EED

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Lynne Monks
57 Lower Lane
Longridge
PR3 3SQ

24 March 2018
1920

Job ref: B

Dear Lynne

European Protected Species - scoping survey: 57 Lower Lane, Longridge, PR3 3SQ

You have requested a European Protected Species scoping 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 measures 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 developments which cause damage or destruction of bat roosts, particularly where maternity roosts are involved, resulting in negative impacts on local bat populations.

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 roosting bats at your property.

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

Further survey effort is not required.

Please find a copy of the survey report below.

Yours sincerely

David Fisher
Director (EED Surveys)

(European Protected Species)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

57 Lower Lane, Longridge, PR3 3FT

Date of survey: 22 March 2018

Introduction

A preliminary roost assessment (scoping survey) is a detailed inspection of the exterior and interior of a structure to look for features that bats could use for entry / exit and roosting and to search for signs of roosting bats. The aim of this survey is to determine the actual or potential presence of bats and whether there is need for further survey effort or for additional mitigation measures.

The broad 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 preliminary roost assessment was carried out Thursday 22 March 2018 between 14.30 and 15.30.

The weather at the time of the assessment was cool, dry and overcast (min. temperature: 8°C, cloud: 95%, wind: light F1 north-easterly, rain: nil) providing satisfactory survey conditions.

Personnel

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

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 an active member of the East Lancashire Bat Group, North Lancashire Bat Group and a founder member of the Bowland Kilns and Caves Research 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)

Survey objectives

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.

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 method involves a search of enclosed roof voids to identify potential or actual roost locations, feeding signs and access points. The external inspection includes a visual inspection of the property normally from ground level using binoculars to look for signs of roosting bats.

The search is 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)*. A systematic daylight inspection of the structure is undertaken to identify any evidence of protected species such as droppings and urine spots, bat corpses, bat fly larvae, fur oil staining, feeding remains such as discarded moth and butterfly wings and other insects fragments, odour or noise of movement or squeaking calls from hidden bats in a roost.

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)*.

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 site visit. Roost activity surveys to observe roost emergence / roost re-entry and swarming activity can only be carried during the recommended optimal survey period (May to September / early October).

Crevice-roosting bat species are able to roost within narrow gaps and cavities, frequently less than 25mm wide; solitary roosting bats are sometimes overlooked during daylight inspections, particularly in situations where bats have gained access in rubble walls, cavity walls, box soffits, wall claddings or beneath roofing materials.

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. In some situations it is not possible to inspect every location where bats are likely to roost, therefore absence of evidence does not necessarily equate to evidence that bats are absent.

Bats in the Ribble Valley

Ten bat species have been recorded in the Ribble Valley and the Forest of Bowland AONB in recent years. All UK bat species feed exclusively on insect prey. Bats are present within a very wide range of habitats, both urban and rural, particularly where there are areas of standing open water, significant river channels, broadleaved woodlands, conifer or mixed plantations and other high quality semi-natural habitats where flying insects and invertebrates are more abundant and roost opportunities are available.

Although some species are largely dependent on trees and woodland, all locally occurring species are known to rely on built structures for at least part of their life cycle; these include residential properties, barns, agricultural buildings, garages, commercial premises, offices and factories, cellars, bridges and culverts.

All bats are warm-blooded and are attracted to warm structures in summer. Contrary to popular belief, buildings constructed since 1970 are frequently used as maternity roosts between May and August when pregnant females gather, sometimes in considerable numbers at suitable 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.

Hibernation at cooler locations between October / November and March / April is a period of relative inactivity, enabling bats to survive the winter when food is scarce.

Proposed works

Roof conversion to provide first floor accommodation requiring dormer bedroom windows to both front and rear roof pitches and modifications to the existing roof void.

Pre-existing information

There are no records of roosting bats at the property or within neighbouring dwellings.

Pre-survey data 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 have been recorded within the 10km national grid square SD 63 Longridge:

Common name	Scientific name	Status of local population
Natterer's bat	(*Myotis nattereri*) [1 2]	widespread / local
Whiskered bat	(*M. mystacinus*) * [1 2]	widespread / local
Brandt's bat	(*M. brandtii*)[2 3]	widespread / uncommon
Daubenton's bat	(*M. daubentonii*) * [1 2]	widespread / local
Brown long-eared bat	(*Plecotus auritus*)* [1 2]	widespread / local
Common pipistrelle	(*Pipistrellus pipistrellus*)* [1 2]	widespread / common
Soprano pipistrelle	(*P. pygmaeus*)* [1 2]	widespread / common
Noctule bat	(*Nyctalus noctula*)[1 2]	widespread / local

*NBN data [1]East Lancashire Bat Group [2]EED Surveys [3] North Lancashire Bat Group

Location of the property

NGR: SD 608 370 Elevation: 105 metres

The property is situated on Lower Lane close to the southern edge of Longridge within a modern but well-established residential district and close to other dwellings of similar age and construction (Figure 1 – location).

There are no extensive areas of broadleaved woodland, conifer or mixed plantation close to the site and there are no significant areas of standing open water or river channel adjacent to the property. The site is approximately mid-way between the Alston reservoirs (600m SW) and Spade Mill reservoirs (600m NE).

Although several bat species are recorded within the wider district, the location of the property is considered sub-optimal in terms of the site's connectivity to high-value feeding, foraging and commuting habitat for bats.

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 modern two storey detached bungalow with brick and block cavity wall construction and duo-pitched tiled roof. There is a new side extension (east elevation) only recently completed (figure 3).

The concrete tiled roof is lined with bitumastic felt and the roof void insulated with glass fibre material between the ground floor ceiling joists (figure 6); additional loose-fill cavity wall insulation is also present. The void is clean, dry and well-ventilated and is currently used for storage and access (figures 5 and 6).

Externally the roof and walls are very well sealed; all roof tiles, ridge tiles, dry verges and leadwork flashings are secure and the PVC fascia-soffits are very well-sealed (figure 7). The property is extremely well-maintained and there are no visible gaps providing access to crevice-dwelling bats or nesting wild birds.

Survey results

There are no signs of access by crevice-dwelling bats within any part of the property.

Evaluation of results

The property is very well maintained and secure.

An inspection of the roof void has found no evidence of roosting bats; it is highly unlikely that bats have ever entered the property; consequently there is negligible risk of exposure / disturbance to roosting bats.

Potential of the building to support roosting bats

Negligible potential	Low potential	Moderate potential	High potential

Likely risk of disturbance to roosting bats

Negligible Risk	Low Risk	Moderate Risk	High risk

Impact assessment

Negligible impact	Low impact	Moderate impact	High impact

Summary

The building has low conservation significance.

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.

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

Recommendations / mitigation advice

Action	Summary
1. Timing constraints	There are no conditions on timing of the works.
2. Further survey effort at this site	Not required
3. Detailed method statement	Not required
4. Licence requirement (EPSL)	Not required
5. Roof works: Removal of roofing materials	Negligible / low risk of disturbing roosting bats. Solitary roosting or resting bats are very occasionally exposed during removal of roofing materials; highest risk areas are normally beneath roofing felts, roof tiles, ridge tiles, lead-work, bitumen felt roofs, fascia boards and box-soffits. In the unlikely event of any bats being exposed during the removal of roofing materials, further operations in the area should cease until the building has been inspected by a qualified person / ecological consultant. (For further advice - see note 8 below).
6. Accidental disturbance to bats	Seek advice immediately. 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. For further advice call the surveyor 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. www.bats.org.uk email: enquiries@bats.org.uk

ANNEX 1

Figure 1: Location of property (Google Earth)

Figure 2:Front (south) elevation)

Figure 3:

Figure 4: Rear (north) elevation

Figure 5: roof void

Figure 6: roof void (rear roof pitch)

Figure 7: Side (west) elevation

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 consent[1].

"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 lawfully[1].

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

Manchester: Natural England, 3rd Floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT 0300 060 1062

ANNEX 3

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