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Mr Allan Lloyd-Haydock
Barley Cottage
Brewery Street
Longridge
Lancashire
PR3 3NB

9 June 2016
1703

Job ref: B

Dear Mr Lloyd-Haydock

Re: Scoping survey (European Protected Species): Brookside Cottage, Preston Road, Ribchester, PR3 3YA

You have requested a scoping survey on behalf of your client Mr G Barlow as a condition of a planning application to Ribble Valley Borough Council (RVBC) for building alterations at 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.

**Results and recommendations**

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

Given the well-maintained condition of the house and absence of any evidence of bat activity within the building, the impact of the proposed building works on protected species (bats) is likely to be low / 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)

**(European Protected Species)**

# PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

Property at: Brookside Cottage, Preston Road, Ribchester, PR3 3YA

## Description and aims

A preliminary roost assessment has been undertaken to assess whether bats and / or other protected species are present or likely to be present at your property. The survey requires a detailed inspection of all accessible internal and external areas of the building to look for evidence of roosting, perching and flight activity by bats.

The aim of the survey is to determine the actual or potential presence of bats and the need for further survey and / or mitigation. The wider aim of the survey is to assess the potential value of the site for European Protected Species (EPS) to establish whether bats, barn owls and other nesting wild birds have been active within any part of the building that is likely to be affected by the proposed development.

This level of 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 of 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 any 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), Bat Surveys for Professional Ecologists, Good Practice Guidelines 3rd edition (2016),* 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 preliminary roost assessment was undertaken on Thursday 9 June 2016 between 10.00 and 11.00.

The weather at the time of the inspection was warm, dry and bright (minimum temperature: 17°C, cloud: 20%, wind: calm, rain: nil) providing optimal conditions for carrying out 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), a participating member of several UK bat groups and founder member of the Bowland Kilns and Caves Research Group.

Natural England Class Licence Registration Number: 2015 – 17599-CLS-CLS) CL15 (Bat Roost Visitor)

Natural England Class Licence Registration Number: 2015 – 12106-CLS-CLS) CL18 (Bat Survey)

**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 compiled from a number of reliable sources but may also include unverified public data.

**Pre-survey data search**

The aim of the pre-survey data search (also called a desk study or scoping study) is to collate background information around the proposed development site on bat activity, roosts and significant landscape features that may be used by bats. The key sources of information used in this report are:

(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 were recorded during the previous 5 years in the 10km grid squares: SD63 / SD73:

| **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] | current distribution unknown |
| Noctule bat | *(Nyctalus noctula)* [1 2] | widespread / locally |
| common | | |

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



**Pre-existing information**

A local data search has found no records of roosting bats at this property.

**Location of the property**

The property is located at NGR: SD 626, 366 approximately 2km east of Longridge within the Hothersall Parish.

Although the house is located close to Ribchester Road, the rear garden is adjacent to open countryside to the south and west and is close to agricultural land with extensive grassland and well-established hedges, small copses and traditional field boundaries. A small well-wooded watercourse defines the NW boundary of the site.

Although there are several mature broadleaved trees within the locality, the nearest significant woodland habitat is 1km west of the site at College Wood; Leece's Wood is a deeply wooded clough with semi-natural broadleaved woodland located 1.25 km south of the property.

Alston Reservoirs located 1.5km – 2km west and Spade Mill Reservoirs 1km NE of the property are the nearest areas of open standing water within the wider district. Leece's Wood, Alston Reservoirs and Spade Mill Reservoirs are each designated as Biological Heritage Sites (BHS) by Lancashire County Council.

Although a number of common and widespread bat species are present within the district, the location of the property in terms of availability of suitable feeding, foraging and commuting habitat for bats is be sub-optimal.

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 detached dormer bungalow with brick and block cavity wall construction and duo-pitched blue slate roof. There are dormer windows on the front and rear roof pitches and all dormers have mono-pitch slate roofs with slate-cladding to the external areas (figures 1 to 3). All PVC fascia-soffits and soffits are well-sealed.

A single storey integral garage has a brick cavity wall construction with flat bitumen roof. The roof has a PVC fascia and all external areas appear to be very well-sealed (figures 4 and 5).

Two internal roof voids are accessible; a small eaves void is present beneath the rear roof pitch, this is well-insulated with a dense thermal material between the roof spars (figure 6); the area is clean, dry and well-ventilated and there are no signs of access by bats or wild birds. A central roof void housing the water tanks is located above the first floor landing. The void is well-insulated with 300mm glass fibre material over the ceiling joists (figures 7 and 8) and all areas are clean, dry and well-ventilated; there is no natural light within the void.

The property is well-maintained and all external features including external brickwork, windows and doors, roof verges, roof ridges and leadwork flashings are well-pointed and secure. There are no signs of access or roosting by bats associated with any of the external features of the building.

House martins are currently nesting under the apex of the south-east elevation above the garage roof.

**Proposed works**

1. Two storey side and rear extension to replace existing garage (located by arrows figures 1 and 2).
2. Modification / extension of the existing rear dormer (figure 3).

Reference:

Existing and proposed drawings Nos. 5 / 5A - ALH Design Services, Barley Cottage, Brewery Street, Longridge, Lancashire. PR3 3NB



Images: Brookside Cottage taken 08/06/16

Figure 1:

Figure 2:

Figure 3:

Figure 4:

Figure 5:

Figure 6:

Figure 7:

Figure 8:

## Survey results

There is no evidence of roosting, perching or feeding bats within any part of the property. The building is very well-maintained and all external brickwork, roof areas, fascia-soffits, lead flashings and other external features are very secure.

A pair of house martins are currently nesting under the south-east gable apex.

## Evaluation of results

The survey has found no evidence of roosting bats at this property, therefore the conservation significance of the building in terms of providing access and shelter to roosting bats is **low.**

Given that the building is well-maintained and secure, the property currently has relatively **low potential** for supporting roosting bats and nesting wild birds. The scale of impact of the proposed building works on roosting bats is likely to be **low*** (see table 1 below).

***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

## Impact assessment and recommendations

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

The building currently has **low** potential for supporting protected species.

The scale of impact of building works at site level on local bat populations will be **minimal / low.**

The proposed roofing works and building alterations 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.

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

| |
|---|
| No further survey effort is required at the property. |



## SUMMARY

| Action | Summary |
|---|---|
| 1. Further survey effort at this site | Not required |
| 2. Timing constraints of works | Not required |
| 3. Detailed method statement | Not required |
| 4. EPS Licence requirement | Not required |
| **Mitigation guidance**<br><br>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*". | |
| 5. Removal of roofing materials | In the unlikely event of any bats being exposed during the removal of the stone roof slates, bitumen felts, insulation materials, lead flashings and fascia-soffits, work in those area should stop until the building features have been fully inspected by a qualified person / ecologist.<br><br>(Contact details #8 below) |
| 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.<br><br>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 responsibility | 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<br><br>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.<br>www.bats.org.uk email: enquiries@bats.org.uk |

## ANNEX 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.

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### 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
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