounded by housing in the immediate vicinity. Woodland is located approx. 851m to the north, approx. 458m to the northeast, approx. 556m to the southeast (Painter Wood leading to Nab Wood) and approx. 730m to the west of the site. Open water is located approx. 188m to the north (River Calder) of the site. Fields are located approx. 237m to the north, approx. 100m to the east, approx. 292m to the south and approx. 90m to the west of the site. Hedgerows and tree-lined roads are located immediately adjacent to the site offering commuting routes to and from the woodland and other foraging areas.<br>Weather conditions at time of survey:<br>Temperature: 11°C.<br>Cloud Cover: 100%.<br>Precipitation: Light.<br>Wind: 0/8. |

Table 4: The Site Survey Results

Buildings and trees are referred to by number, in accordance with the sketch plan at Appendix I.

| Reference Number | Habitat Value<br>Table 2 Refers | Description of Roosting Features<br>Access to Roosting Features | Confirmation of Bat Presence |
|---|---|---|---|
| B1 | Moderate Habitat Value | A two storey brick built and rendered mid-terrace property with a pitched slate tiled roof. Windows and doors are UPVC framed and tight fitting.<br>Internally renovation work has begun and the loft space is being converted. The northern side of the loft has been converted to form a storage area and the roof has been boarded.<br>The roof is felt lined on the southern side of the property and the felt is tight fitting with no tears.<br>Externally several gaps are visible between the slates on the north and south elevations. | Permission was granted by the client the cut holes in the felt lining on the southern side of the property in order to complete a full inspection.<br>A hole was cut in each 0.5m$^2$ of felt across the entire roof structure on the southern side and each section was inspection with an endoscope. Daylight was visible through the gaps in the slates that had been noted externally.<br>No evidence of bats could be located between the felt and slates across the entire southern roof structure indicating that this section of the roof is not being used by bats. |

Any additional notes:

The client is applying for planning permission to build a dormer at the rear of the property (southern elevation). The northern side of the loft space has been converted to form a storage area and the roof has been boarded internally. Therefore, the gaps in the slates which provide suitable roosting features for bats on the northern elevation have been retained. Given the retention of suitable roosting features on the northern elevation and no evidence of use by bats being located within the roof structure on the southern elevation, it is therefore considered that works can continue without the need for further surveys. The site provides moderate habitat value due to the gaps in the slates and its close proximity to woodland and open water. This habitat value will be retained when the works have been completed due to the retention of the gaps in the slates within the roof structure on the northern elevation. Further gaps in slates were noted within the roof structures of adjacent properties on both sides of Longworth Road providing several roosting opportunities for the bats recorded in the area.

## Conclusions

### Table 5: Summary of Conclusions

| Reference | Habitat Value [Table 2 refers] | Are emergence survey works necessary? [1] | Best Estimate of Roost Type |
|---|---|---|---|
| B1 | Confirmed ☐<br>Significant ☐<br>Moderate ☒<br>Low ☐<br>Negligible ☐ | No. The evidence gathered during this initial assessment implies that there is an acceptably low probability (risk) of harm to bats if the development is allowed to progress without further surveys.<br>In the highly unlikely event bats are found during the development, work should stop and further advice sought from an experienced, licensed bat ecologist. | Transitional ☒<br>Maternity ☐<br>Hibernation ☐<br><br>Check boxes are left blank if Habitat Value is 'negligible'. |

[1] Hundt (2012) states that *"If a building or built structure is considered to have a moderate or high likelihood of use by bats, the preliminary roost assessment, even if negative for bats, should be followed by several presence/absence surveys."*

## Recommendations

The surveyor has used the industry best practice publication Bat Surveys—Good Practice Guidelines (Hundt 2012) to guide the following conclusions and recommendations of this report.

Table 6: Specification for Further Surveys

| Reference | Specification for Surveys [2] | Seasonality for Emergence Surveys |
|---|---|---|
| B1 | No further surveys. | Optimal:<br>Mid May to August inclusive.<br><br>Sub-optimal:<br>May to September inclusive - will require a greater survey effort and justification. |

The purpose of further surveys is to determine the species of bats, their population and the type of roost - or to confirm a negative result beyond doubt.

If the further surveys positively identify bats roosting at the site, the results will enable the client to design appropriate mitigation and if necessary, apply for a European protected species licence.

[2] If bats are discovered emerging from any of the buildings during surveys, the survey effort may need to be appropriately increased pursuant to table 8.5, Bat Surveys—Good Practice Guidelines (Hundt 2012).

## Bibliography

Hundt, L. (2012). Bat Surveys—Good Practice Guidelines, 2nd edition, Bat Conservation Trust, London.

Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

**Document Production and Approval**

| Status | Issue | Surveyor | Date |
|---|---|---|---|
| Draft | 1 | JG | 05/11/2013 |
| Final | 2 | JG | 08/11/2013 |
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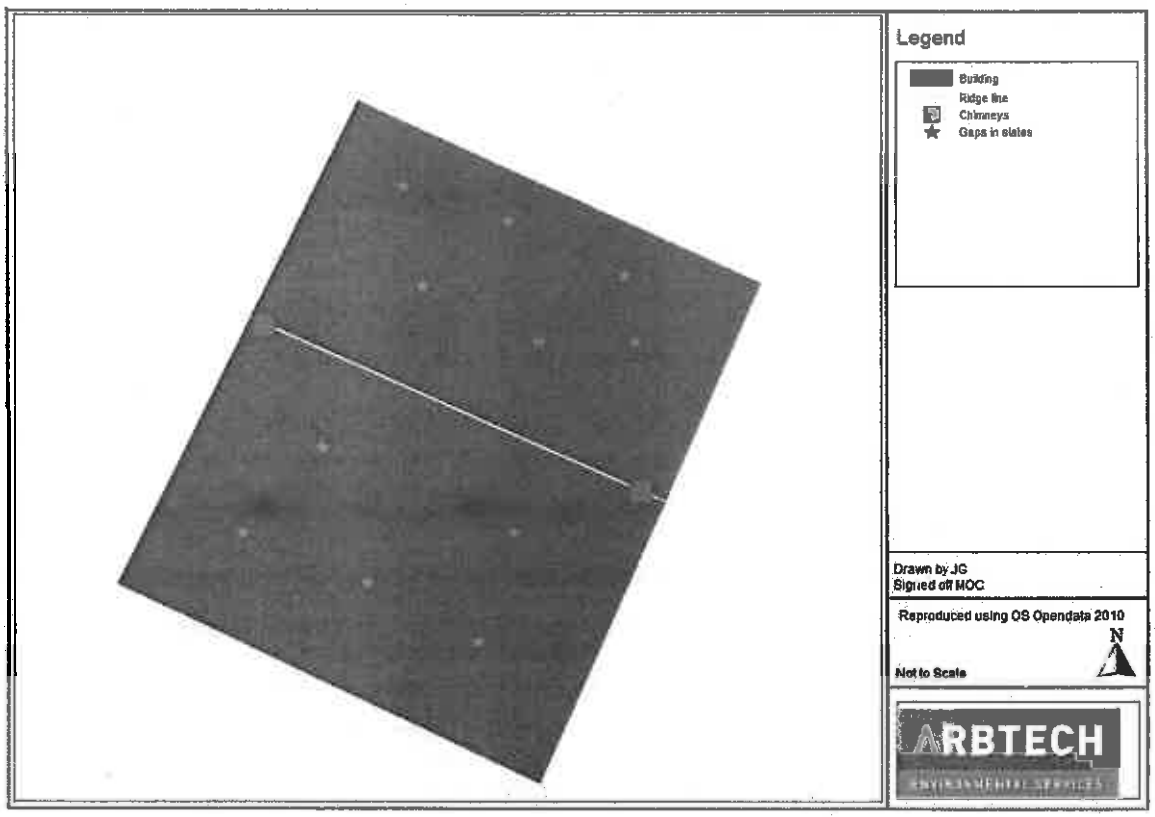
## Appendix 1 Plan



## Appendix 2 Photos

Figure 1: North elevation.

Figure 2: Gaps in slates – suitable roosting features that have been retained (northern elevation).

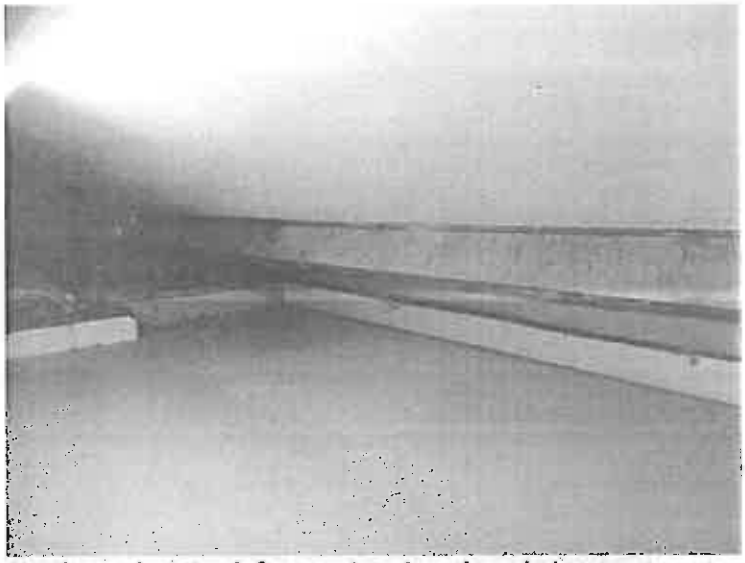


Figure 3: Northern elevation loft space interior – boarded to create a storage area.

Figure 4: Southern elevation.

Figure 5: Gaps in slates on southern elevation.

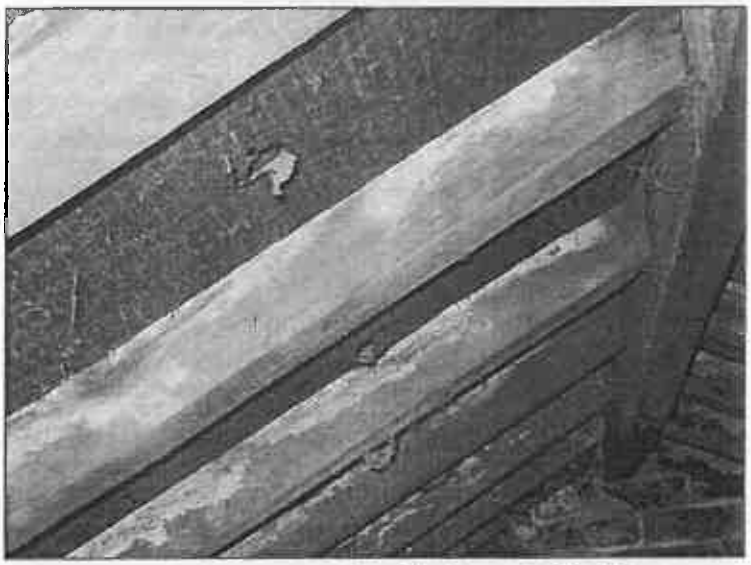


Figure 6: Southern elevation interior – example of holes cut in felt lining to complete thorough endoscope inspection, no evidence found.