



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

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Mark Osten  
Stanton Andrews Architects  
44 York Street  
Clitheroe  
BB7 2DL

6 March 2017  
Job ref: B 1791

Dear Mark

Re: EPS – Daylight scoping survey: Waddington Arms, Waddington, Clitheroe, BB7 3HP

You have requested a scoping survey (European Protected Species) on behalf of your client Mr James Warburton (Emporia Leisure) as a condition of a planning application to Ribble Valley Borough Council (RVBC) for building alterations at the above property.

The Local Planning Authority is required 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 structures as roosting sites. It is this dependence that makes them vulnerable to redevelopments that can result in damage or destruction of a roost, particularly maternity roosts, resulting in negative impacts on a local bat population.

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

A preliminary roost assessment (scoping survey) has found no evidence of bat / bird activity within the property.

There are no signs of any maternity roost, mating roost or place of hibernation and it is unlikely that bats have ever been present at this site. The proposed building alterations are unlikely to result in disturbance to roosting bats; therefore the overall impact of the development on protected species is likely to be minimal / low.

Similarly, there are no signs of roosting / nesting barn owls or nesting wild birds at the property.

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

Please find a copy of the survey report now attached.

Yours sincerely

David Fisher

**(European Protected Species)**

**PRELIMINARY ROOST ASSESSMENT – BAT / BARN OWL SURVEY REPORT**

Waddington Arms, Waddington, Clitheroe, BB7 3HP

**6 March 2017**

**Introduction**

A preliminary roost assessment (sometimes referred to as a presence or absence survey) requires a detailed inspection of the external and internal features of a building to look for evidence of flight, feeding, perching or other indicative signs of bat activity normally associated with roosting bats.

The aim of the survey is to determine the actual or potential presence of bats and whether further survey effort is likely to be required. 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.

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.

**Timing of survey / weather conditions**

The scoping survey was undertaken on Friday 3 March 2017 between 13.45 and 15.00

The weather at the time of the inspection was cold, dry and overcast (min. temperature: 7°C, cloud: 95%, wind: light north-westerly F2, rain: nil) providing satisfactory conditions for this level of survey.

**Personnel**

The inspection was carried out by David Fisher (EED Surveys) an ecological consultant currently specialising in protected species surveys and development issues in the north-west of England having worked for 30 years in nature conservation throughout the UK.

The surveyor has held a Natural England licence since 1989 and continues to work as a voluntary bat worker via the Bat Conservation Trust / Natural England and is a founder member of the East Lancashire Bat Group.

Current licences held:

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)

**Aims of the survey**

The general aims\* of the survey are to:

- Collect robust data following good practice guidelines
- Facilitate the design of mitigation, enhancement and monitoring strategies for bats where appropriate
- Provide baseline information with which the results of post-development monitoring can be compared
- Provide clear information to enable the LPA and licensing authority to reach a robust decision
- Assist clients in meeting their statutory obligations
- Facilitate the conservation of bat populations

## Objectives of the survey

The broad objectives\* of the survey are to:

- observe, assess and record suitable roosting, feeding, foraging and commuting habitat for bats (and other protected species) both on site and in the surrounding area.
- determine the actual or potential presence of bats (and other protected species) and the need for further surveys and / or mitigation measures.

\* Defining aims and objectives, p15 BCT Bat Surveys - Good Practice Guidelines, (3<sup>rd</sup> edition 2016)

## Survey methodology

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

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, 2<sup>nd</sup> 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, 3<sup>rd</sup> 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.

Non-invasive survey methods were used to assess the use of the property by protected species.

## Survey limitations

The scoping survey can be undertaken at any time of the year and is not dependent on whether roosting bats are present at the time of the assessment. Roost activity surveys (ie. emergence /re-entry and swarming) are only carried out during recommended optimal survey period (May to September / early October).

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 rubble infill walls and beneath roof materials and other significant structural features.

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.

The scope of the survey includes only those areas of the property that are likely to be affected by the works.

## Pre-existing information

A data search has found no records of roosting bats at this property. Previous EPS surveys have not been carried out at this address.

## Proposed works

- (1) Building alterations include extension to rear to provide new kitchen, covered bin store.
- (2) First floor bedrooms within a two storey extension to rear of property with gable roof.
- (3) Loft space above 'dining area' utilised as bedrooms with alterations to existing roof to meet new roof.

## 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 include:

- (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*.

\*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.

The following bat species have been recorded within the 10km national grid square: SD74 (Waddington area):

Common name	Scientific name	Status of local population
Natterer's bat	<i>(Myotis nattereri)</i> <sup>1 2</sup>	widespread/common
Whiskered bat	<i>(M. mystacinus)</i> <sup>* 1</sup>	widespread
Brandt's bat	<i>(M. brandtii)</i>	widespread
Daubenton's bat	<i>(M. daubentonii)</i> <sup>* 1 2</sup>	widespread/locally common
Brown long-eared bat	<i>(Plecotus auritus)</i> <sup>* 1 2</sup>	widespread/locally common
Common pipistrelle	<i>(Pipistrellus pipistrellus)</i> <sup>* 1 2</sup>	widespread/common
Soprano pipistrelle	<i>(P. pygmaeus)</i> <sup>* 1 2</sup>	widespread/locally common
Noctule bat	<i>(Nyctalus noctula)</i> <sup>1 2</sup>	widespread
Other bat species rarely recorded within the district:		
Nathusius's pipistrelle	<i>(P. nathusii)</i> <sup>2</sup>	rare, distribution unknown
Lesser horseshoe bat	<i>(Rhinolophus hipposideros)</i> <sup>3</sup>	local and extremely rare
*NBN data	<sup>1</sup> East Lancashire Bat Group	<sup>2</sup> EED surveys
		<sup>3</sup> Bowland Kilns and Caves Research Group

## Location of the property

NGR: SD 728 439 Elevation: 80 metres

The property is situated at the centre of Waddington village within the boundary of the Conservation Area.

The site is close to a number of commercial and domestic properties of similar age and construction type and is adjacent to the public highway and a well-used access road into and out of the rear hard standing / carpark.

There are no extensive broadleaved woodlands or mixed / conifer forestry plantations adjacent to the site although nearby Waddington Brook is a well-wooded moorland clough some 250 metres north of the village.

The location is considered sub-optimal in terms of connectivity to feeding, foraging and commuting habitat for bats although breeding bats are known to roost in nearby properties within 200 metres of this site.

A local data search has shown there are no designated nature conservation sites immediately adjacent to the property ie. Special areas of Conservation (SACs), Sites of Special Scientific Interest (SSSI), Biological Heritage Sites (BHS), National Nature Reserves (NNR's), Local Nature Reserves (LNR's) or Regionally Important Geological and Geo-morphological Sites (RIGS).

### Description of the property

The property is a busy public house / hotel and restaurant premises in the heart of Waddington; the proposed building extensions and alterations are likely to affect the areas shown as areas 'A' 'B' and 'C' in figures 4 and 5. The property is generally well-maintained and all external building features are fully sealed and very secure.

**Area 'A'** (figures 1 and 2) is a dining area with linking passage from the main building; the link area has a flat bitumen roof while the ground floor dining area has a duo-pitched slate roof and enclosed roof void. There is currently no safe access into the void. External walls are rendered and pebble-dashed; the existing blue slate roof appears to be lined with a bitumen felt; all windows and doors are double glazed; all roof areas are well-sealed and the fascia soffits are secure.

**Area 'B'** (figures 3 and 4) is at the rear of the main hotel accommodation comprising first floor paved veranda leading to first floor bedrooms and landing (figure 4); the rear bedroom suite is open to the eaves and there is no roof void. A cellar housing the heating system is located beneath the veranda (figure 8); the area is very well-sealed. Externally the building is rendered; all roof verges and ridge tiles are mortar pointed and secure.

**Area 'C'** is a single storey rear out-building with rendered block walls and duo-pitched slate roof; the structure comprises kitchen (right – figure 6) and rear store room (left – figures 6). The kitchen has a suspended ceiling preventing safe access to any roof space that may be above. There is no access to the void over the store- room (figure 7). Externally the building has a close-fitting timber fascia-soffit and the rendered walls are secure.



Figure 1: Waddington Arms front elevation



Figure 2: Dining area 'A' with pitched roof



Figure 3: rear elevation showing paved veranda



Figure 4: accommodation and landing area 'B'



Figure 5: kitchen roof 'C' and dining area roof 'A'



Figure 6: Kitchen and store room area 'C'



Figure 7: kitchen store room internal view



Figure 8: cellar beneath accommodation area 'B'

## Survey results

A preliminary roost assessment has found no evidence of roosting bats or nesting bird activity at this property.

The buildings are well-maintained and all external features appear to be secure; there are no signs of any bat maternity roost, mating roost or place of hibernation and there is no evidence of roosting or nesting wild birds.

## Evaluation of results

The proposed building alterations are unlikely to result in disturbance to roosting bats or nesting wild birds, therefore the overall impact of the development on protected species is likely to be **minimal / low.**

The conservation significance of the existing buildings is relatively low; the impact of the proposed alterations is likely to be **minimal / low.**

## Recommendations

### **Low impact / minimal - low risk.**

The proposed 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. Timing constraints	Not required
2. Further survey effort at this site	Not required
3. Detailed method statement	Not required
4. Licence requirement (EPSL)	Not required
5. Roofing works: Removal of roofing materials	<p><b>Low risk of disturbance to roosting bats.</b></p> <p>In the unlikely event of any bats being exposed during the removal of the roof spars, roof slates, verge tiles, bitumen felts or masonry; further operations in the area should cease until the building has been inspected by a qualified person / ecologist. (For further advice - see note 7 below).</p>
6. Accidental disturbance to bats	<p><b>Seek advice immediately.</b></p> <p>Cover any 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, building / roofing contractors should 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.</p>
7. Legal responsibility	<p>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.</p>

8. Emergency advice on bats

EED Surveys (David Fisher): 01200 425113 (office) or 07709 225783 (mobile)  
email: [earthworksuk@yahoo.co.uk](mailto: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](http://www.bats.org.uk) email: [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)