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John Wharton
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North Yorkshire
BD23 3EX

11 January 2018
1890

Job ref: B

Dear John

Re: EPS – Preliminary Roost Assessment (Scoping survey): Stone Barn, Fooden Farm, Bolton-By-Bowland

You have requested a European Protected Species scoping survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for conversion of the barn to a dwelling.

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 bats and other protected 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.

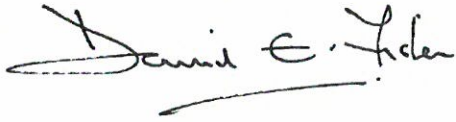
The survey has found no evidence of activity by roosting bats or barn owls at this property.

There are no signs of any maternity roost, mating roost or place of hibernation and it is unlikely that bats are roosting at this site. The proposed building alterations are unlikely to result in disturbance to roosting bats or barn owls although care should be taken to protect nesting swallows if present during the breeding period.

Since the proposed development is unlikely to result in a breach of the Habitats Regulations, the barn conversion should proceed without a requirement to obtain a mitigation licence (EPSL) or require further ecological surveys.

Please find a copy of the survey report now attached.

Yours sincerely

A handwritten signature in black ink, reading "David E. Fisher". The signature is written in a cursive style with a long horizontal line extending from the end.

David Fisher
Director (EED Surveys)