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Jon Hadfield

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09 January 2018
1898

Job ref: B

Dear Jon

Re: EPS – Daylight scoping survey: Banks House, Back Lane, Chipping, Lancashire.PR3 2QA

You have requested a European Protected Species survey 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 roost activity at 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 property, consequently the proposed building alterations are unlikely to result in disturbance to roosting bats. The overall impact of the operations on protected species is likely to be negligible.

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
Director (EED Surveys)

(European Protected Species)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

Banks House, Back Lane, Chipping, PR3 2QA

09 January 2018

Introduction

A preliminary roost assessment (scoping 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 potential or actual 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 Tuesday 9 January 2018 between 11.00 and 11.30.

The weather at the time of the inspection was cold, dry and overcast (min. temperature: 2°C, cloud: 100%, wind: light easterly, rain: nil) providing satisfactory conditions for a preliminary roost assessment.

Personnel

The inspection was carried out by David Fisher (EED Surveys) an ecological consultant and licenced bat worker based in the Ribble Valley, Lancashire.

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

Collect robust data to provide an assessment of the potential impacts of the proposed development on bat populations and other protected species.

Facilitate the design of mitigation, enhancement and monitoring strategies for bats and all protected species.

Provide a clear assessment of risk to bats and other protected species enabling the Local Planning Authority to reach an informed planning decision.

Assist clients in meeting their statutory obligations.

Facilitate the conservation of local wildlife habitats, bat populations and other protected species.

*Adapted from 'Defining aims and objectives', p15 BCT Bat Surveys - Good Practice Guidelines,

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 covers all internal and external features of the building including any accessible roof voids and roof areas 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.

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

Survey limitations

The preliminary roost assessment (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.

Bats in the Ribble Valley

At least ten species of bats are likely to occur within in the Ribble Valley and Forest of Bowland AONB. Bats are present within a very wide range of habitats, both urban and rural, particularly where there are areas of standing open water, river channels, broadleaved woodlands and conifer plantations and other high quality semi-natural habitats where and abundance of insect prey and roosting opportunities are likely to be present.

Although some species are largely dependent on trees and woodland, all species are known to rely on buildings for at least part of their life cycle; these include all types of residential properties, barns and agricultural units.

Contrary to popular belief, buildings constructed since 1970 are frequently used as maternity and nursery sites by breeding bats during the warmest summer months (May to August) when pregnant female bats gather in the secure sites to give birth to their young.

During late summer and autumn adults and young bats leave their breeding roosts and disperse within the wider district; there is also increasing evidence of seasonal movement and migration by certain species. All UK bat species feed exclusively on insect prey; hibernation between October / November and March / April is a period of relative inactivity, enabling bats to survive the winter period when food supply is least available.

Proposed works

- (1) Removal of existing slate roof pitch and two flat bitumen roofs on rear elevation (south) as shown in existing plans and elevations – Project no. 430 / 101 JH September 2017.
- (2) Construction of new first floor accommodation - extending existing roof pitch with dormer and du-pitched extension as shown in proposed plans and elevations - Project no. 430 / 203

(Drawings: Jon Hadfield Engineering, Surveying).

Pre-survey data search

The pre-survey data search includes the following sources:

- (1) European Protected Species (EPS) – ie. locally significant bat roosts or species records within the district.
- (2) Locally, regionally or nationally important wildlife and conservation designations.
- (3) EPS surveys undertaken at this site and other properties within 2km of the site.
- (4) National Biodiversity Network (NBN) terrestrial mammal records (chiroptera) for the 10km grid square.
- (5) Local bat records - East Lancashire Bat Group (ELBG) / North Lancashire Bat Group (NLBG)
- (6) Interactive maps: *Natureonthemap* (Natural England) and *Magic.gov.uk*.

The following bat species are likely to be present in the wider district (10km grid square – Chipping SD 63):

- | | |
|------------------------------|--------------------------------------|
| • Natterer's bat | (<i>Myotis nattereri</i>) |
| • Whiskered bat | (<i>M. mystacinus</i>) |
| • Brandt's bat undertaken on | (<i>M. brandtii</i>) |
| • Daubenton's bat | (<i>M. daubentonii</i>) |
| • Brown long-eared bat | (<i>Plecotus auritus</i>) |
| • Common pipistrelle | (<i>Pipistrellus pipistrellus</i>) |
| • Soprano pipistrelle | (<i>P. pygmaeus</i>) |
| • Noctule bat | (<i>Nyctalus noctula</i>) |

Pre-existing information

There are currently records of roosting bats at this property or within neighbouring properties.

Location of the property

National Grid Reference: SD 622 415- Elevation: approx. 85 metres.

The property is located approximately 1.5km south of Chipping within the Loud Valley, this is predominantly a rural location surrounded by agricultural land with extensive grazing and open countryside. The district is not well-wooded and there are no significant broadleaved woodlands or conifer plantations within 2.5km of the site.

The location is not close to areas of open standing water or any extensive river channels; the River Loud is the nearest watercourse some 200 meters to the south-east. The locality, although rural in character is considered sub-optimal in terms of access and connectivity to high-value feeding, foraging and commuting habitat for bats.

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 Geomorphological Sites (RIGS).

Description of the building

(Photos: refer to Annex 1)

The property is an extended and largely re-furbished two storey dwelling, the original stone-built dwelling is thought to be at least 200 years old; modern extensions have been added in recent decades (figures 1 to 4).

The existing duo-pitched rafter-with-purlin roof is clad in blue slate roof and remains unlined; the roof is mostly open to the eaves (figure 6) although some plaster board linings have recently been added. The first floor (modern) extension has a flat bitumen roof; voids are absent (figure 5). A ground floor master bathroom / bedroom also has a flat bitumen roof providing an accessible balcony above (figures 2, 3 and 4).

The existing ground floor / first floor modern extension has block / brick cavity wall construction, all external walls are cement rendered and all windows and doors are double-glazed. Fascia boards (PVC) appear to be well-sealed and the structures are generally well-sealed and secure. There are no obvious signs of access by roosting bats or nesting wild birds in any part of the building.

Similarly, the original masonry, gable verges and slate roofs (figures 1 and 2) are mortar-pointed and secure and there are no visible signs of access by protected species.

Survey results

A preliminary roost assessment (scoping survey) has found no evidence of bat activity associated with any part of the property.

There are no signs of any maternity bat roost, mating roost or place of hibernation.

There are no records of roosting bats at the property.

The location is sub-optimal in terms of access and connectivity to feeding, foraging and commuting habitat.

There is no evidence of nesting wild birds within the building.

Evaluation of results

The proposed building alterations are unlikely to result in disturbance to roosting bats and therefore the overall impact of the development on protected species is likely to be negligible.

The conservation significance of the building is negligible.

Impact assessment

Negligible Potential	Low potential	Moderate potential	High potential
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Table 1: Potential of the property to support protected species.

Risk assessment

Negligible Risk	Low Risk	Moderate Risk	High Risk
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Table 2: The likely risk of causing disturbance to roosting bats during the proposed building works.

Recommendations / mitigation advice

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
<p>5. Roof works:</p> <p>Removal of roofing materials</p>	<p>Negligible risk of exposing roosting bats.</p> <p>Solitary roosting / resting bats are <u>occasionally</u> exposed during removal of roofing materials; highest risk areas are beneath roofing felts and under roof slates, ridge tiles and fascia boarding.</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.</p> <p>(For further advice - see note 7 below).</p>
6. Accidental disturbance to bats	<p>Seek advice immediately.</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	<p>EED Surveys (David Fisher): 01200 425113 (office) or 07709 225783 (mobile) email: earthworksuk@yahoo.co.uk</p> <p>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</p>
9. Nesting wild birds	<p>There is no evidence of any nesting / roosting in the proposed working areas.</p>

Summary

The proposed building alterations are **unlikely to cause any 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.

Further survey effort at this property is **not required**.

ANNEX 1:

Images: Banks House, Back Lane, Chipping. (09/01/18)



Figure 1: Front and side elevations



Figure 2: rear elevation (south)



Figure 3: rear and side elevations



Figure 4: south elevation



Figure 5: internal first floor room at rear



Figure 6: internal view showing original roof

ANNEX 2

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). ² Tony Mitchell-Jones, (BMG, 2004)

Natural England – North of England 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

