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David Hargreaves

Horton Grange Cottage
Horton-in-Craven
Skipton
BB23 3JT

3 September 2017
1859

Job ref: B

Dear David

Re: EPS – Daylight scoping survey: Horton Grange Cottage, Hortin-in-Craven, Skipton, BD23 3JT.

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 works that may be necessary.

A daylight scoping survey was carried out on Saturday 2 September to search for evidence of bat activity at the property. The survey includes an assessment of the potential of the site to support bats, barn owls, barn swallows and other protected species.

The 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. Despite the property's rural location and potential to support low numbers of roosting bats, there is no visible evidence of bat roosting activity within any part of the property, consequently the proposed building alterations and re-roofing operations are unlikely to result in any significant disturbance to roosting bats therefore the overall impact of the development on protected species is likely to be low.

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. Be aware however, that the onus lies with the applicant / developer to ensure that no wildlife offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.

Please find a copy of the survey report now attached.

Yours sincerely

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

Horton Grange Cottage, Horton-in-Craven, BD23 3JT

3 September 2017

Introduction

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 preliminary roost assessment (scoping survey) requires a detailed inspection of both external and internal features of a building to look for evidence of flight, feeding, perching or other indicative signs of activity normally associated with roosting bats, barn owls and other protected species

The aim of the survey is to determine the actual or potential 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 Saturday 2 September 2017 between 11.30 and 13.00.

The weather at the time of the inspection was mild, dry and bright (min. temperature: 16°C, cloud: 20%, wind: light SE breeze, rain: nil) providing satisfactory conditions for this level of survey.

Personnel

The inspection was carried out by David Fisher (EED Surveys) an ecological consultant currently specialising in protected species surveys and development issues in the north-west of England having worked for 30 years in nature conservation throughout the UK.

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 at the property.

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 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 out-buildings 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 - i.e. 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 insect 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 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 (i.e. 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 roofing 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.

Pre-existing information

A data search has found no records of roosting bats at this property or within neighbouring buildings.

Previous EPS surveys have not been carried out at this address.

Bats In the Ribble Valley

Ten species of bats have been recorded in the Ribble Valley and Forest of Bowland AONB since 2008; bats occur 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.

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.

Pre-survey data search

The aim of the pre-survey data search is to collate background information around the proposed development site on bat activity, roosts and significant landscape features that may be used by bats. The key sources of information used in this report are:

- (1) On-line data search- European Protected Species (EPS) - records of local, regional or national significance.
- (2) National Biodiversity Network (NBN)* terrestrial mammal records (chiroptera).
- (3) Local bat records: (i) East Lancashire Bat Group (ELBG) (ii) EED Surveys (iii) other ecological consultants.
- (4) Interactive maps including: *Natureonthemap* (Natural England) and *Magic.gov.uk* and MARIO (Lancashire).

*National Biodiversity Network (NBN) and other data sources, whilst indicative of the bat species likely to occur within a 10km-grid square, do not confirm presence or absence of a species or habitat.

The following bat species are frequently recorded within the 10km national grid squares: SD84 / SD85:

Common name	Scientific name	Status of local population
<u>Myotis spp.</u>		
Natterer's bat	(<i>Myotis nattereri</i>)* ^{1 2}	widespread/common
Whiskered bat	(<i>M. mystacinus</i>) ¹	widespread/uncommon
Brandt's bat	(<i>M. brandtii</i>)	widespread/uncommon
Daubenton's bat	(<i>M. daubentonii</i>)* ^{1 2}	widespread/locally common
<u>Plecotus sp.</u>		
Brown long-eared bat	(<i>Plecotus auritus</i>)* ^{1 2}	widespread/locally common
<u>Pipistrellus spp.</u>		
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)* ^{1 2}	widespread/common
Soprano pipistrelle	(<i>P. pygmaeus</i>) ^{1 2}	widespread/common
Nathusius's pipistrelle	(<i>P. nathusii</i>) ²	current distribution unknown

Nyctalus sp.

.Noctule bat

(*Nyctalus noctula*)^{1 2}

widespread/locally common

*NBN data

¹East Lancashire Bat Group

²EED surveys

³Bowland Kilns and Caves Research Group

Location of the property

Horton-in-Craven, Lancashire NGR: SD 855 501 Elevation: 145 metres

The property is situated within the hamlet of Horton-in-Craven approximately 0.5km north of the A59 trunk road; the house has a rural location and is surrounded by open countryside with permanent pasture / grazing nearby.

The district is not particularly well-wooded although a small number of mature broadleaved trees are present. The site is not adjacent to any broadleaved woodland or plantation crop and there are no extensive areas of woodland within 1.5km of the site.

There are no significant rivers or areas of standing open water adjacent to the site; the nearest water channel of any size is Stock Beck some 500m south of the site in addition to several very small local tributary streams.

A local data search has shown there are no designated nature conservation sites immediately adjacent to the property i.e. 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



Figure 1: Front elevation

The property is an extended two storey farmhouse cottage (Grade II listed) being largely Victorian in character; the front elevation includes a Tudor door lintel from a nearby property of historic significance. The building has stone rubble infill wall construction and a duo-pitched stone slate with batten roof.

Prior to removal of the damaged plaster and lath ceilings, this building had a number of enclosed roof voids; no voids currently exist. The building has suffered structural damage due to neglect in recent years and the resulting ingress of rainwater has caused considerable internal damage; more recently an unstable stone chimney had to be removed and some internal walls repaired (figure 1).

To the rear of the house is a single storey lean-to structure with mono-pitch stone with batten roof (figure 7). A two storey extension with mono-pitch stone slate roof has been added to the east gable end (figure 2).

Additionally there is a single storey out-building with mono-pitch slate-with-batten roof (figure 3). The roof is lined with a breathable roofing membrane. All three internal sheds are generally well-sealed and secure.

Externally the house is well-pointed and the stonework appears to be secure, similarly both gable end walls are mortar-pointed and the roof verges are secure. The roof itself has many small gaps beneath the stone slates and roofing felt is completely absent. The rafter-with-purlin roof (figures 5 and 6) is likely to be of Victorian construction and now requires complete re-roofing to bring it up to modern specification.



Figure 2: East elevation



Figure 3: West elevation



Figure 4: West gable end



Figure 5: West gable apex wall internal



Figure 6: Internal wall / chimney



Figure 7: Roof in rear lean-to building

Proposed works

Building alterations include re-roofing of the house including remedial works to make the building habitable; the proposed alterations will not significantly affect the east gable end extension or any of the out-buildings.

Survey results

A preliminary roost assessment (scoping survey) has found no evidence of bat activity associated with any part of the property. All internal roof areas were carefully inspected, including gable apex walls, rafters, purlins and roof bays. There is no historical evidence of bat droppings, discarded insect prey, grease markings or other indicative signs that roosting bats have been present.

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

There are no records of roosting bats at the property.

Nesting wild birds are not present.

Evaluation of results

The proposed building alterations are unlikely to result in any significant disturbance to roosting bats, although the risk of exposing solitary crevice-dwelling bats beneath stone slates cannot be entirely eliminated by visual inspection alone. There remains a low risk of disturbance to small solitary bats such as pipistrelles at the site.

Impact assessment

Potential of property to support roosting bats and wild birds		
	Bats	Wild birds
Stone slate roofs – all areas	Low / moderate potential	minimal potential
External walls, verges, fascias	Low potential	minimal potential

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

Although the property has low / moderate potential* to support small numbers of crevice-roosting bats, the overall conservation significance of the building is likely to be minimal / low in its current condition.

Recommendations / summary

Low impact - low risk.

The proposed building and re-roofing alterations are **unlikely to cause significant 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.

Given the moderate potential of the stone slate roof to support solitary crevice-roosting bats, it is recommended that during the re-roofing of the house, provision is made to **include 2 no. bat access slates** within the south-facing roof pitch to enable roosting bats to enter the proposed roof void above the first floor accommodation.

No further survey effort is required at the property.

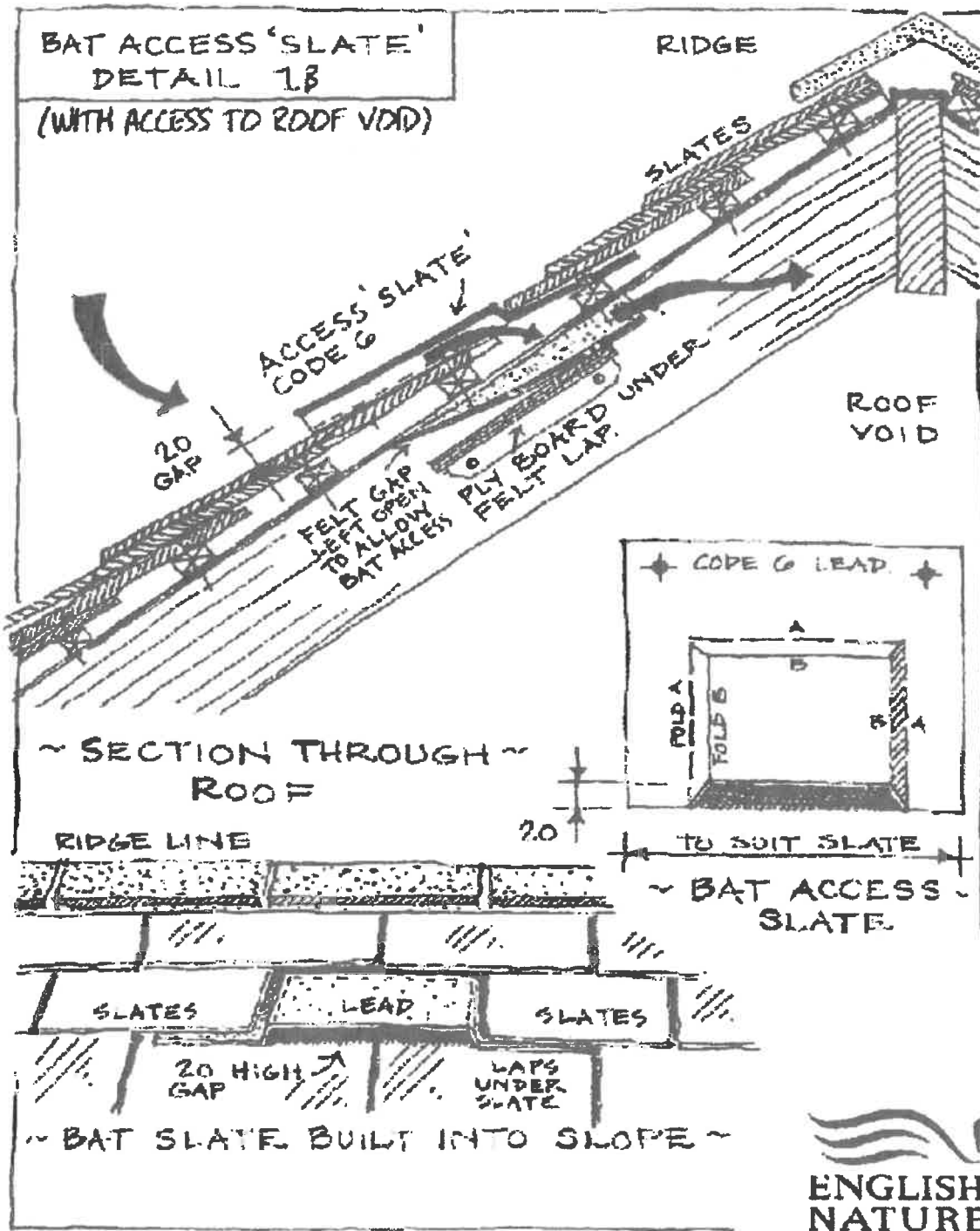
ANNEX 1

Summary of advice / recommendations

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
5. Roof works: Removal of roofing materials DURING RE-ROOFING WORKS	<p>Low risk of exposing / disturbing roosting bats.</p> <p>Solitary roosting / resting bats are occasionally exposed during removal of roofing materials; the highest risk area is beneath roofing slates under ridge tiles.</p> <p>In the unlikely event of any bats being exposed during the removal of the roof spars, roof slates, ridge tiles or masonry, further operations in the area should cease until the building has been inspected by a qualified person / ecologist.</p> <p>INSTALL 2 No. BAT ACCESS SLATES ON SOUTH ROOF PITCH (Annex 2)</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>

<p>8. Emergency advice on bats</p>	<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>
<p>9. Nesting wild birds</p>	<p>There is no evidence of any nesting / roosting in the proposed working area.</p>

ANNEX 2



SD The above information is for guidance only and may not be appropriate to all circumstances. It is advised that professional advice is sought from a qualified professional. English Nature, Sandyford House, Sandyford, Leeds, LS15 7TL. Tel: 011326 78820; Fax: 011326 78823; Email: enquiries@english-nature.org.uk

BAT ACCESS SLATES: 2 No. slates are recommended to be installed on the south-facing roof pitch of the house during re-roofing works. These access points are easily manufactured using a profiled sheet of lead to provide narrow gaps 20mm - 25mm high.

This access device is also known as **THE MORRIS BATSLATE** – detailed instructions are available from Vincent Wildlife Trust (VWT) www.vwt.org.uk

Alternatively Bat Access slates are commercially available from a number of manufacturers – check online.

ANNEX 3

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

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

ANNEX 4 - Information sources

Altringham, JD., (2011) Bats, From Evolution to Conservation. OUP.

Barn Owl Trust (2009) Barn Owls and Rural Planning Applications, Natural England and Barn Owl Trust.

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