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**EXTENDED PHASE 1 HABITAT SURVEY
& PROTECTED SPECIES SURVEY / ASSESSMENT**

**- Land at: Former Punch Bowl Inn, Longridge Road, Hurst
Green, Clitheroe, BB7 9QP, Lancashire -**

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& PROTECTED SPECIES SURVEY / ASSESSMENT**

**- Land at: Former Punch Bowl Inn, Longridge Road, Hurst Green,
Clitheroe, BB7 9QP, Lancashire -**

A report for

BRAMLEY-PATE AND PARTNERS
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November 2015

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PART 1 INTRODUCTION:

1.1 REASONS FOR SURVEY:

PENNINE Ecological have been commissioned by Bramley-Pate & Partners on behalf of their client (*Donelan Trading Limited*) to undertake an Extended Phase 1 Habitat Survey and protected species survey / assessment of Land at the Former Punch Bowl Inn, Longridge Road, Hurst Green, Lancashire.

The study includes a vegetation and badger survey together with a water vole / otter survey of the stream along the sites western boundary. An assessment for other potential protected species issues has also been completed.

The report includes a full evaluation of the ecological significance of the survey findings.

The surveys are required due to proposals for site development.

1.2 SITE LOCATION:

The site is located between in a rural location on the B6243 Longridge Road, approximately 1.1km west of Hurst Green. The sites central National Grid Reference is SD 673 378.

The locations of the habitats surveyed are shown on Map 1, Appendix 1.

1.3 SITE STATUS:

A desk top study was not commissioned as part of the survey.

1.3.1 Statutory Sites:

Details of statutory sites were sought from the Natural England web site search:

<http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx>

The site is located just outside the Forest of Bowland Area of Outstanding Natural Beauty (AONB); <http://www.landscapesforlife.org.uk/forest-of-bowland-aonb.html>. The AONB is on the other side of Longridge Road.

1.3.2 Non-Statutory Sites:

There are no known County Biological Heritage Sites (BHS) associated with the site or its immediate boundaries, although this would require verification by a desk top study with Lancashire County Council.

1.4 SURVEY CONSTRAINTS:

The survey was conducted on November 19th 2015 this is a sub-optimal time for Extended Phase 1 Habitat Survey, however given the habitats present on site, this is not regarded as a significant constraint.

With the exception of the water vole survey there were no constraints to other protected species surveys / assessments and the site was fully accessible.

PART 2 SURVEY RESULTS:

2.1 EXTENDED PHASE 1 HABITAT SURVEY:

2.1.1 Extended Phase 1 Habitat Survey Methodology:

An Extended Phase 1 Habitat Survey (*Nature Conservancy Council 1990*) of the study area was undertaken on November 19th 2015. The site's habitats were mapped and higher vascular plant species were recorded and given abundance values according to the standard DAFOR scale, where:

D	=	Dominant
A	=	Abundant
F	=	Frequent
O	=	Occasional
R	=	Rare

Where appropriate these values can be prefixed by the letter L (locally) or V (very), to provide more subtle biogeographical data.

2.1.2 Habitats Present:

- A3.1 Scattered broad-leaved trees
- A3.2 Scattered coniferous trees
- G2 Running water
- J1.4 Introduced shrub
- J2.4 Fence
- J2.5 Wall
- J2.8 Earth bank
- J3.6 Buildings
- J4 Bare earth / ground: stripped earth / concrete/tarmac

2.1.3 General Description:

This rural site is approximately 90m by 85m in maximum dimensions.

The site includes the buildings of the former Punch Bowl Inn and associated tarmac parking areas and grounds.

At the time of survey the site had been almost entirely stripped of vegetation and was dominated by bare earth and spoil mounds.

A line of mature Leyland cypress conifers are present on the eastern site boundary with a planted line extending into the site.

A mature beech tree and garden privet hedge are present on the north eastern site boundary with Longridge Road, otherwise the northern boundary is formed by the former pub buildings and tarmac access areas.

The eastern boundary is fenced and includes a line of Leyland cypress conifers at the northern end.

The southern boundary is fenced with a semi-mature ash tree and two mature pedunculate oak trees.

The sites western boundary is formed by a stream with several trees on the eastern (site side) banks, these include; four sycamore, a single pedunculate oak and a holly bush. The eastern banks have limited streamside vegetation along the bank bases including fern species, liverworts and streamside herbs. The majority of the banks are covered in a thin layer of spoil from adjacent soil stripping.

Remaining parts of the site are bare earth / earth mounds.

2.1.4 Target Notes:

Target Note 1: Stream corridor on western boundary:

The sites western boundary is formed by a stream with several trees on the eastern (site side) banks, these include; four sycamore, a single pedunculate oak and a holly bush. The eastern banks have limited streamside vegetation along the bank bases including; locally abundant liverwort species and ivy, frequent broad-buckler fern and locally frequent opposite-leaved golden saxifrage and bramble species. The majority of the banks are covered in a thin layer of spoil from adjacent soil stripping.

Target Note 2: Mature sycamore with dense ivy cover:

This stream side tree has a dense cover of ivy which offers potential for bat roosts, although no evidence was noted.

Target Note 3: Semi-mature ash tree with dense ivy cover:

This ash tree in the south east corner of the site has a dense cover of ivy which offers potential for bat roosts, although no evidence was noted.

Target Note 4: Former Public House buildings:

The complex of buildings associated with the former Punch Bowl Inn support various features associated mainly with the slate roofs that offer potential points for bat access. These are explained in more detail in the following section.

2.2 PROTECTED SPECIES SURVEYS:

During the Phase 1 Habitat Survey additional surveys were undertaken where appropriate for the presence of other potential protected species. The following surveys were undertaken.

2.2.1 Badger Survey:

Method:

A badger survey was undertaken of the site. The badger survey used standard techniques for establishing the use of the site by badger, and includes searches for evidence of badgers including:

- Setts
- Pathways
- Footprints
- Latrines
- Foraging areas
- Scratching posts
- Boundary searches for runs, pathways and latrines.

The survey results are outlined below.

Results:

Sett Search:

The survey found no setts on site.

Search for Foraging Signs and Pathways:

The site was thoroughly searched for badger pathways and signs of foraging. No sign of badger activity was found therefore it can be concluded that the species is not using this area for foraging or commuting.

Boundary Search:

All of the boundaries of the site were walked and examined for potential runs, pathways and latrines. The search found no evidence to suggest badger activity along any of the site boundaries.

The absence of any activity signs indicates that badgers are not entering the site. The absence of latrines indicates a lack of territorial activity in the near vicinity of the site.

2.2.2 Bats:

During the survey an assessment of bat roost potential and foraging habitats was undertaken.

Method:

A daytime survey was conducted on 19th November 2015. The buildings on site were inspected externally only for potential places / points of internal access that may be of value to bats. The exterior elevations were investigated from ground floor level, with the aid of close focusing binoculars, for places that are frequently used by bats as roosts or as access into roost chambers. All elevations were visually accessible.

The daytime survey was conducted by Mr. R. Leatham, who is an experienced ecologist. The findings of the survey were discussed in detail with Mr. Stan Irwin (licensed bat surveyor) who has over thirty years of bat ecology experience and licensing. The results, conclusions, and recommendations have been assessed by Mr. Irwin and his assessment concurs with Mr. Leatham's.

During the survey the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

Constraints:

The daytime survey was conducted outside of the main active period and breeding season of bats. However there were no access restrictions that prevented assessment of all buildings. Consequently, a full appraisal and external inspection of the property was achievable in relation to assessing the level of bat roost potential that may exist.

Survey Results:

There are several features associated with the main Public House building that provide potential points of access for crevice dwelling bats, such as pipistrelle bat species and hence provide bat roost potential.

These features include;

- Gaps under the roof slates, particularly on the rear southern elevation.
- Several rows of missing slates.
- Gaps and holes in masonry on the roof apex / wall junctions.
- Gaps under lead roof flashing.

(see photographs at the end of this report for details of these features).

Overall the buildings are regarded as having **moderate-high** bat roost potential.

The extent and nature of these features are such that even if an internal inspection of the buildings was undertaken and no evidence was found, this would not be conclusive. This is because it is not possible to physically inspect all these features without at least partial destruction of the building and potentially roost sites. Where potential has been identified as

low or above then guidance from the Bat Conservation Trust advises that dusk / dawn bat activity surveys are undertaken.

The site is located within an area of very good bat foraging habitat in the form of surrounding open countryside and a stream corridor on the western boundary. The presence of nearby suitable foraging habitat and linkage further increases the potential of the buildings to support bats.

The trees with ivy cover have low-moderate bat roost potential.

2.2.3 Water Vole:

The proposed area of development includes land up to the bank top (*break of slope*) of the watercourse on the sites western boundary. However the banks have been disturbed by adjacent soil stripping with a layer of fresh earth now covering the majority of the eastern banks of the watercourse.

Survey Methodology:

The water vole survey was undertaken on November 19th 2015 and followed the standard methodology as outlined in the *Water Vole Conservation Handbook*, (2nd Edition), Strachan, R. & Moorhouse, T. (2006).

The survey is based upon the examination of the banks and watercourse along the sites western boundary.

Searches were made for the following signs;

- Sightings of individual animals
- Latrines
- Feeding stations
- Burrows
- Runs
- Prints

Survey Constraints:

All survey areas were accessible, there were no access constraints to the survey areas.

The survey has been conducted outside of the recommended survey season for water vole survey (*April - October*). However, the weeks prior to the survey had been exceptionally mild for November. It would therefore not be unreasonable to expect some levels of activity if the species is present on the watercourse. Because of the constraints however the survey focused on burrow location survey. This was achievable for the western bank of the watercourse, however spoil deposits on the eastern bank had covered the majority of the bank, therefore masking any potential burrows.

Survey Results:

No burrows or active signs of the species were found.

However the watercourse is potentially suitable for the species. Given the considerable constraints the survey cannot be regarded as conclusive.

2.2.3 Otter Survey

Survey Methodology:

The survey undertaken follows guidance provided in the *New Rivers & Wildlife Handbook* RSPB, NRA and RSNC (2001), and searches were undertaken for footprints, spraints, holts and potential couches and trails.

The survey is based upon the examination of the banks and watercourse along the sites western boundary.

Survey Constraints:

All areas river and banks were accessible. There were no constraints to the survey.

Survey Results:

No evidence of the species was found on the surveyed section.

The species is deemed to be absent from the stream, however otters are expanding their range in Lancashire and are known to be present in the Ribble catchment.

2.2.4 Other Protected Species:

Issues in relation to other potential protected species where no specific survey was undertaken are assessed in the following section.

PART 3 ECOLOGICAL EVALUATION & RECOMMENDATIONS:

3.1 EVALUATION OF SURVEY & RECOMMENDATIONS:

The following section evaluates the site in relation to statutory/non-statutory sites, protected species and species/habitats listed on the former UK Biodiversity Action Plan Priority List, Section 41 Species/Habitats of Principal Importance in England (NERC) Act 2006, and the Lancashire Biodiversity Action Plan.

3.1.1 Statutory Sites:

There are no statutory wildlife sites associated with the site or within 500m of the site. The site lies just outside the Forest of Bowland AONB.

3.1.2 Biological Heritage Sites/non statutory designations:

There are no known County Biological Heritage Sites (BHS) associated with the site or within the immediate surrounding area, although this would require confirmation by a desk top study.

The area affected by the proposed works fails to meet any of the guidelines for selection associated with the Lancashire Biological Heritage Site scheme.

3.1.3 Sites Habitats & Higher Plant Species:

The habitats lost to development do not meet any guidelines for Lancashire BAP habitat status. The habitats (*mainly bare earth, hard standing and buildings*) together with plant species recorded on site are common and widespread and are considered to be of site value only.

The stream on the sites western boundary is potentially a Section 41 Habitat of Principal Importance in England (NERC) Act 2006.

Recommendations: Habitats & Higher Plant Species:

There are no requirements for further surveys.

A suitable undeveloped buffer zone of around 5m should be maintained on the western boundary with the stream.

3.1.4 Protected Species:

Badgers:

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act 1981, and under the Protection of Badgers Act 1992, which prohibits deliberate interference with the animal or its sett.

The survey found no evidence of historic, recent or current use of the site by badgers for foraging, commuting or occupation and the species is considered to be absent.

Recommendations: Badgers:

There are no issues in relation to badgers arising from the development. No further surveys are required.

Water Voles:

Water voles (*Arvicola terrestris*) are protected by the Wildlife & Countryside Act (1981) as amended. In 1998 particular emphasis of protection was given to the water vole's burrow in respect of Section 9(4) of the above act. Water vole is also protected under the NERC Act (2006). Water voles are also a UK Priority Biodiversity species.

The survey found no evidence of water vole from the adjacent watercourse. However the watercourse is potentially suitable for the species. Given the considerable constraints the survey cannot be regarded as conclusive.

Recommendations: Water Voles:

Since the proposed area of development includes land up to the bank top (*break of slope*) then an appropriately timed water vole survey must be undertaken between April and October. The survey will be the standard methodology as outlined in the *Water Vole Conservation Handbook*, (2nd Edition), Strachan, R. & Moorhouse, T. (2006).

It is recommended that the survey is undertaken in April / May before the onset of dense bank vegetation which can mask burrows and results in constraints.

Great Crested Newt:

Great crested newt is comprehensively protected under European legislation.

There are no waterbodies on the site or within the terrestrial range of the species considered capable of supporting the species.

Recommendations: Great Crested Newt:

There are no issues in respect of great crested newts or other amphibians.

Birds:

All breeding birds (*with only minor exceptions*) are protected under the Wildlife and Countryside Act (1981) as amended.

The trees on site including the Leyland cypress hedge have potential to support breeding birds. In addition the buildings have potential to support breeding birds.

Recommendations: Birds:

No strategic bird surveys are required. In order to minimize impacts on birds any site disturbance to scrub or tree habitats and buildings should take place outside of the breeding season, i.e. between the end of August and end of February. Following cutting of scrub/trees brash should be removed from the site, failure to do so could provide potential nest sites if left in situ until the following breeding season.

If removal of scrub / trees or buildings is undertaken during the breeding season, then checks should be made to establish any nesting or breeding activity, prior to removal.

Bats:

Bats are comprehensively protected by European legislation.

All British bats and their ¹roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

The National Planning Policy Framework (NPPF) has replaced the existing Planning Policy Guidelines (PPG's). In relation to wildlife PPG 9 was one of the documents to which Planning Authorities referred to, particularly where a specially protected species is or may be present and will be affected by a development for which a Planning application seeks consent. The aims of the NPPF in relation to species and habitats are that it places a clear responsibility on Local Planning Authorities to conserve and enhance biodiversity and to encourage consideration that should be given to Protected Species where they may be affected by development. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

¹ The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats & Species Regulations 2010 (Regulation 41) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation.

This is supported by a guide to good practice entitled 'Planning for Biodiversity and Geological Conservation: Building in Biodiversity' in which paragraphs 5.34 and 5.35 identify that species such as bats are highly dependent upon built structures for survival and that roosts can be easily incorporated into existing and new developments/conversions to benefit these species.

When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

If significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

Use of Buildings by Bats:

- a) Summer breeding roost.
- b) Hibernation.
- c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

Up to nine bat species have been regularly recorded in Lancashire most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Lancashire is reflected throughout the UK. All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed in Schedule 2 of the Conservation of Habitats & Species Regulations 2010 (as amended). When dealing with cases where a European Protected Species (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the 2010 Regulations and therefore has a statutory duty to have due regard to the provisions of the Regulations in the exercise of its functions.

Recommendations: Bats:

Based on the assessment that the buildings have moderate - high bat roost potential and the proximity of high quality bat foraging habitats bat activity surveys are recommended for the site with particular focus on the buildings. Due to the nature of the buildings and proximity of good bat habitat there is potential for bats to be present at any time of year within these buildings.

Therefore a total of at least two bat activity surveys are recommended that include a reasonable spread of surveys over the late spring / summer period (*April/May - August being the ideal period*). The surveys should be at least three to four weeks apart. Dependent on the results of the first two dusk surveys it may be decided that a third survey is required, this will be at the discretion of the bat consultant.

Prior to the first dusk survey an internal inspection of the buildings will take place and will include any loft spaces present in the buildings.

Following the completion of these surveys further recommendations will be made in respect of any licensing issues.

PART 4 REFERENCES:

4.1 REFERENCES:

Hundt L. (2012) *Bat Surveys: Good Practice Guidelines*, 2nd edition, Bat Conservation Trust.

Lancashire County Planning Department, (1998) *Biological Heritage Sites. Guidelines for Selection*. Lancashire County Council

Nature Conservancy Council (1990) *Handbook for Phase 1 Habitat Survey – A Technique for Environmental Audit*. Nature Conservancy Council.

Rose, F. (1981) *The Wildflower Key*. Warne.

Stace, C., (1997) *New Flora of the British Isles (Second edition)*. Cambridge University Press.

Web Sites:

Biodiversity Planning Toolkit - Association of Local Government Ecologists (ALGE) et al.

Google Earth.

Lancashire Biodiversity Partnership website.

MARIO.

Natural England – Nature on the Map.

APPENDIX 1:

Map 1: Extended Phase 1 Habitat Survey

Site Photographs

Site Photographs: November 19th 2015



Target Note 1: Stream (upstream end)



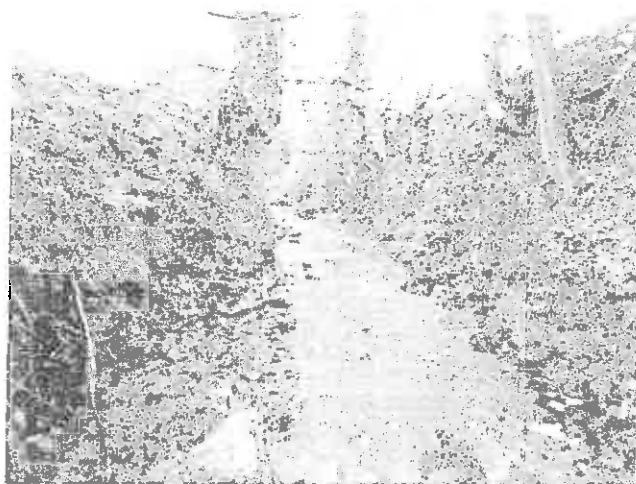
Target Note 1: Stream (mid section)



Target Note 1: Stream (upstream end)



Target Note 1: Stream (downstream section)



Target Note 1: Stream (mid section)



Target Note 1: Stream (downstream section)



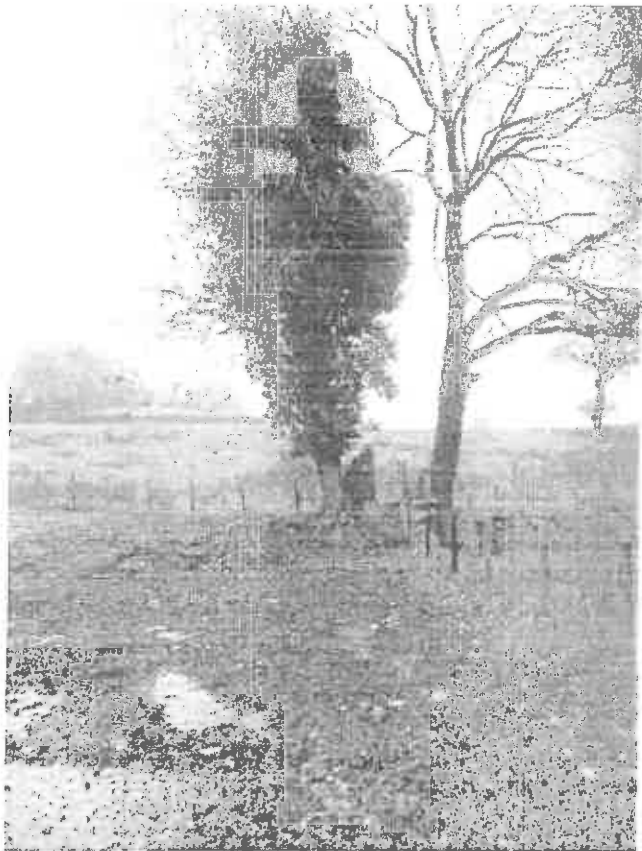
Target Note 1: Stream mid-section upper banks



Target Note 1: Stream downstream section upper banks



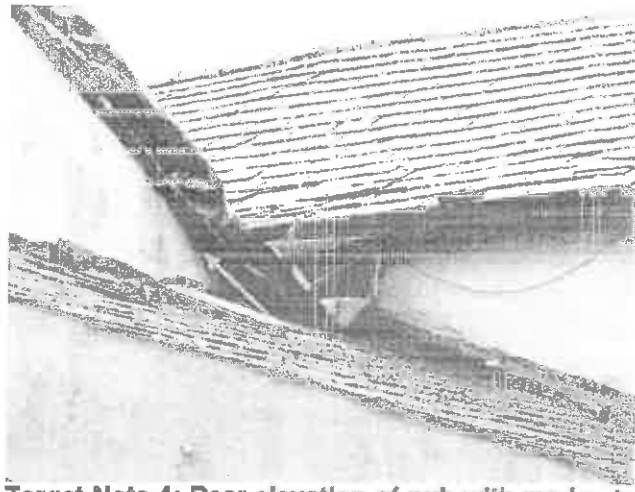
Target Note 2: mature sycamore with dense ivy cover provides low/moderate bat roost potential.



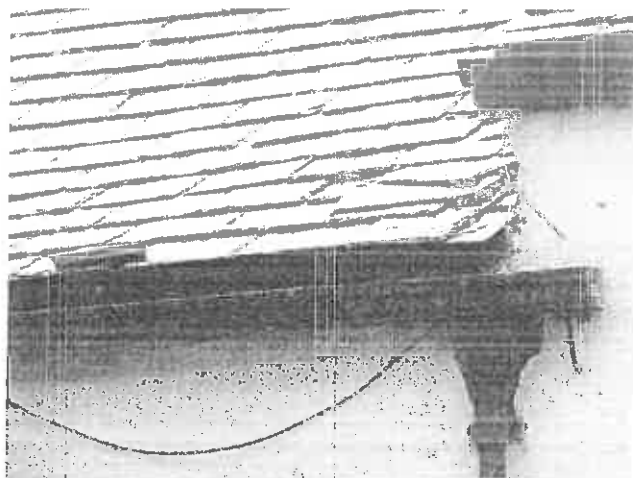
Target Note 3: Semi-mature ash with dense ivy cover provides low/moderate bat roost potential.



Target Note 4: Rear elevation of pub with moderate - high bat roost potential due to various roof access points.



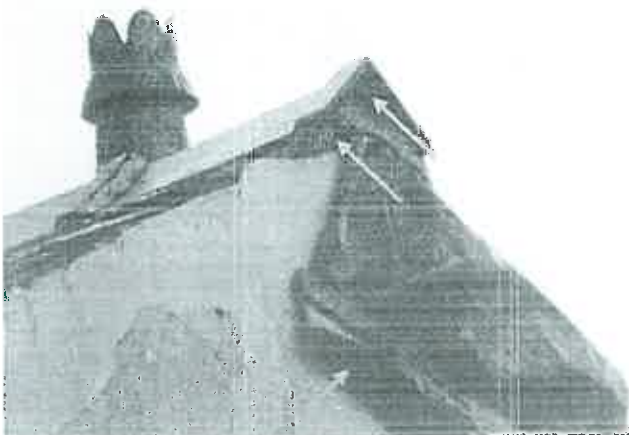
Target Note 4: Rear elevation of pub with moderate - high bat roost potential due to various roof access points



Target Note 4: Rear elevation of pub with moderate - high bat roost potential due to various roof access points



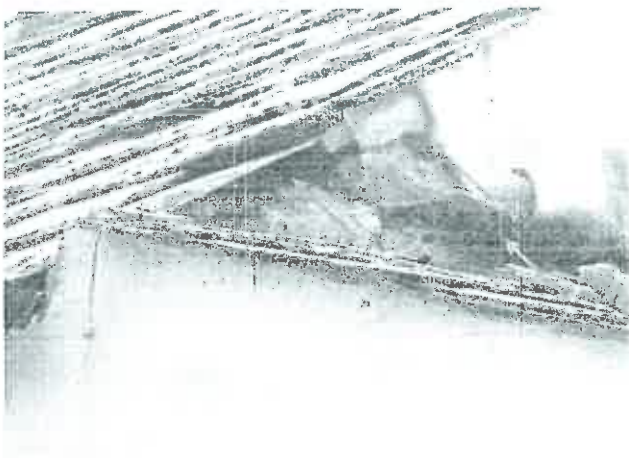
Target Note 4: Rear elevation of pub with moderate - high bat roost potential due to various roof access points



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Target Note 4: Rear elevation of pub with moderate - high bat roost potential due to various roof access points.



Target Note 4: Rear elevation of pub with moderate - high bat roost potential due to various roof access points



Mature Leyland cypress hedge / tree line.



Target Note 4: Rear elevation of pub with moderate - high bat roost potential due to various roof access points



Tarmac area



Tarmac / earth mounds



Looking north west along the sites southern boundary.



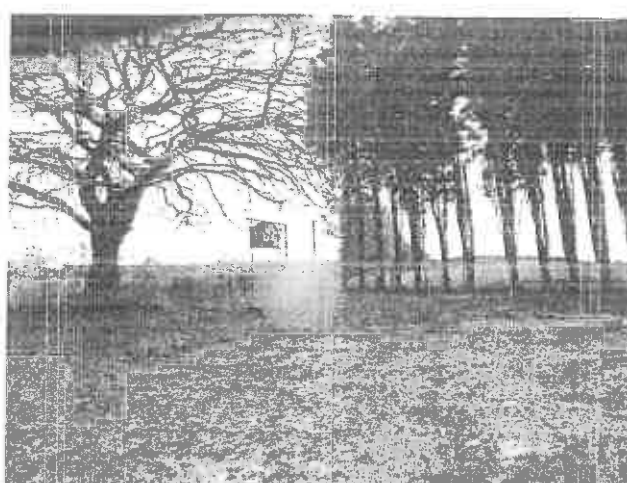
Tarmac / earth mounds



Earth mounds and conifers



Looking north into the site from the southern boundary.



North eastern site corner



Looking south into the site from the north eastern boundary.

Job title:
Extended Phase 1 Habitat Survey &
Protected Species Assessment:
- Land at: Former Punch Bowl Inn, Longridge Road, Hurst
Green, Clitheroe, BL7 9DP, Lancashire -

Drawn by:
Robert Lusham
PENNINE
ecological

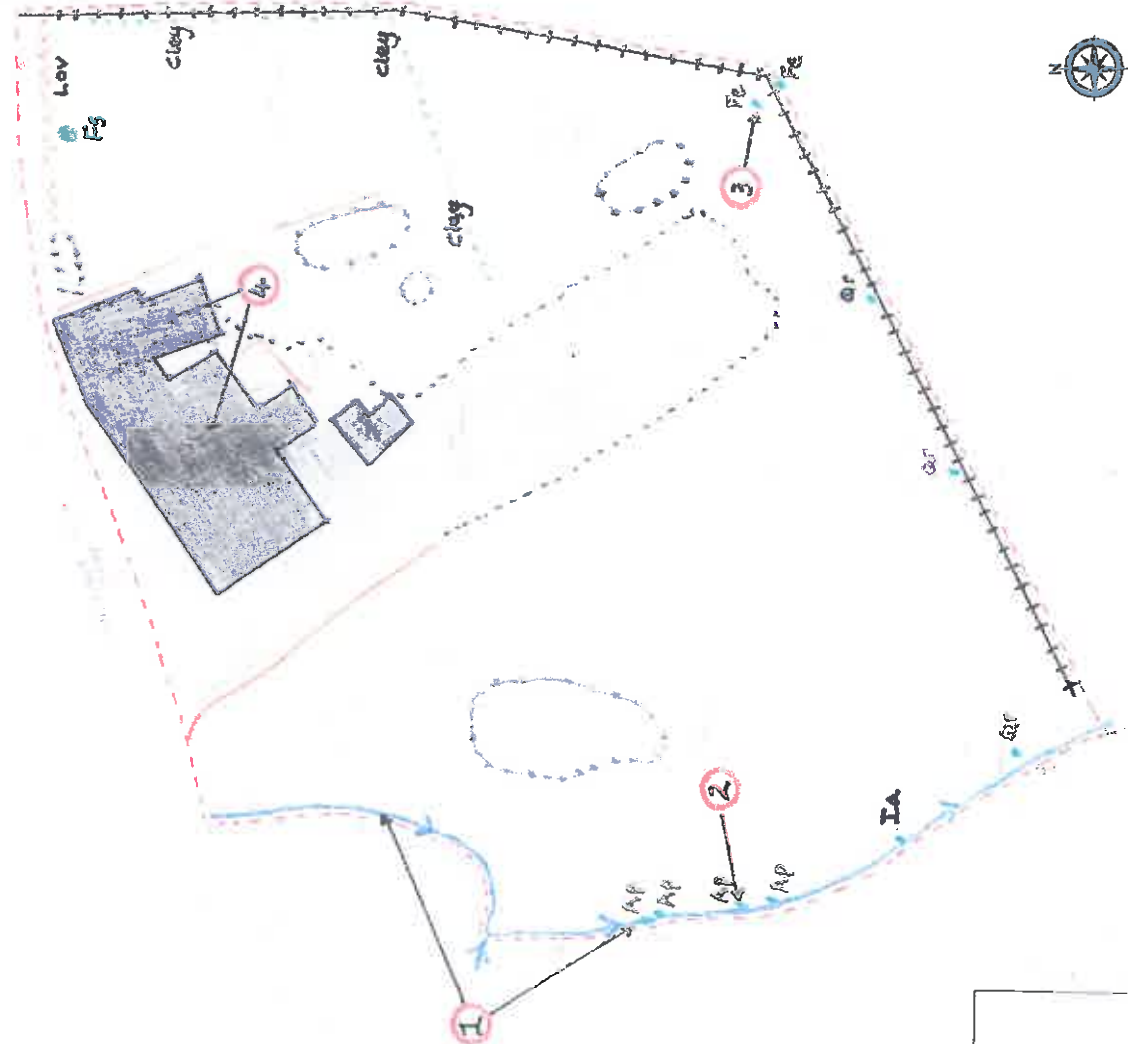
Map 1: Extended Phase 1 Habitat Survey

DRAWN:
Robert Lusham
PENNINE
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SCALE:
See scale bar

SURVEY DATE:
November 19th 2015

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Standard Phase 1 Species Codes:
(Nomenclature follows Stace, C. 1997)

Ac	Acer pseudoplatanus	Sycamore
Cl	Cyperus x diamesocyperis	Leysland cypress
Fe	Fraxinus excelsior	Ash
Fa	Fagus sylvatica	Beech
la	Ilex aquifolium	Holly
Lo	Ligustrum ovalifolium	Garden privet
Or	Quercus robur	Pedunculate oak

Extended Phase 1 Habitat Survey

Map Colour Codes:

[Blue square]	Scattered broad-leaved trees
[Green square]	Scattered coniferous trees
[Blue line]	Running water
[Red line]	Introduced scrub
[Black line]	Fence
[Red line]	Wall
[Black line]	Earth bank
[Grey square]	Buildings
[White square]	Bare earth (stripped)
[White square]	Bare ground (terrac)
[Red circle]	Target Notes 1 - 4
[Red line]	Survey boundary

