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Mr Colin Weams

4 Hammond Drive
Read
Lancashire
BB12 7RE

24 June 2014 Job ref: B 1459

Dear Mr Weams

Re: EPS – Daylight scoping survey: 4 Hammond Drive, Read, Lancashire, BB12 7RE

Introduction

You have requested a protected species survey as a condition of a planning application to Ribble Valley Borough Council for building alterations at the above property.

The Local Planning Authority must take account the impact of a development on protected species in accordance with current planning policy (National Planning Policy Framework). The planning authority 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 required.

A daylight scoping survey was undertaken on Thursday 19 June 2014 between 11.00 and 12.30 hrs.

The weather at the time of the inspection was warm, bright and dry (minimum temperature: 19°C, cloud cover: 10%, wind: light north-easterly, rain: nil) providing optimal conditions for this level of survey.

Survey methodology

The aim of the scoping exercise is to consider the potential value of the site for European Protected Species (EPS) and to establish whether bats and other protected species have been active within any part of the property that will be affected by the proposed development.

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 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 and other insects fragments typically found in a perching and feeding area.

Although mostly non-invasive survey methods were used to assess the use of the property by protected species (bats), the surveyor captured one bat by hand to confirm genus and species prior to its safe release.

Survey limitations

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

Crevice-dwelling 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.

The daylight scoping survey does not include dusk emergence / dawn swarming / acoustic bat surveys.

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.

Limitations of data

Absence of published records does not necessarily indicate absence of bats at this location.

National Biodiversity Network (NBN) 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.

Personnel

The survey was carried out by David Fisher (EED) - an experienced ecological consultant with 30 years experience of bat ecology and field survey work and a Natural England licence holder since 1989.

Natural England Licence Registration Number CLS03502 (August 2013):

Class Survey Licence WML CL15 (Volunteer Roost Visitor Level 1)

Class Survey Licence WML CL18 (Bat Survey level 2)

Pre-survey data search (10km grid square SD 73):

The pre-survey desk study includes collation and review of potentially relevant information including:

(1) European Protected Species (EPS) – ie. locally significant bat roosts or species records within the district.

(2) Locally, regionally or nationally important wildlife and conservation designations.

(3) EPS surveys previously undertaken at neighbouring properties.

(4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.

A local data search was carried out to identify records of protected species (bats) within a radius of 2.5km.

The following species have been recorded within the wider district:

- Natterer's bat (*Myotis nattereri*)
- Whiskered bat *(M. mystacinus)*
- Brandt's bat *(M. brandtii)*
- Daubenton's bat (*M. daubentonii*)
- Brown long-eared bat (*Plecotus auritus*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*P. pygmaeus*)
- Noctule bat *(Nyctalus noctula)*
- Leisler's bat *(N. leisleri)*

Pre-existing information

No published records at this location:	**SD 763 349**		
Nearest record of a maternity roost:	SD 769 345	*(Pipistrellus sp.)*	05.08.08
Nearest roost sites: (1) Whin Lane:	SD 772 352	*(Pipistrellus sp.)*	01.03.07
(2) Carleton Ave:	SD775 346	*(P. pipistrellus)*	01.08.12

Location of the property

The property is situated approximately 0.3km NW of Read at NGR: SD 763 349: elevation 120 metres.

Although the site is adjacent to several residential properties on Hammond Drive, the location is semi-rural and is close to open countryside: there is extensive woodland cover to the north and west of the property (see location of property - figure 7). There is broadleaved woodland canopy providing high-value feeding and foraging habitat for bats within 100 metres (north and west) of the site.

Adjacent gardens with mature boundary hedges and mature trees provide moderate to high connectivity to feeding and foraging habitats within the wider district (see location of property - figure 7).

Nearby Read Park is a well-wooded private estate (A – figure 1) comprising semi-natural broadleaved (Phase 1 habitat category – A1.1.1) in addition to standing open water (small ponds and a water course) and several acres of semi-improved grassland / hay-meadow (B – figure 1). Old Park Plantation, New Marls Wood and Sager Hey Plantation comprise an ecologically-rich woodland habitat for bats, otters, badgers and breeding birds, the woodland is designated a Biological Heritage Site (BHS 73SW10) by Lancashire Heritage Sites Partnership.

There is also extensive grazing pasture at nearby Hammond Ground (C- figure 1).

The River Calder is a significant water course within 1000 metres of the property providing extensive riparian woodland habitat and habitat connectivity within the wider district.

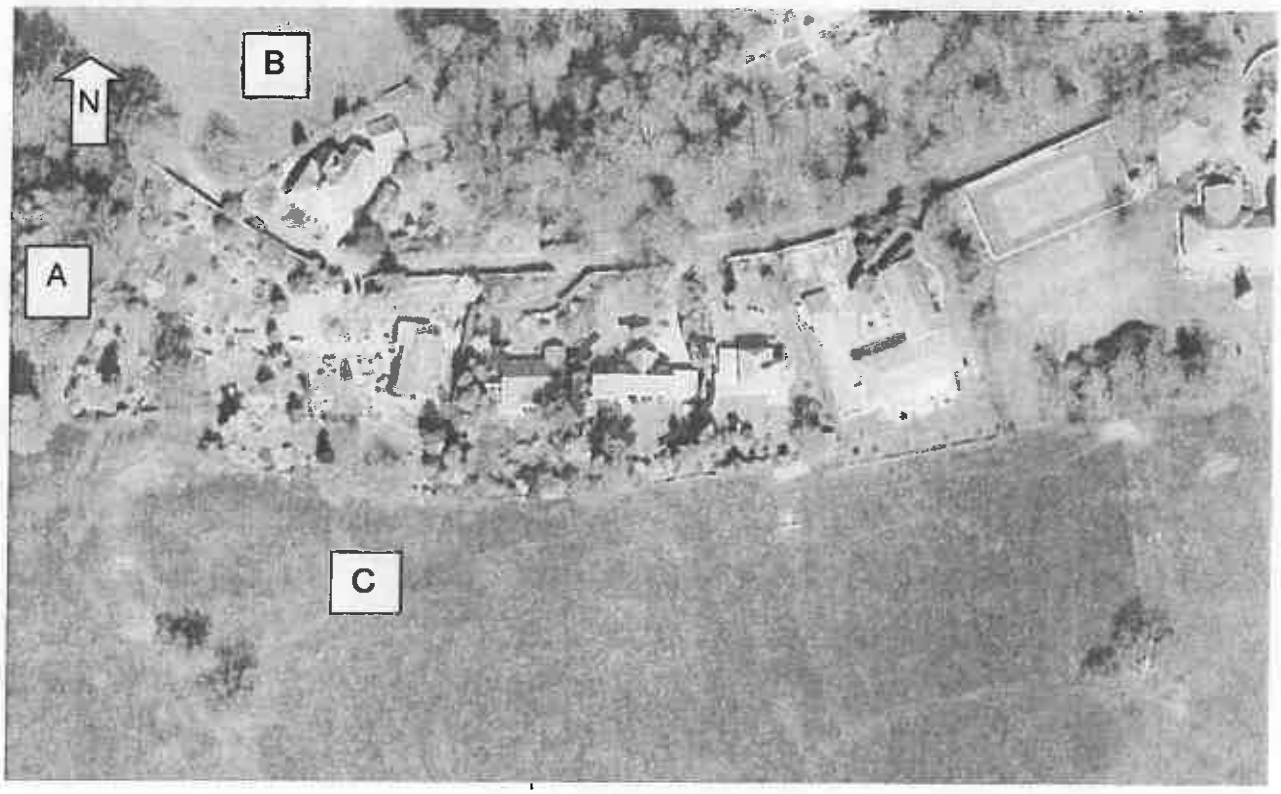

Figure 1: Location of property: No. 4 Hammond Drive, BB12 7RE

Description of the property

The property (figures 2 to 10) is a detached dormer house with brick and block work cavity wall construction and duo-pitched roofs with enclosed roof voids.

The roof is clad with tiles and lined with bitumen and hessian felt. The roof voids are dry, warm and well-ventilated and glass fibre roof insulation is present above the ceiling joists; Rockwool thermal insulation was also added in 2012.

There is evidence of bat droppings throughout the roof space and roosting bats are present within the voids.

Externally the building has a complex roof structure; there are three dormer windows and a Velux on the rear pitch (figures 3 and 4) and a further two dormers and roof apex above the front elevation (figure 2). All tiled areas, ridge tiles and lead work flashings appear to be well-sealed and all fascia-soffits (PVC) are well-maintained and secure.

External walls are rendered and all windows and doors are double-glazed sealed units.

The property has an adjoining double garage with flat bitumen felt roof. The garage is cool, light, dry and well-ventilated and there is no evidence of bat roosting activity.

Figure 2:

Figure 3:

Figure 4:

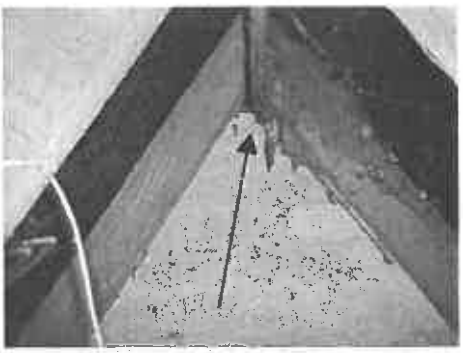

Figure 5:

Figure 6:

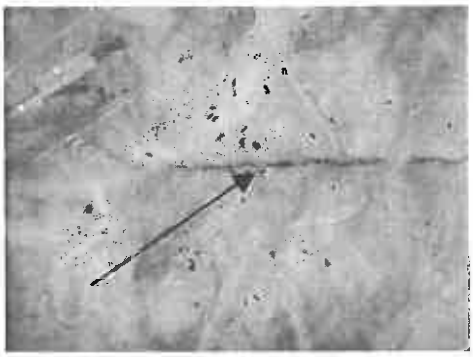

Figure 7:

Figure 8:

Figure 9:

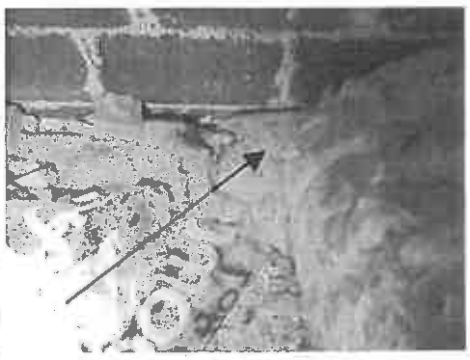

Figure 10:

Proposed works

It is understood the proposed works – ie. raising the height of the existing roof to create additional first floor accommodation will result in significant disturbance to the existing roof pitches and enclosed roof voids

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Survey results

There is evidence of roosting bats at this property. Two adult bats were present during the inspection of the roof void – one bat was captured 'in the hand' and positively identified as an adult whiskered / brandt's bat *(Myotis mystacinus / M. brandtii);* this bat was located at the intersection of a rafter with the ridge board (figures 8 and 9) at the east end of the roof void close to the gable apex wall; a second bat was seen emerging from the internal gable apex wall on the front elevation (figure 5).

Accumulations of bat droppings are present throughout the roof voids; most of the droppings are directly below the ridge boards (figure 7) and are relatively fresh, indicating recent activity throughout the roof spaces. A further accumulation of very old bat droppings was located on old insulation material directly below the north gable apex wall (figure 6). This larger accumulation of droppings indicates the 'former' presence of pipistrelle bats (probably a maternity roost); this does not appear to be an active roost.

Externally, there is no evidence of access by roosting bats and therefore roost access points cannot be determined at this stage, although potential access gaps exist under lead flashings on the dormer windows.

Roost status:

Minimal risk: low conservation significance, it is unlikely that bat species have been active within any part of the property.

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: moderate conservation significance, 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: Moderate to high conservation significance, considerable caution is required; this category may include a maternity site of rare / rarer species.

High risk: High conservation significance, 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 species.

Table 1: Risk categories (adapted from Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) fig. 4, page 39.

Evaluation of results

The presence of bats within a warm summer roost indicates the roost may be used for parturition (maternity roost). The bats are confirmed as a myotis species, although the surveyor is uncertain as to whether these bats are whiskered or brandt's bats (DNA sampling is now required to confirm the species).

The current UK status of Whiskered / Brandt's bats is *'widespread but uncommon in Lancashire and the north-west of England but rare elsewhere';* both species roost in buildings during the summer and hibernate underground in winter. Whiskered / Brandt's bats are found throughout the locality ie. East Lancashire, Ribble Valley and Forest of Bowland AONB).

Both species are associated with wooded country particular where riparian woodland habitat exists, the species are considered relatively uncommon within East Lancashire and breeding roosts in houses are relatively few compared with the presence of common breeding species such as pipistrelle bats.

Since the proposed works are likely to result in the partial loss / modification or destruction of an existing bat roost, the scale of impact of the development will contravene the Habitats Regulations and therefore require the proposed works to be carried out under licence (European Protected Species Licence (EPSL).

Further survey effort is now required to provide the local planning authority with adequate information prior to making a decision on the proposed development.

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.*

*Bat Surveys, Good Practice Guidelines, BCT, (2007).

*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, 2nd Edition, BCT, (2012)

Summary and recommendations

A minimum of one evening emergence and one dawn re-entry survey is required to determine:

(1) Roost status (ie. is it a breeding / maternity roost?).

(2) Numbers of bats likely to be present.

(3) Roost access points and foraging routes of bats over the property.

(4) DNA sampling to confirm species.

The surveys should be undertaken by a qualified and licensed person.

The surveys must be carried out during the optimal survey period (1 May to 31 August) as recommended in the BCT 'Bat Survey Guidelines' (2012).

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 with the planning application.

Yours sincerely

David Fisher
Director (EED Surveys)

APPENDIX 1

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[1].

"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.

NB. The National Planning Policy Framework (Published 27 March 2012) replaces the existing Planning Policy Guidelines (PPG's)

Protected species (Bats) and the planning process[1]

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).

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th 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

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, 3rd Floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT 0300 060 1062

APPENDIX 2

Bibliography

Altringham, JD., (2011) Bats, From Evolution to Conservation. OUP.

Dietz, C., Helversen, O., Nill, D.,(2009) Bats of Britain, Europe and Northwest Africa. A&C Black.

Gunnell K, Murphy B, Williams C, (2013) Designing for Biodiversity, RIBA Publishing / BCT – 2nd Edition.

Hundt, L., (2012) BCT Bat Surveys, Good practice Guidelines – 2nd Edition.

JNCC, (2010), Handbook for Phase 1 Habitat Survey – a Technique for Environmental Survey.

Mitchell, AJ., McLeish, AP., (2004), JNCC Bat Workers Manual 3rd Edition.

Mitchell, AJ., (2004), English Nature Bat Mitigation Guidelines, version January 2004

Russ, J., (2012), British Bat Calls, A Guide to Species Identification. Pelagic Publishing.

Additional sources:

(1) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.

(2) Local bat records within a radius of 2.5km of the site. (North and East Lancashire Bat Groups)

(3) MAGIC map - Nature on the map – Natural England / Defra

(4) MARIO maps (Lancashire County Council maps and related information online)

(5) Ribble Valley Borough Council

(6) Lancashire County Council / Lancashire Wildlife Trust / Natural England - BHS Partnership site register

(7) National Planning Policy Framework (NPPF)