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Mr S. Mansfield

5 Sutherland Close
Wilpshire
Lancashire
BB1 9LN

18 November 2015

Job ref: B 1634

Dear Mr Mansfield

Re: EPS – Daylight scoping survey: 5 Sutherland Close, Wilpshire, BB1 9LN

You have requested a scoping survey (European Protected Species) as a condition of a planning application to Ribble Valley Borough Council (RVBC) for building alterations to the above property.

The Local Planning Authority has a duty to take account of the impact of a development on protected species in accordance with current planning policy (National Planning Policy Framework). RVBC 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.

As a consequence of the historical declines in bat populations during the second half of the twentieth century, all bats and their roosts are protected by UK law. The depletion of natural habitats throughout the UK means that some bat species are now more than ever dependent on houses and other buildings as roosting sites. It is this dependence that makes them vulnerable to redevelopments that can result in damage or destruction of a bat roost, particularly at maternity and hibernation sites resulting in negative impacts on a local bat population.

Since 2008 bats have been included as one of the UK Biodiversity Indicators which aim to show the response of species to the pressures, changes and threats to our natural and built environment.

The scoping survey has found no evidence of access by roosting bats or nesting wild birds at the property.

The current conservation significance of the building is estimated to be very low; consequently the impact of the development on protected species is likely to be minimal.

It is recommended the development proceeds without the requirement to obtain a development licence since the proposed works are unlikely to result in a breach of the Habitats Regulations.

Please find the survey report now attached.

Yours sincerely

David Fisher
Director (EED Surveys

BAT SCOPING SURVEY REPORT

(European Protected Species)

5 Sutherland Close, Wilpshire, Lancashire, BB1 9LN

Aims of the scoping survey

This type of survey is sometimes referred to as a 'presence or absence survey' and is based on an internal / external assessment of the building with regard to bats and other protected species such as nesting wild birds.

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.

A scoping survey involves an internal / external search of the property looking for evidence of access by protected species. The survey can be undertaken during daylight hours at any time of year and is not dependent on whether bats or wild birds are active at the time of the inspection.

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.

*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 out; the survey should cover all internal and external features of the building including inspection of all accessible roof voids and out-buildings 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.

Timing of survey / weather conditions

The scoping survey was undertaken on Tuesday 17 November 2015 between 10.00 and 10.45.

The weather at the time of the inspection was cool, dry and overcast (minimum temperature: 8°C, cloud: 100%, wind: light south-easterly, rain: nil) providing satisfactory conditions for this level of survey.

Personnel

The inspection was carried out by David Fisher (EED Surveys) - 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 volunteer bat worker with Natural England (via the BCT), member of East Lancashire Bat Group, North Lancashire Bat Group and the Bowland Kilns and Caves Research Group.

Natural England Class Licence WML- A34 - Level 1 (Registration Number: 2015 – 17599-CLS-CLS)

Natural England Class Licence WML- A34 – Level 2 (Registration Number: 2015 – 12106-CLS-CLS)

Survey limitations

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

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.

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.

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.

Pre-survey data search

The pre-survey data search includes the following sources:

(1) European Protected Species (EPS) - ie. species records of local, regional or national significance.

(2) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera).

(3) Local bat records: (i) East Lancashire Bat Group (ELBG) (ii) EED Surveys (iii) other ecological consultants.

(4) Interactive maps: *Natureonthemap* (Natural England) and *Magic.gov.uk*.

The following bat species have been recorded within the 10km national grid squares: SD73 and SD74:

Common name	Scientific name	Status of local population
Natterer's bat	(*Myotis nattereri*)* [1] [2]	widespread / common
Whiskered bat	(*M. mystacinus*) [1]	widespread / uncommon
Brandt's bat	(*M. brandtii*)	infrequent / uncommon
Daubenton's bat	(*M. daubentonii*) * [1] [2]	widespread / locally common
Brown long-eared bat	(*Plecotus auritus*)* [1] [2]	widespread / locally common
Common pipistrelle	(*Pipistrellus pipistrellus*)* [1] [2]	widespread / common
Soprano pipistrelle	(*P. pygmaeus*) [1] [2]	widespread / locally common
Nathusius's pipistrelle	(P. nathusii)[2]	rare (limited data)

Noctule bat	*(Nyctalus noctula)*[1 2]	widespread / uncommon

*NBN data [1]East Lancashire Bat Group [2]EED surveys

Pre-existing information

There is no history of roosting bats at this property.

There are no bat records shown at this location.

Location of the property

The property is located in the Ribble Valley at NGR: SD 692 330 at an elevation of approximately 140 metres.

The house is situated within a modern residential development on the NE side of Wilpshire close to several other properties of similar age, design and construction.

The site is not adjacent to open countryside and there are no extensive woodlands and plantations nearby.

There are no areas of standing open water, significant river channels or waterways within 1km of the property.

Although several bat species have been recorded within the wider area, the location of the property is likely to be sub-optimal in terms of feeding, foraging and commuting habitat for bats.

A local data search has shown there are no designated nature conservation sites adjacent to this 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 modern-style two storey detached house with brick and block cavity wall construction and duo-pitched tiled roof. There are two dormer extensions on the east roof pitch and a single garage attached to the west elevation (figures 1 and 2).

The roof has a standard rafter-with-purlin construction and the tiled roof is lined with bitumastic felt (figure 5).

The roof void is insulated with a thermal glass fibre material laid across the ceiling joists; some of the insulation has been temporarily lifted to enable electrical wiring to be carried out (figure 4). The void is generally clean, dry and well-ventilated and there are no signs of access by roosting bats or wild birds within the roof space.

Externally the house is generally well-sealed although parts of the timber fascia and cement-asbestos soffit at the rear of the property are damaged through lack of maintenance, particularly on the SW corner above the garage. A small redundant flue is present close to SW corner of the roof; some of the flashing is partly raised.

The external brickwork and first floor rendering is well-sealed, the house is double-glazed throughout and both dormer windows are very secure.

The single storey garage has a single skin construction with flat bitumen roof and timber fascia (figure 3) and an alloy up-and-over door. There is no evidence of access by bats or birds in this area; the garage is very unsuitable for attracting roosting bats.

Proposed works

It is understood the proposed works include demolition of the existing garage prior to construction of a two storey side extension on the west elevation.

The area of the proposed alterations is shown (approximately) in figure 1 below.

Figure 1:

Figure 2:

Figure 3:

Figure 4:

Figure 5:

Survey results

There is no evidence of access by bats or nesting birds within any part of the property.

The building currently has low potential for roosting bats.

Evaluation of results

It is highly unlikely that roosting bats have ever been present at the site.

The conservation significance of the building in terms of providing access and shelter to roosting bats is low.

The impact of the proposed works on roosting bats is likely to be minimal*.

The proposed development is unlikely to cause disturbance to a protected species.

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.

Table 1: *Based on Guidelines for proportionate mitigation - Bat Mitigation Guidelines (2004) fig. 4, page 39

Summary and recommendations

The proposed building alterations at this property 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 building works at site level on local bat populations is likely to be **minimal.**

The conservation significance of this property is currently **low.**

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

Further survey effort at this property is not required.

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, bitumen felt, lead flashings, dry verges, fascias and soffits, work in those area should stop until the building features have been inspected by a qualified person. Demolition of the garage is unlikely to disturb any roosting bats.
6. Accidental exposure of bats	Cover the exposed bats to reduce any further risk of harm. Place the bats in a small dark and very secure box and leave in a cool and quiet place. Wherever possible, try to prevent any bats from flying away in daylight. Call the surveyor for further advice before proceeding, otherwise contact the emergency help line at the BCT.

7. Legal protection	The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.
8. Emergency advice on bats	EED Surveys (David Fisher): 01200 425113 (office) or 07709 225783 (mobile) email:earthworksuk@yahoo.co.uk The Bat Conservation Trust (BCT) provides a bat helpline: 0345 1300 228; in an emergency, BCT will call the nearest volunteer bat worker in your area to arrange a free site visit. www.bats.org.uk email: enquiries@bats.org.uk

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.

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 lawfully[1].

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
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