



3 Meadowlands, Low Moor, Clitheroe. Lancashire. BB7 2ND
Office: 01200 425113 Email: earthworksuk@yahoo.co.uk

FAO: Kinnera Tanuku

Stanton Andrews Architects
44 York Street
Clitheroe
Lancashire
BB7 2DL

20 February 2016

Job ref: B 1654

Dear Kinnera

Re: EPS – Daylight scoping survey: Wythenstocks Barn, Back Lane, Grindleton, Clitheroe, BB7 4RW

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 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.

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

Given the sub-optimal location of the property and complete absence of evidence of roosting bats, the conservation significance of the property in terms of potential for attracting roosting bats is currently low and therefore the impact of the development on protected species is likely to be minimal / low.

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)
BAT SCOPING SURVEY REPORT

Wythenstocks Barn, Grindleton, Clitheroe, Lancashire. BB7 4RW

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 Friday 19 February 2016 between 09.30 and 10.15.

The weather at the time of the inspection was cold, dry and bright (minimum temperature: 3°C, cloud: 80%, wind: calm) 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), a participating member of several UK bat groups and founder member of 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 compiled from a number of reliable sources but may include some unverified public data.

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 are likely to be present within the 10km national grid square: SD74:

Common name	Scientific name	Status of local population
Natterer's bat	(<i>Myotis nattereri</i>)* ^{1 2}	widespread / common
Whiskered bat	(<i>M. mystacinus</i>) ¹	widespread / uncommon
Brandt's bat	(<i>M. brandtii</i>)	infrequent / uncommon
Daubenton's bat	(<i>M. daubentonii</i>)* ^{1 2}	widespread / locally
common		
Brown long-eared bat	(<i>Plecotus auritus</i>)* ^{1 2}	widespread / locally
common		
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ^{1 2}	widespread / common
Soprano pipistrelle	(<i>P. pygmaeus</i>) ^{1 2}	widespread / locally
common		
Nathusius's pipistrelle	(<i>P. nathusii</i>) ²	current distribution unknown

Pre-existing information

There is no history of roosting bats at this property or within neighbouring buildings.

There are no published records of roosting bats shown at this location.

The nearest recorded bat roosts (*pipistrellus* sp.) are listed as follows:

(i) Grindleton Primary School (SD 763 456)

(ii) Property in Chapel Lane (SD 759 458)

Location of the property

NGR: SD 760 457 Elevation: 115 metres

The property is located within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB); the site is within the Grindleton Conservation Area (*reference: RVBC Townscape Appraisal Map*).

The site is not adjacent to extensive broadleaved woodland or conifer plantation and there are no significant river channels or areas of standing open water within 0.3km of the property. The nearest riparian woodland is situated along Grindleton Beck, a deeply wooded clough 200 metres the west of the village. The site comprises semi-natural broadleaved woodland and designated as a Biological Heritage Site (BHS) by Lancashire County Council / Lancashire Wildlife Trust.

Although the location of the property is sub-optimal in terms of access and connectivity to high-value feeding, foraging and commuting habitat for bats; a number of bat species are frequently recorded within the locality.

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 two storey stone barn conversion with single storey rear extension and a detached garage.

Description of the buildings (figures 1 and 2):

Building 'A' – single storey kitchen extension with natural stone and block cavity wall construction, double glazed windows and doors and mono-pitched blue slate roof (built ca. 2000). The roof void (figures 3 and 4) is insulated with a glass fibre material laid across the ceiling rafters; the slate roof lined with a bitmastic felt. All parts of the roof void are clean, dry and well-ventilated and there are no signs of access by roosting bats or nesting wild birds. Externally the structure is well-maintained and all lead work flashings, fascia boards and slates appear secure.

Building 'B' – single storey entrance porch, utility area and WC with a small enclosed roof void and mono-pitched slate roof (built 2000 /2002). The roof void is insulated with glass fibre material and all areas are clean, dry, well-ventilated and secure: there is no evidence of access by roosting bats or nesting wild birds.

Building 'C' – detached single storey garage (figure 3) with natural stone and block cavity wall construction and duo-pitched timber-framed roof supported by two steel purlins (figures 6 and 7). The garage is cool, dry and very well-ventilated with good natural light from a glazed side window and door. The roof verges are

mortar-pointed and all parts of the building are well-maintained and very secure; there is no evidence of bats / birds.

Proposed works

A pre-application report includes the following brief: Construct a link between the existing house and garage - Remodel the interior to produce an extra bedroom - Open plan kitchen/dining area with views to the south. Two design options are shown. (Reference: pre-application report - Stanton Andrews Architects (Job 1547).

Images: Wythenstocks Barn, Grindleton - taken 19/02/16

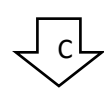


Figure 1:

Figure 2:



Figure 3:

Figure 4:

Figure 5:



Figure 6: garage

Figure 7: garage

Survey results (BATS)

There is no evidence of access by roosting bats within any part of the property.

There is no evidence of roosting, perching or feeding bats within any part of the property likely to be affected by the proposed building works.

It is very unlikely that roosting bats or nesting birds have ever been present within either of the roof voids or inside the garage (shown as buildings A, B and C figures 1 and 2)

There is no evidence of nesting wild birds.

The property currently has **low potential** for supporting roosting bats.

Evaluation of results

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 * (see table 1 below).

The proposed development is unlikely to cause significant 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 conservation significance of this property is low.

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**.

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 and nesting barn swallows

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 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. (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. 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 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.

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). ²Tony 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

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