



3 Meadowlands, Low Moor, Clitheroe. Lancashire. BB7 2ND
01200 425113 M: 07709 225783 earthworksuk@yahoo.co.uk

Mrs B.A. Hughes

Lyndale
Loud Bridge
Chipping
Preston
PR3 2NX

3 2015 0154 P

13 January 2015

Job ref: B 1521

Dear Mrs Hughes

Re: EPS – Daylight scoping survey: 'Lyndale' Loud Bridge, Chipping, Preston, Lancashire, PR3 2NX

You have requested a protected species survey (daylight scoping survey) as a condition of a planning application to RVBC for demolition of the existing property as shown in figures 1 to 6 of this report.

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.

An initial scoping survey was undertaken on Monday 12 January 2014 between 10.30 and 11.30 hrs. The weather at the time of the inspection was cool, dry and cloudy (minimum temperature: 9°C, cloud cover: 85%, wind: blustery south-west, rain: nil) providing satisfactory 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 (Earthworks Environmental Design) - an ecological consultant with more than 25 years of experience in field survey work and development issues relating to protected species. The surveyor has held a licence since 1989 and is a voluntary bat worker with Natural England (via the BCT).

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 lawfully without breaching the Habitats Regulations (as amended).

*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 that a full visual inspection of the property is carried; the survey must include all internal and external features of the property including any accessible roof voids likely to be affected by the proposed works.

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

Survey constraints / limitations of the data

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.

Local bat records are obtained from a variety of sources gathered over several years; the accumulated records may include unverified public data in addition to data obtained from ecological consultants and local bat groups.

The surveyor is not aware of any comprehensive bat survey undertaken in the wider district therefore records are likely to provide a generalised and somewhat incomplete picture of the bat fauna within the area of search.

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 timing of the survey is outwith the optimal survey period for monitoring feeding, foraging and breeding activity by bats. Dusk emergence / dawn re-entry surveys have not been undertaken at this property.

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.

Pre-survey data search (10km grid square SD 64):

The pre-survey data search includes the following sources:

- (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 undertaken at this site and other properties within 2.5km of the site.
- (4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.
- (5) Local bat records - East Lancashire Bat Group (ELBG)
- (6) Interactive maps: *Natureonthemap* (Natural England) and *Magic.gov.uk*.

The following bat species have been recorded within the wider district between 2000 and 2015:

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

Location of the property

National Grid Reference: SD 590410 - Elevation: approx. 130 metres.

The property is situated within the Loud valley between Loud Higher Bridge and Height Lane approximately 4km north-west of Longridge. This is a rural location surrounded by open countryside and extensive grazing land, the building is one of several residential properties and agricultural buildings at relatively low density.

Although the site is within the boundary of the Forest of Bowland AONB, 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).

The location of the property is sub-optimal in terms of feeding, foraging and commuting habitat for bats and habitat connectivity is relatively low, however, local records indicate the presence of a pipistrelle maternity roost within a residential property close to the River Loud at grid reference SD 588412 within 250 metres of the site.

Description of the property

The building is a detached bungalow with stone, block and brick cavity wall construction and duo-pitched slate roof with enclosed roof voids. The bungalow is dated 1967 with a double garage extension built circa 1980. The bungalow is faced in natural stone with some rendered faces and is double-glazed throughout.

The main roof is clad with natural slate and lined with bitumastic felt; the garage also has natural slate roof lined with a PVC membrane; there is a timber loft with eaves voids, and all areas are clean, dry and well-ventilated. Although mouse droppings are present, there is no evidence of access by bats or wild birds.

Within the bungalow itself, stairs lead to first floor accommodation; there is roof void above the first floor ceilings (figure 5) and eaves voids either side of the main bedroom (figure 6). The roof void is insulated with a glass fibre material above the ceiling joists; the area is clean, dry and well-ventilated and there is no natural light.

Page 3 of 8

Small mammal droppings inside the voids indicate mostly mouse activity, although a few scattered bat droppings are present on the insulation material nearest to the inspection trap in the main void.

Externally, the building is well-maintained and all roofing and walling materials are secure. The house and garage roofs have secure timber fascia-soffits and all lead work flashings are intact. There are some narrow gaps between the boarded soffit and the gable apex wall above the garage where birds may have nested; additionally, there is evidence of two house martin nests below the apexes on the gable end walls.

It is understood this property has been unoccupied for several years; the property is generally well-sealed and all external features are secure; the building is not occupied and remains unheated at all times.

Images: (taken 12 January 2015)



Figure 1: Front elevation



Figure 2: Side elevation



Figure 3: Rear elevation



Figure 4: Garage – side and rear elevations



Figure 5: main roof void



Figure 6: Eaves void

Proposed works

The proposed works require demolition of the existing building prior to construction of a new dwelling.

Survey results

A careful internal inspection of the property including all accessible roof voids has found no significant evidence of bat roosting activity. A small number of bat droppings (less than 5) were noted within the main roof void; there are no accumulations of bat faeces and there are no signs of perching or feeding by other species.

Externally there are no signs of access by roosting bats.

The potential for disturbance to protected species at this site is likely to be low.

There are no published records of roosting bats at this property.

Nesting wild birds

House martin nests are present at both gable ends of the bungalow.

There is no evidence of nesting barn swallows or barn owls within any part of the building.

Evaluation of results

The building is generally well-sealed and secure; the property has been unoccupied for some years and remains unheated. It is likely that solitary bats are occasionally active within parts of the house roof given the presence of a small number of scattered bat droppings in the main roof void.

The presence of solitary pipistrelle bats is likely given the rural location of the site and the presence of a maternity roost within 200m of the property. Pipistrelle bats are common and widespread species in the area and frequently visit buildings of this age, design and construction.

Bats are highly mobile and opportunistic, their occasional or sporadic presence within dwellings is common.

Significantly, there is no evidence of regular roosting, perching or feeding activity within any part of the property and it is highly unlikely that the building has ever been used as a summer maternity roost or winter hibernaculum.

The conservation significance of the property is relatively low

There remains a low risk* of exposing roosting bats during the proposed demolition of this building; in the unlikely event of bats being disturbed during the removal of roofing materials and fascia-soffits the developer must notify Natural England via the Bat Conservation Trust.

Care must be taken to ensure that wild birds, their nests and eggs are not disturbed during the nesting season.

Minimal: it is highly unlikely any 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: 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.

Page 5 of 8

Summary and recommendations

The proposed building alterations at this property 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.

Although the conservation significance of this property is relatively low, there remains a low risk of causing disturbance to solitary bats during; highest risk areas include roof ridges, roof verges, fascias and soffits.

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

Additional survey effort (ie. dusk emergence and dawn re-entry and swarming surveys) during the optimal survey period 1 May to 31 August is not required at the property.

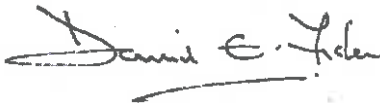
It is recommended the works **proceed without a requirement to obtain a development licence (EPSL)** since the proposed demolition work is unlikely to result in a breach of the Habitats Regulations.

Nesting house martins are likely to be present between April / May and August / September.

All birds, their nests and eggs are protected by law (refer to mitigation advice below).

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)

ANNEX 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. Removal of roofing materials	In the unlikely event of any bats being exposed during the removal of tiles, lead flashings, roofing felt and fascia boards, work in that area should stop until the site has been inspected by a qualified person (see below)
6. Demolition of buildings	<p>In the unlikely event of any bats being exposed during demolition of buildings, work in the affected area should stop until the site has been fully inspected by a qualified person.</p> <p>Please notify the surveyor immediately for advice before proceeding (contact details below)</p>
7. Accidental exposure of bats	<p>Cover the exposed bats to reduce any further risk of harm.</p> <p>Place the bats in a small dark and very secure box and leave in a cool and quiet place.</p> <p>Wherever possible, try to prevent any bats from flying away in daylight.</p>
8. Legal protection	<p>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.</p> <p>The onus lies with the developer to ensure that bats and wild birds are protected.</p>
9. Emergency advice on bats	<p>If you require specific advice on injured or exposed bats during the building works, you should first 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. An out-of-hours service is 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> <p>BCT website www.bats.org.uk Email: enquiries@bats.org.uk</p>

10. Nesting house martins	<p>Nesting birds are likely to be present between April / May and August / September. If removal of the nests is required before demolition works are carried out, the exclusion process must take place during the winter when the martins are not in residence.</p> <p>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.</p>
---------------------------	--

ANNEX 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 process

Our built environment has the potential to have major negative impacts on biodiversity. However, if done sensitively, the development and refurbishment of buildings can, in fact, increase the ecological value of the site.*

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 lawfully¹.

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".²

* Designing for Biodiversity, RIBA (second Edition - 2013) ¹ Bat Surveys, Good Practice Guidelines, BCT (2007). ² Tony Mitchell-Jones, (BMG, 2004)

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

