GOOD HEYS FARM, THORNLEY WITH WHEATLEY

For

WYVERN ARCHITECTS

DAYTIME BAT SURVEY

MAY 2018

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DRAFT	**Daytime Bat Survey**		**PB**	**LAC**	**P. Deeley**	**19/06/18**	**To be updated to include latest development layout**
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NON-TECHNICAL SUMMARY

In May 2018, Wyvern Architects commissioned Appletons to undertake a Daytime Bat Survey at Good Heys Farm, Thornley with Wheatley. This survey is required to inform a planning application associated with the extension and adaptations of buildings at the property.

The daytime bat survey was undertaken on 31st May 2018 by Paula Bateson ACIEEM, Senior Ecologist. The proposed development will involve two extensions, one of which will comprise a two-storey link extension between two existing two-storey buildings (the main residential house and The Granary).

The survey identified evidence of a pipistrelle roost within the main residential house. Potential roosting features of moderate value were also identified on The Granary building, which could not be inspected for evidence of bat usage due to height.

The following recommendations are made to ensure compliance with wildlife legislation and relevant planning policy:

License Application

- As a bat roost has been identified, no unlicensed work should be undertaken which will contravene relevant legislation such as:
    - Building modifications/repairs/removal;
    - Alterations to bat entrance/exit points;
    - Works in the main body of the building.
- Prior to any works being undertaken which could result in a breach of legislation, a development license must be obtained from Natural England.
- Prior to a licence being issued, planning permission must be granted and relevant conditions relating to protected species and habitat issues must be discharged.

Further survey work

- To inform a Natural England licence application at least three nocturnal and/or dawn surveys should be undertaken during the bat activity season, which extends from May to September. At least one of the surveys should be a dawn survey, and at least two of the surveys should be undertaken between mid-May and August.
- These surveys will identify the type of roost present within the main residential building and establish the presence/absence of any other bat roosts on site.
- The surveys will also make a general conclusion on the levels of foraging / commuting bat activity on site and recommend any appropriate mitigation.

Wyvern Architects have commissioned Appletons to undertake the required nocturnal emergence and dawn re-entry surveys, which will be undertaken over the months of June 2018 and July 2018.

CONTENTS:

1.0 INTRODUCTION

Project background

1.1 In May 2018, Wyvern Architects commissioned Appletons to undertake Bat Surveys at Good Heys Farm, Longridge. This appraisal is required to inform a planning application associated with the extension and adaptations of buildings at the property.

1.2 All UK bat species are European protected species and they are capable of being material considerations in the planning process. A summary of the legislation protecting bats is included within Appendix 1. This section also provides some brief information on the ecology of British bat species.

1.3 In conjunction with the daytime bat survey, Appletons was also instructed to undertake the following baseline survey work:

- Tree Survey – Drawing ref: 2139_01
- Preliminary Ecological Appraisal – Report ref: 2139-E1
- Great crested newt survey – Report ref: 2139-E3

Site description

1.4 Good Heys Farm is centred at Ordnance Survey Grid Reference SD 62962 40888, within the civil parish of Thornley-with-Wheatley, an entirely rural area located to the north-east of Longridge with no villages or other substantial settlements. Agricultural pasture is located immediately north, east and south of Good Heys Farm, whilst a neighbouring residential property is located immediately to the west. The driveway to Good Heys Farm connects to the minor road of Rock Brow, 130 m north of the site.

1.5 Within the wider area, the landscape is dominated by agricultural fields divided by hedgerows and ditches. The moorland and inbye habitats of Longridge Fell come within 700 m of Good Heys Farm to the south, and the River Loud comes within 650 m of the property to the north.

1.6 At the time of the survey visit, Good Heys Farm comprised a stone-built residential property with a large garden and a second smaller brick building utilised as a self-contained flat and ground-level storage area. The property also encompassed a series of stable blocks, tarmacadam fenced tennis courts and a ménage. The survey area measures approximately 0.72 ha.

2.0 METHODOLOGY

Daytime bat survey

2.1 In line with the specifications detailed in Bat Mitigation Guidelines (English Nature, 2004) and Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins, 2016), a daytime survey of the site was conducted.

2.2 A visual assessment was undertaken to determine the potential roosting value of the buildings and trees site, together with a general appraisal of the suitability of the site for foraging and commuting bats. Potential roosting features were inspected using a high-power torch and close focussing binoculars for evidence of possible bat presence. For safety reasons, the survey was only undertaken in areas accessible from 3.5 m ladders.

2.3 The roosting value of trees and buildings within the survey area was assessed using the categories detailed within *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2016), as detailed in Table 2.1.

BCT Suitability Category	Description
Negligible	Negligible habitat features on site likely to be used by roosting bats.
Low	A structure with one or more potential roost features (PRFs) that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger number of bats (i.e. unlikely to be suitable for maternity or hibernation). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only – the assessments in this table are made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat.

Table 2.1: BCT Guidelines for assessing the potential suitability of proposed development sites for bats, to be applied with professional judgement.

2.4 At the time of the survey, proposals were not finalised and as such a larger area than the proposed development footprint was surveyed.

3.0 DAYTIME BAT SURVEY

Introduction

3.1 This chapter provides the results of the daytime bat survey. A daytime bat survey plan is provided in Appendix 2 (Figure 2139-E2-01) which illustrates the locations of buildings and trees inspected by the survey.

3.2 The daytime bat survey of the building and trees to be impacted upon was carried out on 31st May 2018 by Paula Bateson BSc(Hons) ACIEEM, Senior Ecologist and Natural England Class 1 Bat Licence Holder (Reg. no: 2015-16053-CLS-CLS) and Benjamin Hollings (Ecological Field Assistant). Weather conditions at the time of the surveys are detailed in Table 3.1.

Parameter	Conditions
Temperature (°C)	16-20
Cloud Cover (%)	100 - 20
Precipitation	Dry
Wind Speed (Beaufort)	F1

Table 3.1: Weather conditions at the time of Daytime Bat Survey

Buildings

Main house

External Assessment

3.3 The main residential building comprised a two-storey stone-built building with a multi-pitched slate tiled roof, with gable features (Photo 1).

Photo 1: Main residential house, north-eastern elevation

3.4 The roof tiles of the building were recorded to be in good condition, however gaps were noted beneath the ridge tiles where mortar was recorded as missing (Photo 2), and beneath occasional broken and lifted tiles across the roof pitch (Photo 2). These gaps may provide potential roosting features for crevice dwelling bats, and/or ingress opportunities for bats into the building loft spaces.

Photo 2: Example locations of gaps beneath roof tiles

3.5 Lead flashing was present along the roof valleys and around the bases of two stone chimney stacks. The flashing was lifted in areas presenting potential open access points however upon inspection, these features were blocked with insulation material.

3.6 Verge mortar present beneath edge tiles at the gable ends was recorded to be in good condition, with no gaps recorded between the gable wall tops and slates.

3.7 Narrow wooden soffit boxes were present at the eaves, the undersides of which were slanted to run parallel to the angle of the roof pitch. Narrow gaps were present between the soffit boxes and stone walls (Photo 3), which may provide ingress opportunities into roosting locations for bats within the soffits, loft spaces or any potential wall cavities. Five bat droppings were identified on the stone wall immediately beneath a soffit box, on the north-eastern elevation (Photo 4). These droppings were considered likely to be from the current bat activity season, and resembled droppings of a pipistrelle *Pipistrellus* sp. bat.

Photo 3: Typical gaps along soffit boxes at eaves

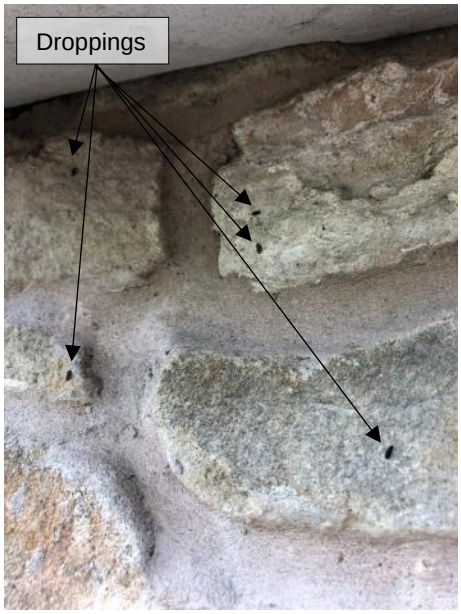

Photo 4: Bat droppings beneath soffit box

3.8 The stone work of the walls and mortar was recorded to be in good condition, with no missing mortar or cracks recorded. The wooden window frames and doors were well fitted to the surrounding stone lintels, and all were shut at the time of the survey.

3.9 Dead ivy growth was recorded across sections of the north-eastern elevation which was cut at the base, and dense living ivy was present against the southern corner of the building. No obvious potential roosting features behind intertwined ivy stems were identified upon inspection, however the density of foliage prevented a detailed inspection.

3.10 A stone built single-storey extension was present on the south-eastern elevation, with a half-pitched slate tiled roof (Photo 5). The slate tiles across this roof pitch were in recorded to be in good condition with no gaps suitable for roosting bats recorded. The eaves of the extension were similar to those around the remainder of the building, with occasional gaps present between stone work and wooden soffit boxes. A glass conservatory also adjoined the south-eastern gable end (Photo 6), with no potential roosting features recorded.

Photo 5: Single storey extension on south-eastern elevation

Photo 6: Conservatory on south-eastern elevation

3.11 Other fauna recorded:

- Numerous swallow *Hirundo rustica* nests present at eaves along the south-western elevation.
- Blackbird *Turdus merula* nest within ornamental shrubs and ivy against south-western elevation.

Internal Assessment

Rooms

3.12 The building was unoccupied at the time of the survey, and it is understood that property had been empty for approximately half a year prior to the survey. The rooms comprised plaster walls and ceilings with no potential access points from the outside or from the enclosed loft spaces. All rooms were considered of negligible potential value for roosting bats.

Loft Spaces

3.13 For ease of interpretation, the five loft spaces are labelled Loft Spaces A – E on Drawing 2019-E2-01 (Appendix 2). The loft spaces within the south-western half of the house comprised stone gable walls

(Photo 7), whilst the roof spaces of the north-eastern half of the building possessed breezeblock dividing, supporting and gable walls suggesting a more recent construction (Photo 8).

Photo 7: Stone wall – south-eastern gable end of Loft Space C

Photo 8: Breezeblock supporting walls of Loft Space C – looking north-east

3.14 Each loft space comprised a supporting structure of narrow wooden beams, including purlins, a single ridge beam and central supporting beams (Photos 9 and 10). The beams were in good condition, with no rot holes or splits recorded of potential value to roosting bats.

Photo 9: Loft Space C

Photo 10: Loft Space B

3.15 Felt sarking was present to the underside of the roof pitches, which was mostly recorded to be in good condition. Voids potentially present between sarking materials and roof tiles may provide potential roosting locations for bats, however these locations could not be inspected by the survey.

3.16 Internal breezeblock and stone dividing walls separated the loft spaces, and gaps were present around the tops of these walls, which may provide roosting locations or access between the spaces for bats (Photo 7).

3.17 Within half-pitched space of Loft Space E, gaps were present between the stone wall and adjacent wooden ridge beam, and between the breezeblock gable walls of the extension (Photo 11). These features were fully inspected, and no evidence of bat usage was recorded.

Photo 11: Loft space E

3.18 Fibreglass insulation was present across the floor of the loft spaces (Photo 9), which in Loft Spaces B and C was covered by chip boards (Photo 10).

3.19 One hole through the roof was recorded where wires entered Loft Space D from outside. This hole was blocked by dense cobwebs suggesting no recent usage as an access point by fauna such as bats. Aside from this, natural light entering the loft spaces was generally at the eaves.

3.20 All accessible potential access points, roosting locations and surfaces were inspected the following evidence of bat usage was recorded:

- *Loft Space A*
  - A total of thirty bat droppings were identified on top of the insulation material, mostly clustered towards the western-most dividing wall. The droppings resembled those of a pipistrelle *Pipistrellus* sp. bat and were considered to be a mix of fresh droppings and those from previous seasons.
- *Loft Space B*
  - A total of ten bat droppings were recorded as scattered across the chipboard, and one bat dropping was caught on a supporting post just beneath the ridge beam. The droppings resembled those of a pipistrelle bat.
  - At the north-eastern corner of the loft space at the eaves, approximately 30 small droppings were recorded beyond a metal supporting joist. These could not be physically accessed to assess whether they were bat or mouse droppings, however it was considered likely that they bat considering their location in comparison to the bat droppings recorded during the external assessment (see Drawing 2139-E2-01).
- *Loft Space C*
  - The eastern wall of the loft space comprised the stone gable end of the house. One bat dropping was identified caught at the top of this wall, which resembled that of a pipistrelle bat.
  - One bat dropping was recorded on top of the chipboard below the ridge beam.

3.21 No evidence of bats (i.e. bat droppings, staining, scratch marks, droppings or individual bats were identified within Loft Spaces D or E.

3.22 Evidence of other fauna within the loft spaces include mouse and rat. Numerous mouse droppings were recorded across the floor of all loft spaces. Rat droppings were recorded within Loft Space E.

3.23 Many potential roosting locations could not be inspected by the daytime survey, such as voids between the felt sarking and slate tiles.

Main house - Overall conclusion

3.24 The property was considered to provide moderate to high potential value for roosting bats. The survey identified evidence of a bat roost within the building, in the form of over seventy bat droppings. Not all potential roosting features could be fully inspected due to their height and location.

The Granary

External Assessment

3.25 The granary building comprised a two-storey red brick building with a single pitched, slate-tiled roof (Photo 12). The roof ridge possessed vented tiles, which may provide potential access points for bats into the roof void. No evidence of bats was recorded around or beneath these potential access points when inspected through binoculars, however due to their height and location, the features could not be fully inspected. The remainder of the tiles were generally in good condition with no broken or lifted tiles recorded.

Photo 12: The Granary – southern elevation

3.26 Wooden barge boards extend the length of the eaves, which were flush to the wall tops with no potential cavities for roosting bats. The verge tiles rested directly onto the brick gable ends of the building, beneath which mortar filled in any potential gaps between the wall top and tiles.

3.27 The brickwork of the building was recorded to be in good condition, aside from three evenly spaced linear gaps where mortar was missing. Upon inspection, no evidence of bats was recorded around or beneath these gaps.

3.28 The wooden framed windows of the second floor were in good condition and well fitted to the stone lintels above and beneath.

3.29 Two sets of wooden double doors were present on the southern elevation, one of which was set ajar at the time of the survey providing opportunities for fauna including bats to enter the internal space of the ground floor.

3.30 Dense ivy growth was present across the east corner of the building which was cut at the base. No obvious potential roosting features behind intertwined ivy stems were identified upon inspection, however the height of ivy growth prevented a detailed inspection.

Internal assessment

3.31 The ground floor comprised an open garage / boiler room / storage area with a boarded ceiling and painted brick walls (Photo 13). No potential roosting opportunities were identified, and no evidence of bat usage (i.e. bat droppings, feeding remains, staining or individual bats) was recorded.

3.32 The upper floor comprised a self-contained flat with plastered walls and ceiling (Photo 14). No potential roosting features, or access points from roof voids or the outdoors were identified, and no evidence of bat usage was recorded. The roof void of the building could not be accessed due to the absence of a loft hatch.

Photo 13: Ground floor of The Granary

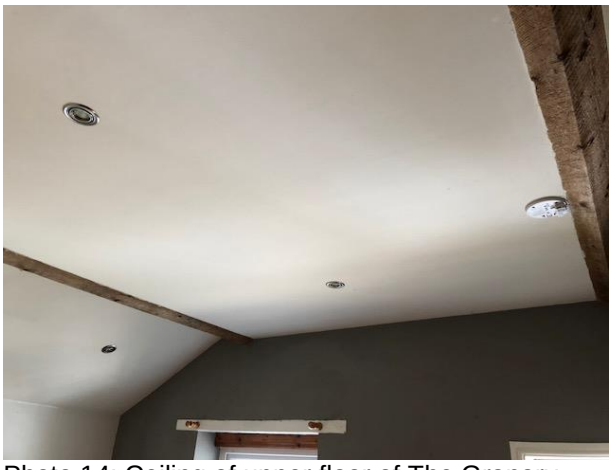

Photo 14: Ceiling of upper floor of The Granary

The Granary - Overall conclusion

3.33 The Granary was considered to provide moderate potential value for roosting bats. No evidence of roosting bats was identified by the survey, however the roof void could not be accessed, and potential access points across the roof could not be inspected due to their height and location.

Brick Stables

External assessment

3.34 A small brick building, comprising two stables, adjoined the eastern elevation of The Granary (Photo 15). The northern elevation was crowded with dense ivy. The stables were accessed through two half-height stable doors, providing open access for fauna into the internal spaces.

Photo 15: Brick stables

3.35 The stable building possessed a pitched, slate-tiled roof. The ridge tiles were ventilated, which may provide access points or roosting features for crevice dwelling bat species. Gaps were also recorded beneath occasional lifted ridge tiles of the building. No evidence of bats was recorded around or beneath these potential access points when inspected through binoculars, however due to their height and location, the features could not be fully inspected. The slates across the roof pitches were generally in good condition, with only minor gaps present at joins between tiles.

3.36 Wooden barge boards were present at the eaves, which were recorded as flush to the brick wall tops. The verge tiles rested directly onto the brick gable end, and verge mortar blocked any potential access points between these. The brickwork of the building was recorded to be in good condition, aside from five holes which lead directly into the internal space. No evidence of bat usage was recorded within or beneath these holes.

3.37 Dense ivy was present against the north-east of the building. No obvious potential roosting features behind intertwined ivy stems were identified, however the density of foliage prevented a detailed inspection.

3.38 Several holes were present across the south-eastern brick gable end, which lead directly into the open internal space (Photo 16) with no sheltered cavities suitable for roosting bats. No evidence of roosting bats was recorded at or beneath these features.

Photo 16: Gaps within south-eastern gable wall

Internal assessment

3.39 The internal spaces of both stables were open and draughty, due to the half-height stable doors. The stables were open to the underside of the pitched roof, which was supported by a wooden frame and a dividing / supporting brick wall. Gaps present between the brick dividing wall and roof pitch may provide sheltered cavities for crevice dwelling bats (Photo 17). Upon inspection, no evidence of roosting bats was recorded at these gaps.

3.40 Felt sarking was present to the underside of the roof pitches, some of which was ripped and with ivy growing through (Photo 18). Voids potentially present between sarking materials and roof tiles may provide potential roosting locations for bats, however these locations could not be inspected by the survey.

3.41 The concrete floors of both stables were covered in sawdust. No evidence of bats was identified within the stables; however, the sawdust may have hindered the effectiveness of the search for bat droppings.

3.42 Other fauna recorded: Swallow nests were present within both stables.

Photo 17: Brick dividing wall between stables

Photo 18: Felt sarking and ivy growth

Brick stables - Overall conclusion

3.43 The brick stable block was considered to provide moderate potential value for roosting bats. No evidence of roosting bats was identified by the survey, however potential features across the roof could not be inspected due to their height and location.

<u>Wooden stables</u>

External assessment

3.44 Five wooden stable blocks were present within the survey area, with a combination of pitched corrugated and felt covered roofs (Photos 19 and 20).

Photo 19: Wooden stables with corrugated roof

Photo 20: Wooden stables with felt-covered roof

3.45 The top halves of the stable doors were all fully open, providing potential open access for fauna including bats into the internal spaces.

3.46 Gaps were present beneath corrugated roofs and chipboard sarking to the underside of the roofs, however these voids were considered suboptimal for roosting bats due to the material of the corrugated roof and the positioning of plastic guttering mostly blocking the gaps. No evidence of bat usage was recorded upon inspection.

3.47 Linear gaps were present at the eaves of the gable ends between the wall tops and wooden soffits. These were recorded to be blocked with dense cobwebs, suggesting no recent usage by bats.

3.48 Lead flashing was present along the verges of the gable ends of the two longest stable blocks, which was occasionally lifted (Photo 21). These gaps were fully inspected and found to be blocked with dense cobwebs suggesting no recent usage by roosting bats.

3.49 The wooden slatted walls were in good condition, with no gaps between panels recorded (Photo 21).

Photo 21: Gable end with lifted flashing

Internal assessment

3.50 The internal spaces of the stables were open and draughty, due to the half open stable doors. Each stable comprised wooden or chipboard walls and a concrete floor (Photo 22). Each stable was open to the

underside of the boarded roof. The walls and roof beams of the stables were recorded to be in good condition and no features of potential value for roosting bats were recorded.

Photo 22: Typical internal space of wooden stables

3.51 No evidence of bat activity (i.e. bat droppings, staining, feeding remains or scratch marks) was recorded within any of the stables by the internal assessment.

Wooden stables - Overall conclusion

3.52 The wooden stable blocks were considered to provide negligible potential value for roosting bats and no evidence of roosting bats was identified by the survey.

Old shed structure

3.53 Wooden slatted walls of an old shed structure were present to the north-east of the stable blocks (Photo 23). This structure had no roof. The wooden slats of the walls were tightly fit to one another (Photo 24), and no features of potential value for roosting bats were recorded.

Photo 23: Old shed structure

Photo 24: Wooden slats of old shed structure

Old shed structure - Overall conclusion

3.54 The old shed structure was considered to provide negligible potential value for roosting bats and no evidence of roosting bats was identified by the survey.

Trees

3.55 Trees close to the proposed works were surveyed for features potentially suitable for roosting bats. Any accessible cracks, crevices, rot-holes or areas of delaminated bark were fully surveyed from 3.5 m ladders (using a Clu-light and close-focussing binoculars) for evidence of bat usage (in the form of droppings, urine staining, grease marks, scratch marks or feeding remains).

3.56 All trees on site are detailed in Table 3.2 overleaf and labelled on Appletons Drawing 2139-E2-02 in Appendix 2. Tree reference numbers correspond with Appletons Tree Survey Plan.

Trees - Overall conclusion

3.57 One tree within the courtyard area was considered to provide negligible potential value for roosting bats.

3.58 One mature ash within the garden was considered to provide moderate potential value for roosting bats. No evidence of roosting bats was identified by the survey, however potential features could not be inspected due to their height.

Site and surrounding habitats

3.59 The garden area to the north-east of the buildings was considered suitable habitat for foraging bats due to the diversity of invertebrate attracting ornamental species present, and the sheltered unlit conditions created by the trees and shrubs. A mature hawthorn hedgerow along a field boundary connects the survey area to the wider area, which comprises good quality commuting and foraging habitat, such as the River Loud, ponds, marshy grassland, mature hedgerows and open unlit pasture.

Tree Ref. S1	
Species	*Prunus* sp.
Life stage	Mature
Approx. Height	6-7 metres
Approx. Diameter at Breast Height	0.65 metres
General description Any potential roost features, height and elevation Any evidence of bats	Large shrub. Historical pruning and shaping to contain canopy with enclosed courtyard area. No features recorded of potential value to roosting bats.
Category of Bat Roost Potential	Negligible
To be removed as part of proposals	Likely to be removed.
Photo	
Tree Ref. T2	
Species	Ash *Fraxinus excelsior*
Age	Mature
Approx. Height	12+ metres
Approx. Diameter at Breast Height	0.9 metres
General description Any potential roost features, height and elevation Any evidence of bats	Large tree with high spreading canopy. Large limb lost close to trunk with wound decaying back and partial occlusion, at 5 m in height on southern aspect. Four rot holes, between 7 m and 12 m in height. Split in bark at 6 m in height, southern aspect. Deadwood in canopy. No evidence of bat usage through binoculars, however features could not be fully inspected due to height.
Category of Bat Roost Potential	Moderate
To be removed as part of proposals	No
Photo	

Table 3.2: Trees assessed by daytime bat survey

4.0 DISCUSSION AND CONCLUSIONS

Proposed development overview

4.1 Proposed works include the extension and adaptations of buildings at Good Heys Farm. The proposed site layout plan is included at Appendix 3.

4.2 A proposed extension will link the main residential property to The Granary, and a large extension will be constructed onto the northern elevation of The Granary to contain a swimming pool. This will involve the removal of the existing small brick extension on the south-east of the main property as well as the glass conservatory. The extensions will be two-storeys in height, and as such will impact upon the eaves of both buildings.

4.3 A paved area will replace some of the existing shrubs within the front and rear garden areas, to enable improved disabled access. The tennis courts will be replaced with a new lawn to connect to the existing.

4.4 The stables and manege within the south-east of the survey area will not be impacted upon.

Summary of daytime bat survey

4.5 A summary of the daytime bat survey results is provided in the text below and also shown on Appletons Drawing 2139-E2-02.

Main residential house

4.6 The property was considered to provide moderate to high potential value for roosting bats. The survey identified evidence of a bat roost within the building, in the form of over seventy bat droppings. Not all potential roosting features could be fully inspected due to their height and location.

The Granary

4.7 The Granary was considered to provide moderate potential value for roosting bats. No evidence of roosting bats was identified by the survey however. the roof void could not be accessed and potential access points across the roof could not be inspected due to their height and location.

Brick stables

4.8 The brick stable block was considered to provide moderate potential value for roosting bats. No evidence of roosting bats was identified by the survey, however potential features across the roof could not be inspected due to their height and location.

Wooden stables and old shed structure

4.9 The wooden stable blocks and old shed structure were considered to provide negligible potential value for roosting bats and no evidence of roosting bats was identified by the survey. These will not be impacted upon by the proposed development.

Trees

4.10 One ash tree within the survey area was considered to possess moderate potential roosting value, however this will not be impacted upon by the proposed works. No further trees were identified to possess potential value for roosting bats.

Conclusions

Main residential property

4.11 The proposed development will directly impact upon this building and as such the bat roost present could be impacted upon by the proposed works. Recommendations are therefore made in Chapter 5 for further survey work.

The Granary & Brick stables

4.12 The proposed development will directly impact upon these buildings, which are considered to possess moderate potential value for roosting bats. As such further survey work is recommended in Chapter 5 to establish the presence of absence of roosting bats.

Wooden stables, old shed structure and Tree S1

4.13 These structures and Tree S1 were considered of negligible potential value for roosting bats. No further survey work is required in relation to these.

Tree T2

4.14 Tree T2 was considered to possess moderate potential value for roosting bats, however will not be impacted upon by the proposed works. No further survey work is required in relation to this tree.

5.0 RECOMMENDATIONS

5.1 All recommendations provided in this section are based on Appletons' current understanding of the site proposals (Proposed block plan and elevation drawings, included as Appendix 3), correct at the time the report was compiled. Should the proposals alter, the conclusions and recommendations made in the report should be reviewed to ensure that they remain appropriate.

5.2 License Application

- As a bat roost has been identified, no unlicensed work should be undertaken which will contravene relevant legislation such as:
    - Building modifications/repairs/removal;
    - Alterations to bat entrance/exit points;
    - Works in the main body of the building.
- Prior to any works being undertaken which could result in a breach of legislation, a development license must be obtained from Natural England.
- Prior to a licence being issued, planning permission must be granted and relevant conditions relating to protected species and habitat issues must be discharged.

5.3 Further survey work

- To inform a Natural England licence application at least three nocturnal and/or dawn surveys should be undertaken during the bat activity season, which extends from May to September. At least one of the surveys should be a dawn survey, and at least two of the surveys should be undertaken between mid-May and August.
- These surveys will identify the type of roost present within the main residential building and establish the presence/absence of any other bat roosts on site.
- The surveys will also make a general conclusion on the levels of foraging / commuting bat activity on site and recommend any appropriate mitigation.

5.4 Wyvern Architects have commissioned Appletons to undertake the required nocturnal emergence and dawn re-entry surveys, which will be undertaken over the months of June 2018 and July 2018.

7.0 REFERENCES

Altringham, J (2003). *British Bats.* New Naturalist. HarperCollins.

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APPENDIX 1

BAT LEGISLATION

Bats and the places they use for shelter or protection (i.e. roosts) receive European protection under The Conservation of Habitats and Species Regulations 2017, as amended (Habitats Regulations 2017, as amended). They receive further legal protection under the Wildlife and Countryside Act (WCA) 1981, as amended. This protection means that bats, and the places they use for shelter or protection, are capable of being a material consideration in the planning process.

Regulation 41 of the Habitats Regulations 2017 (as amended), states that a person commits an offence if they:

- deliberately capture, injure or kill a bat;
- deliberately disturb bats; or
- damage or destroy a bat roost (breeding site or resting place).

Disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young, or in the case of animals of a hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

It is an offence under the Habitats Regulations 2017 (as amended) for any person to have in his possession or control, to transport, to sell or exchange or to offer for sale, any live or dead bats, part of a bat or anything derived from bats, which has been unlawfully taken from the wild.

Whilst broadly similar to the above legislation, the WCA 1981 (as amended) differs in the following ways:

- Section 9(1) of the WCA makes it an offence to *intentionally* (rather than deliberately) kill, injure or take any protected species.
- Section 9(4)(a) of the WCA makes it an offence to *intentionally or recklessly** damage or destroy, *or obstruct access to*, any structure or place which a protected species uses for shelter or protection.
- Section 9(4)(b) of the WCA makes it an offence to *intentionally or recklessly** disturb any protected species *while it is occupying a structure or place which it uses for shelter or protection*.

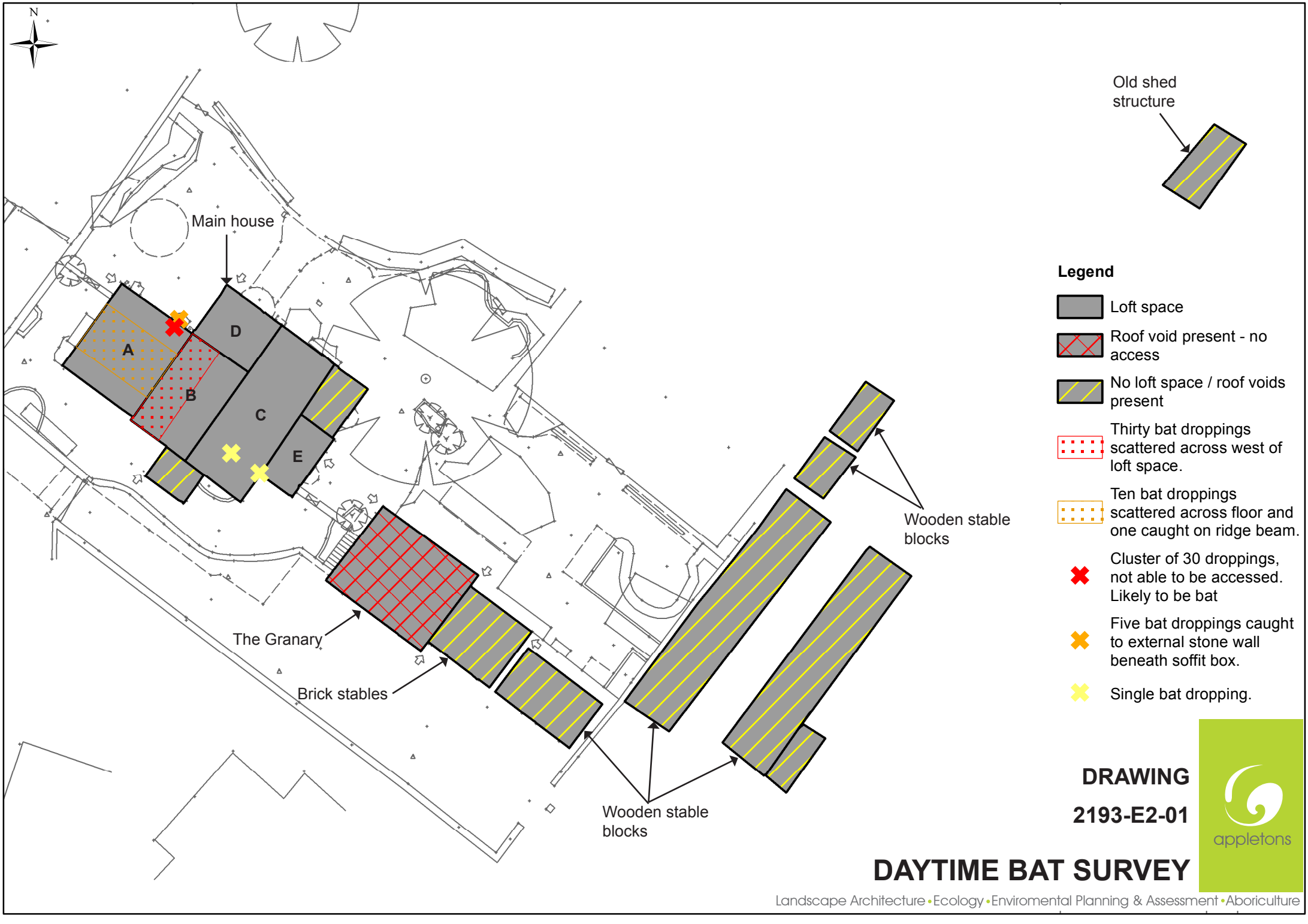
*Reckless offences were added by the Countryside and Rights of Way (CRoW) Act 2000.

As bats re-use the same roosts (breeding site or resting place) after periods of vacancy, legal opinion is that roosts are protected whether or not bats are present.

The following bat species are Species of Principal Importance for Nature Conservation in England: barbastelle bat *Barbastella barbastellus*, Bechstein's bat *Myotis bechsteinii*, noctule *Nyctalus noctula*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, greater horseshoe bat *Rhinolophus ferrumequinum* and lesser horseshoe bat *Rhinolophus hipposideros*.

The reader should refer to the original legislation for the definitive interpretation.

APPENDIX 2



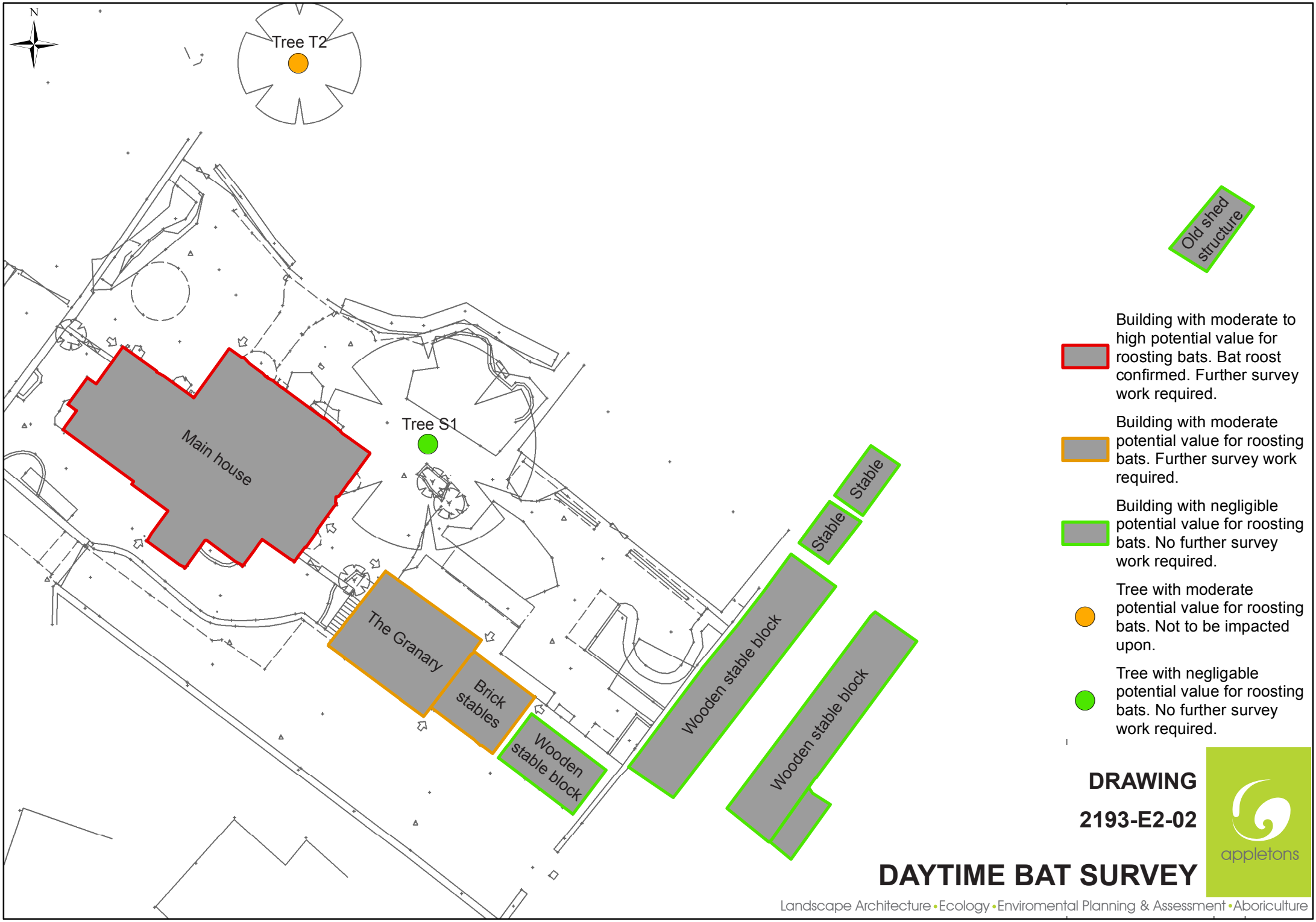
DRAWING

2193-E2-01

appletons

DAYTIME BAT SURVEY

Landscape Architecture • Ecology • Enviromental Planning & Assessment • Aboriculture



DRAWING

2193-E2-02

appletons

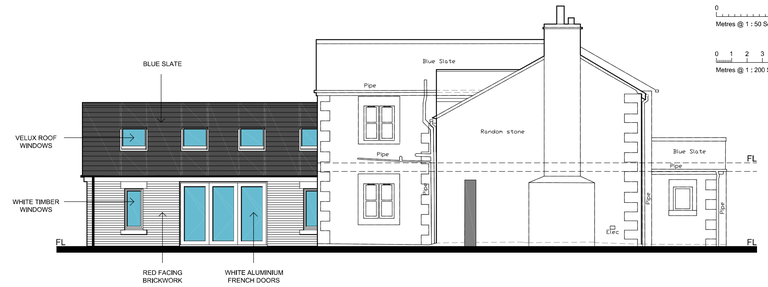
DAYTIME BAT SURVEY

Landscape Architecture • Ecology • Enviromental Planning & Assessment • Aboriculture

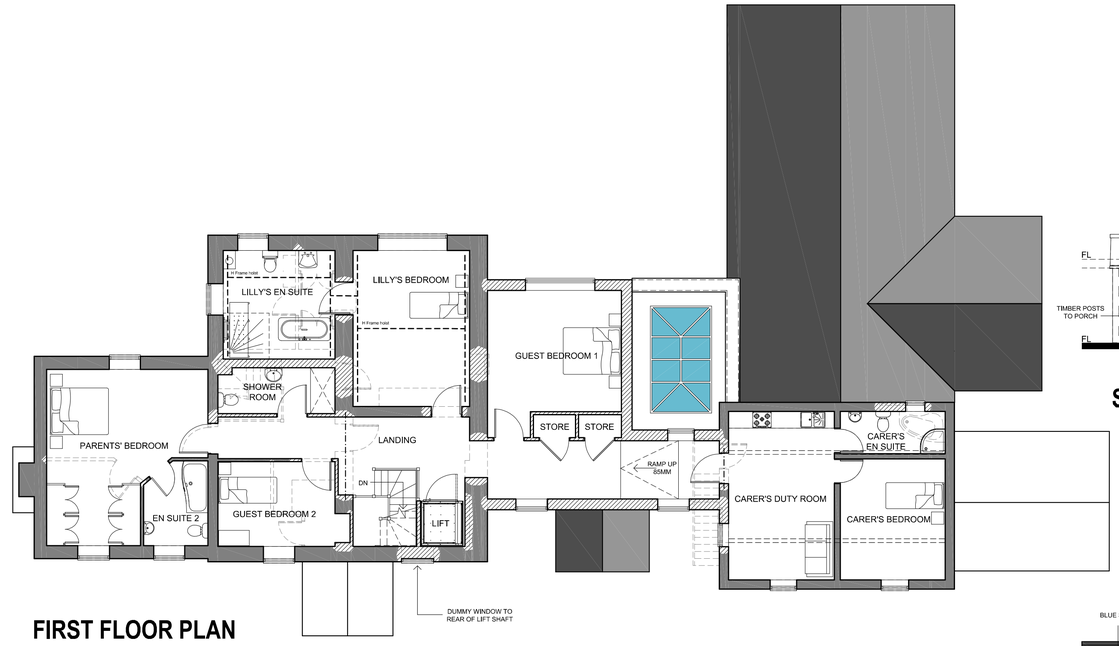
APPENDIX 3

PROPOSED SCHEME

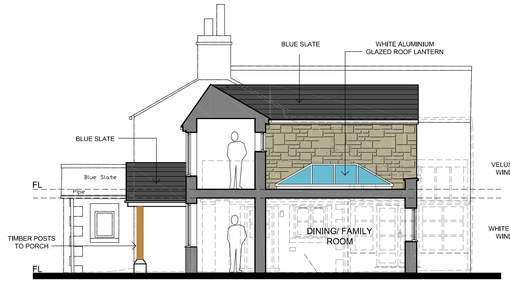
FRONT ELEVATION



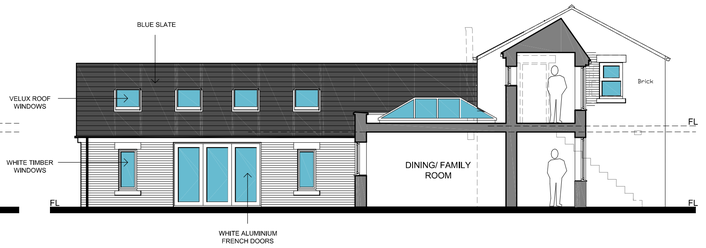
SIDE ELEVATION



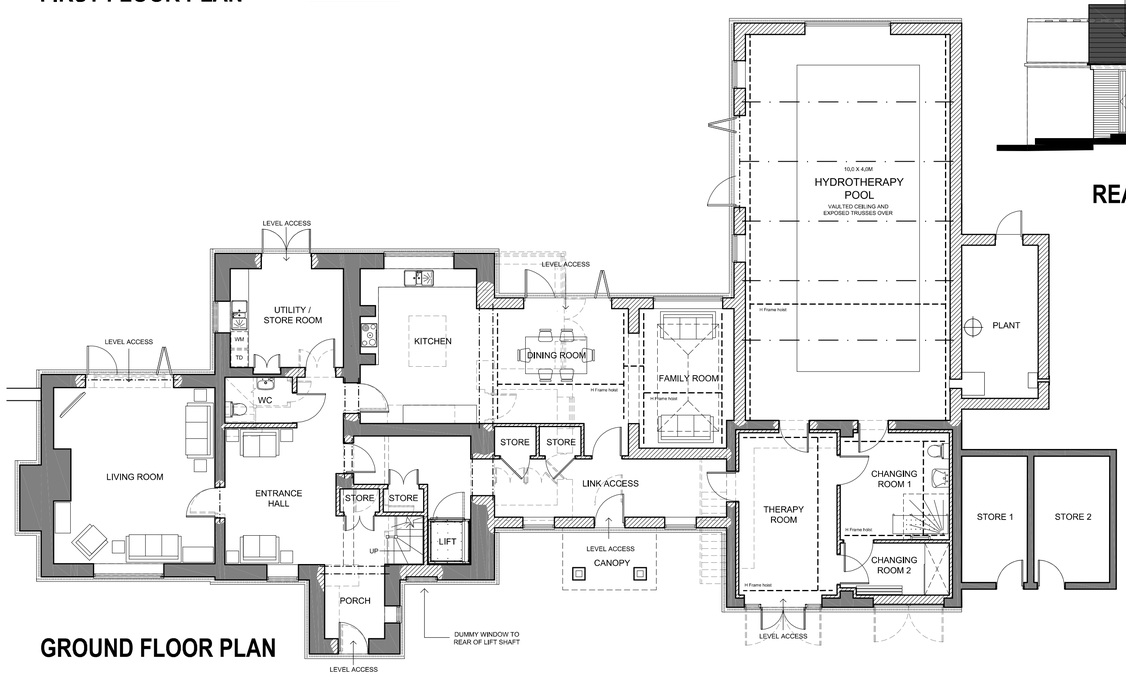
FIRST FLOOR PLAN



SECTION THROUGH LINK

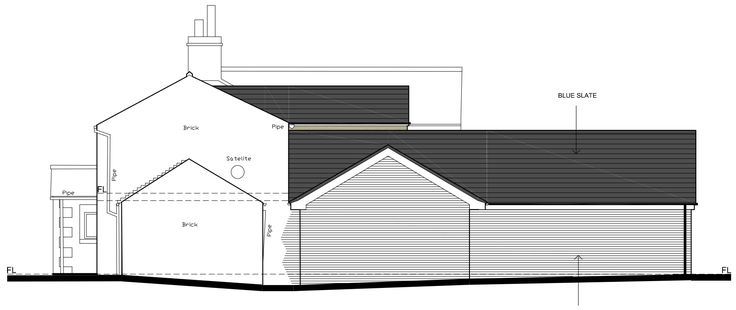


SECTIONAL SIDE ELEVATION



GROUND FLOOR PLAN

REAR ELEVATION



SIDE ELEVATION

0 1 2 3 4 5 6
Metres @ 1 : 100 Scale

0 1 2 3
Metres @ 1 : 50 Scale

0 1 2 3 4 5 6 7 8 9 10 11 12
Metres @ 1 : 200 Scale

Do not scale from these drawings.

The Contractor is responsible for checking all dimensions on site prior to commencement of the works. Any errors are to be reported to Wyvern Partnership LLP as soon as possible.

Any construction work carried out prior to receiving all necessary approvals for Planning and/or Building Regulations is entirely at the client's / householder's risk.

All building work is to be completed to the satisfaction of the Local Authority Building Control Officer and in accordance with current Building Regulations and as such, additional unforeseen building works may be required on site.

The Contractor shall inspect all adjoining properties - when applicable - which may be affected by the works prior to commencement and must report any defects to the owner.

The Contractor shall be entirely responsible for the security, strength and stability of the building during the course of the works.

Drawings produced for the purpose of obtaining Building Regulation Approval do not constitute full working drawings.

Drawings produced for Accommodation and Suitability Reports are to be used the assess the suitability of a property to meet the needs of a client and no other purpose. All proposals are subject to a detailed survey and Local Planning Authority approval.

Rev	Notes	Date
B.	Windows to lift shaft reinstated.	19 Jun 18
A.	Exposed trusses added to pool room.	21 Feb 18

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Client
LILLY HUDSON

Project
PROPOSED EXTENSION AND ADAPTATIONS TO GOOD HEYS FARM THORNLEY WITH WHEATLEY LONGRIDGE PR3 2TL

Drawing
PROPOSED SCHEME

Project No.	Dwg No.	Drawn By
14964A (CH)	02 B	MJA
Date	Scale	
JAN 2018	1 : 100 @ A1	

PROPOSED BLOCK PLAN

0 1 2 3 4 5 6
Metres @ 1 : 100 Scale

0 1 2 3
Metres @ 1 : 50 Scale

0 1 2 3 4 5 6 7 8 9 10 11 12
Metres @ 1 : 200 Scale

Rev	Notes	Date
B.	Accurate tree locations shown.	20 Jun 18
A.	Site plan amended.	14 Jun 18

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Drawing
PROPOSED BLOCK PLAN

Project No.	Dwg No.	Drawn By
14964A (CH)	04 B	MJA
Date	Scale	
FEB 2018	1 : 200 @ A1	