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**Mr and Mrs Frankish**

Thornbers  
Fell Road  
Waddington  
Clitheroe  
Lancashire  
BB7 3JJ

14 February 2018  
1908

Job ref: B

Dear Mr and Mrs Frankish

Re: EPS – Preliminary Roost Assessment (scoping survey): Thornbers, Fell Road, Waddington.

You have requested a European Protected Species survey as a condition of a planning application to Ribble Valley Borough Council (RVBC) for re-roofing operations 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 building and roofing operations 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 has found evidence of bat roost activity at the property. Signs of roosting bats are present within one of the roof voids in the main roof of the house and also inside the detached barn.

It is recommended that further survey effort is required during the optimal survey period (May to August) to establish which species are present, numbers of bats, roost status and roost entry and exit points. A dawn and dusk survey should be undertaken and a method statement prepared outlining the appropriate mitigation measures that are required to minimise disturbance to roosting bats before roofing operations are carried out.

Yours sincerely

David Fisher  
Director (EED Surveys)

(European Protected Species)

## **PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT**

Thornbers, Fell Road, Waddington.

13 February 2018

### **Introduction**

A preliminary roost assessment 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 bats.

The aim of this survey is to determine the actual or potential presence of bats and to assess the need for further surveys and / or mitigation.

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.

### **Proposed works**

- (1) Re-roofing of the property requiring removal of existing stone slate / blue slate roof and roofing felts.
- (2) Removal of an existing flat bitumen roof linking a single storey side (west) extension to the house.
- (3) The application may also include re-roofing of the detached barn / garage (to be confirmed).

### **Timing of survey / weather conditions**

The preliminary roost assessment was undertaken on Tuesday 13 February 2018 between 10.30 and 11.45.

The weather at the time of the assessment was cold, wet and overcast (min. temperature: 2°C, cloud: 100%, wind: light / moderate WNW, rain: heavy showers).

### **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.

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.

### **Survey methodology**

The survey methodology involves a detailed external and internal inspection of the structure to compile information on potential and actual use of the building by roosting bats. A safe and systematic search of the interior is undertaken to identify access points, roosting places, feeding signs and perches. A search of exterior features normally involves a visual inspection from ground level to identify any signs of roosting bats or birds.

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 daylight inspection of the structure is undertaken to identify evidence of protected species such as droppings and urine spots, bat corpses, bat fly larvae, roost staining, feeding remains such as discarded moth and butterfly wings and other insects fragments, odour and / or noise of movement from bats hidden within a roost.

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*).

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 surveys) are normally carried out during the recommended optimal survey period (May to September / occasionally 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. In many situations it is not possible to inspect every locations where bats are present therefore it should be assumed that an absence of bat 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. 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 and conifer 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 animals 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. All UK bat species feed exclusively on insect prey. Hibernation at cool locations between October / November and March / April is a period of relative inactivity, enabling bats to survive the winter months when food is scarce.

## 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 squares - SD 73 / SD 74):

- Natterer's bat (*Myotis nattereri*)
- Whiskered bat (*M. mystacinus*)
- Brandt's bat (*M. brandtii*)
- Daubenton's bat (*M. daubentonii*)
- Brown long-eared bat (*Plecotus auritus*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle (*P. pygmaeus*)
- Noctule bat (*Nyctalus noctula*)

## Pre-existing information

There are currently no records of roosting bats at this property.

The surveyor is unaware of any previous protected species (bat) surveys at this property.

## Description of the building

The property is a Grade II listed building (late C19th) of sandstone rubble construction with duo-pitched stone slate / blue slate roof (figures 3 and 4). On the east gable end of the house is a single storey porch with stone slate roof (figure 5); there is also a single storey extension to the west elevation with stone slate roofs (fig. 6) connected to the house by a linked extension with flat bitumen roof (figure 7).

To the east of the house is a detached two storey stone barn with duo-pitched stone slate roof and an attached lean-to open-portal shed (figures 12 and 13).

The main roof of the house has a traditional rafter-with-purlin construction. There are two enclosed roof voids, one at the west end of the building and one that is central extending to the east gable end (figures 9 and 10). The front roof pitch is clad with unlined stone slates whilst the rear pitch is clad in Welsh slate. Both roof voids are relatively undisturbed and there are considerable accumulations of dust, mortar debris and spider webbing. Glass fibre insulation material is present in both voids above the first floor ceiling joists (figure 11).

The single storey side extensions do not have enclosed roof voids.

The detached stone barn comprises double garage with timber doors on the front elevation (figure 12). The left-hand garage has a timber first floor loft accessed via ladder from the right-hand garage. The building has a rafter-with-purlin roof clad with stone slate and lined with a bitumen felt (figure 14). The first floor loft area is cool, dry and well-ventilated and used only for light storage.

The adjacent lean-to shed has an open portal and is mostly dry but draughty and is used only as a wood store.  
**Location of the property**

National Grid Reference: SD 722 452      Elevation: approx. 180 metres.



Figure 1: Location of property (Google Earth)

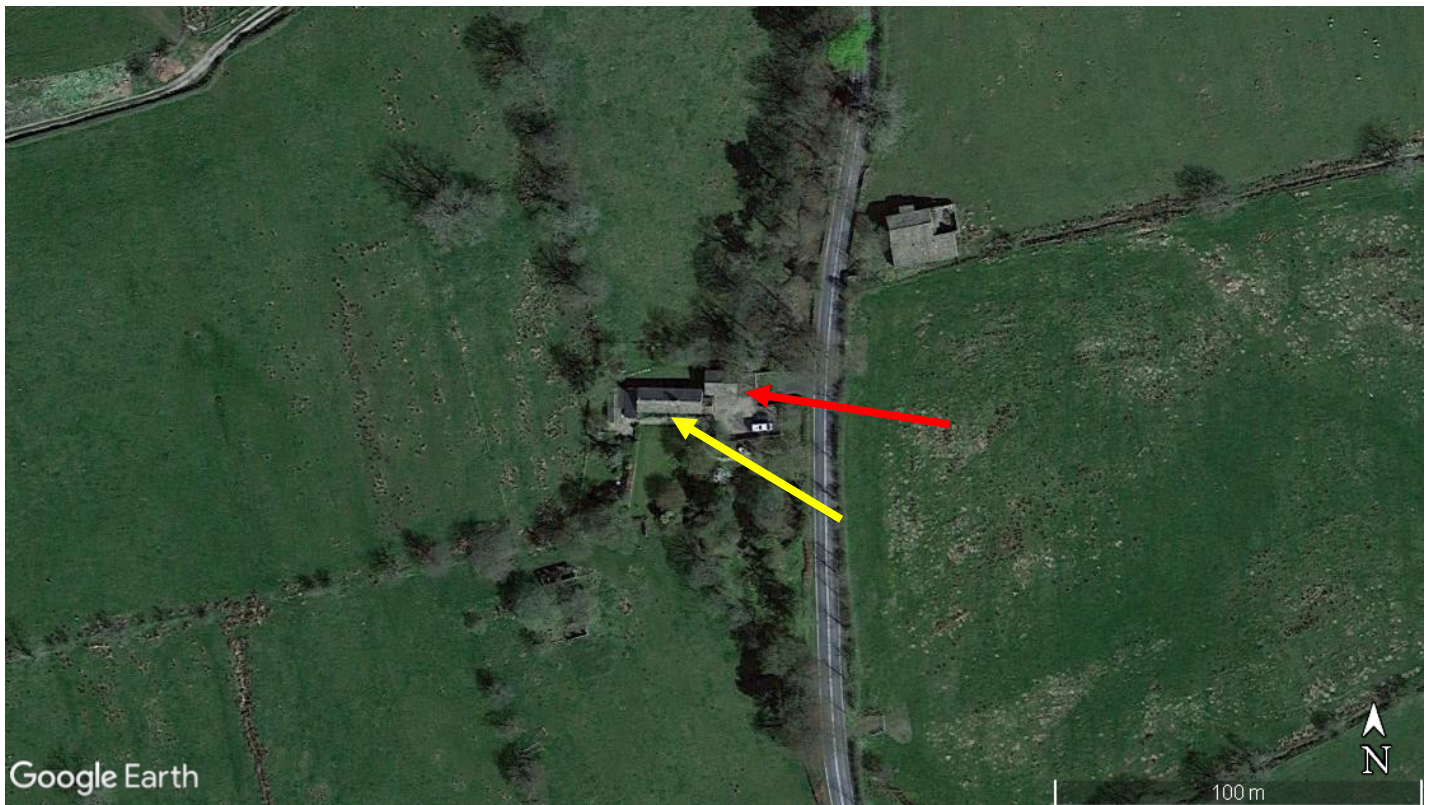


Figure 2: Location of property (Google Earth) house – yellow arrow, detached barn – red arrow

The property is located within the boundary of the Forest of Bowland AONB, approximately 1.2km north of Waddington although outwith the village Conservation Area. The site is adjacent to Fell Road (B6478) in a rural location surrounded by open countryside with extensive permanent grassland / grazing land with well-established field boundaries and a network of mostly hawthorn hedgerows and small broadleaved copses (figures 1 and 2).

The house and barn are close to several mature deciduous trees bordering the road and there are a number of well-established trees in the garden. Although a very small watercourse flows north – south through the garden, the site is not close to any significant river channel or area of standing open water.

The nearest significant river channel is Waddington Brook, a deeply-wooded moorland clough designated as a (BHS) semi-natural broadleaved woodland approximately 300m to the east of the property.

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).

### Survey results

A preliminary roost assessment (scoping survey) has found evidence of bat activity within the central / east void of the house; a small quantity of bat droppings were noted in two areas close to the inspection hatch as shown in figure 11. Although most of the roof timbers are covered with spider webbing and dust, there are two areas between the rafters and the ridge board that are stained / worn where roosting bats have been present.

Scattered bat droppings were noted within the first floor loft area of the barn above the L/H garage and within the R/H garage; several droppings were also found on the stone partition apex wall in the first floor loft area.

There is no evidence of nesting wild birds / barn owls at the property.

### Evaluation of results

Given the presence of relatively fresh bat droppings and two stained roost locations along the ridge board, combined with the age of the property and an unlined stone slate roof, these signs are indicative of occasional roosting by a *myotis* species such as whiskered / brandt's bat. Samples have been collected to enable DNA confirmation of species at a later date.

The relatively small volume of droppings indicates only occasional roosting by a small numbers of bats or perhaps individuals rather than any significant roost such as a summer maternity / nursery roost. Although no bats were present during the inspection; solitary bats may be present at any time of year.

Bat droppings in the barn indicate flight within the building and roosting is likely in the roof above the bitumen felt; brown long-eared bats are frequently found in this type of building, but this is not confirmed.

### Impact assessment

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

### Risk assessment

Negligible Risk	Low Risk	<b>Moderate Risk</b>	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	Advice / comment
1. Timing constraints	Likely to be required
2. Further survey effort at this site	<b>REQUIRED:</b> A minimum of one dawn / dusk survey is recommended between 1 May and 31 August to establish which bat species are present, how many bats are likely to be active and where possible, determine roost status and entry / exit points.
3. Detailed method statement	<b>REQUIRED</b> Method statement based on information gathered during the summer surveys.
4. Licence requirement (EPSL)	Unlikely to be required where adequate mitigation measures are already agreed.
5. Roof works: Removal of roofing materials	<b>Risk of exposing low numbers / solitary roosting bats at any time of year.</b> Roosting / resting bats are occasionally exposed during removal of roofing materials; highest risk areas are beneath roofing felts, roof slates and ridge tiles. Natural England recommends the optimal times for re-roofing works are after the summer breeding period, ie. during autumn (September, October and into early November) this is the period there are adequate feeding opportunities during periods of milder weather and bats can safely relocate to other roosts. Alternatively, late winter / spring may also provide similar conditions during milder conditions in March and April following the winter hibernation period.
6. DNA sampling of droppings	Faecal samples can confirm which species are present. DNA testing is a useful tool and is recommended in this particular situation before any further surveys are undertaken.
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: <a href="mailto:earthworksuk@yahoo.co.uk">earthworksuk@yahoo.co.uk</a> 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. <a href="http://www.bats.org.uk">www.bats.org.uk</a> email: <a href="mailto:enquiries@bats.org.uk">enquiries@bats.org.uk</a>
9. Nesting wild birds / barn owls	There is no evidence of any nesting wild birds / barn owls at the property.

## Summary

**Further survey effort is required** during the optimal survey period (May to August inclusive) to establish:

- (1) species present
- (2) numbers of roosting bats
- (3) roost status
- (4) location of entry and exit points

**DNA testing** of faecal samples is recommended to confirm species before summer surveys are undertaken.

A **Method Statement** is recommended outlining appropriate mitigation measures such as timing constraints to minimise the impact of the proposed roofing operations on roosting bats and to provide compensation measures such as providing access slates for bats into the roof to offset the impact of the re-roofing works.

## ANNEX 1:

Images: Thornbers. (13/02/18)



Figure 3: Front elevation (south)



Figure 4: rear elevation (north)



Figure 5: east elevation

Figure 6: single storey extension on west elevation



Figure 7: rear elevation (west)

Figure 8: detail of roof and central chimney (front elevation)



Figure 9: roof void (west)

Figure 10: roof void (east)

Figure 11: roof void (east)



Figure 12: barn / garage building

Figure 13: barn and lean-to shed (east)

Figure 14: roof in the barn / garage building

## 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<sup>1</sup>.

*“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.”<sup>2</sup>*

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).

<sup>1</sup> Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8

<sup>2</sup> Planning Policy Statement (PPS9) (2005), Biodiversity and Geological Conservation. ODPM.

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### 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<sup>1</sup>.

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”.<sup>2</sup>

\* Designing for Biodiversity, RIBA (second Edition - 2013) <sup>1</sup> Bat Surveys, Good Practice Guidelines, BCT (2007). <sup>2</sup>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, 3<sup>rd</sup> Floor, Bridgewater House, Whitworth Street, Manchester, M1 6LT 0300 060 1062