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Mr SJ Bialecki

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27 August 2014

Job ref: B 1484

Dear Mr Bialecki

Re: EPS – Daylight scoping survey: The Bungalow, Clitheroe Road, Waddington, Clitheroe, BB7 3HH

You have requested a protected species survey on behalf of your clients Mr D. Richardson and Ms S Dow as a condition of a planning application to Ribbles Valley Borough Council for building alterations at The Bungalow, Clitheroe Road, Waddington.

Introduction

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 necessary.

A scoping survey was undertaken on Wednesday 27 August 2014 between 10.00 and 10.30. The weather at the time of the initial scoping survey was mild, dry and sunny (minimum temperature: 16°C, cloud cover: 10%, wind: light north-east, rain: nil) providing optimal conditions for this level of survey.

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).

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 Class Licence Registration Number: CLS03502 (April 2014 – April 2015)

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

Class Survey Licence WML CL18 (Bat Survey level 2)

Aims of the scoping survey

The aim of the scoping survey is to assess the potential value of the site for European Protected Species (EPS) and to establish whether bats, barn owls or other protected species have been active within any part of the building that is likely to be affected by the proposed development.

From the developer's perspective, the primary objective of a survey for protected species is to ensure that a development can proceed without breaking the law.

*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)

Survey methodology

Non-invasive survey methods were used to assess the use of the property by protected species; the survey protocol requires full visual inspection of internal voids and external features typically used by roosting bats.

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.

Survey limitations

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

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

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

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.

Proposed works

The proposed development comprises a new rear extension to the bungalow requiring removal of an existing single-storey conservatory (figures 1 to 3). The development will also require disturbance to the rear roof pitch and the existing roof void (figures 4 to 6).

(Drawings: as seen - SJ Bialecki).

Pre-existing information

A previous protected species survey was carried out by the surveyor on 3 November 2010 (EED report: B872); the scoping survey found no evidence of bat activity at this property.

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

The pre-survey desk study includes collation and review of any 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 this site or 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 10km grid square SD73:

- 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*)
- Nathusius' pipistrelle (*P. nathusii*)
- Soprano pipistrelle (*P. pygmaeus*)
- Noctule bat (*Nyctalus noctula*)

There is no known history of roosting bats at this property.

The nearest maternity roost is approximately 100m NE of the property at SD731 436 (common pipistrelle maternity roost - 2007/2008).

Location of the property

NGR: SD 730 436 - Elevation: 70 metres.

The property is in a well-established residential area close to the centre of Waddington village and is adjacent to other properties on Clitheroe Road. There is also a small residential development situated approximately 100m to the north of the site at Waddow Grove.

The location of the property is outwith the designated Waddington Village Conservation Area (RVBC).

Fields Farm is located to the rear (south) of the property and the site is relatively close to extensive open countryside to the south and south-east of the village.

The site is not adjacent to broadleaved woodland, forestry plantation or deeply wooded channel. Waddington Brook is a channelled watercourse running between the road and the garden of the property approximately 15m from the front elevation. The brook joins the River Ribble some 900 metres south-east of the village.

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

Description of the property

The property is a detached bungalow (built in the 1930's) with brick cavity wall construction and hipped rafter with purlin roof. The property has been recently extended to the side and rear (2011).

The tiled roof has been lined with breathable woven membrane throughout (figures 4 and 5).

A central skylight area allows good natural light into the main roof void although some of the voids remain relatively dark (figure 6). The central void is boarded for access and storage; other areas are partially boarded enabling only limited access.

All roof voids are insulated with a glass fibre material above the ground floor ceiling joists. The voids are very well-sealed, clean and dry and there is no evidence of access by bats, birds or insects.

Externally the roof appears to be fully secure and there are no gaps between the rendered external walls and the timber fascia-soffits and roof verge.

All external features are extremely well-maintained and secure.

Images: The Bungalow, Clitheroe Road, Waddington. 27 August 2014



Figure 1:



Figure 2:



Figure 3:



Figure 4:



Figure 5:



Figure 6:

Survey results

There is no evidence of roosting bats or birds at this property.

Evaluation of results

Two inspections of the property have found no evidence of bat activity. It is highly unlikely that bats have ever been present at this site. The building currently has only minimal potential to support roosting bats or wild birds.

Further survey effort is not required at the property.

The works are unlikely to 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 overall impact of the proposed building alterations is unlikely to result in any breach of the Habitats Regulations: it is therefore recommended the works proceed without a requirement to obtain a development licence (EPSL).

Site significance to protected species

Species	Main roof and voids	Conservatory / sun-lounge
Solitary roosting bats	low	none
Hibernating bats	minimal	none
Breeding bats	minimal	none
Nesting wild birds	minimal	none

Risk of disturbance to protected species*

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

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

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

*Based on Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) fig. 4, page 39.

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

MITIGATION GUIDANCE – minimising the risks to roosting bats

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	Not required
3. Detailed method statement	Not required
4. EPS Licence requirement	Not required
5. Disturbance of roofing materials	Be aware that crevice-dwelling bats are occasionally found beneath roofing materials such as felts, battens and tiles or under timber fascia boards and roof soffits.
6. Accidental exposure of bats	<p>In the unlikely event of bats being exposed or vulnerable to harm, all work in that area must stop immediately.</p> <p>Cover the exposed bats to reduce further risk of harm.</p> <p>Seek further advice (see below).</p>
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. Emergency advice on bats	<p>If you require specific advice on injured or exposed bats during the building works please contact:</p> <p>EED Surveys (David Fisher): 01200 425113 (office) or 07709 225783 (mobile) email: earthworksuk@yahoo.co.uk</p> <p>The Bat Conservation Trust (BCT) provides a bat helpline: 0845 1300 228; in an emergency, BCT will call the nearest volunteer bat worker in your area to arrange a site visit at the earliest opportunity.</p> <p>BCT also provides an out-of-hours service run by volunteers at the end of the working day for emergency calls and operates between 19.30 and 23.30 or 07.30 and 09.00 next day.</p>
9. General advice on bats:	Refer to BCT website www.bats.org.uk Email: enquiries@bats.org.uk

APPENDIX 2

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).

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 3

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.

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

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

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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. (East Lancashire Bat Group)
- (3) MAGIC map - Nature on the map – Natural England / Defra
- (4) MARIO maps (Lancashire County Council maps and related information online)
- (5) Bat Survey Report / publicaccess.preston.gov.uk
- (6) Lancashire County Council / Lancashire Wildlife Trust / Natural England - BHS Partnership
- (7) National Planning Policy Framework (NPPF)