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Sally Lofthouse
IWA Architects
Bank House
First Floor Office
King Street
Clitheroe
BB7 2EL

5 June 2018 Job ref: B 1943

Dear Sally

European Protected Species: Prospect House, Sawley Road, Grindleton, Clitheroe, BB7 4QS.

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 to the likely impact of the proposed development on all bat species that are present or likely to be present at this 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.

The preliminary roost assessment has found only minor evidence of access by roosting bats at this property; caution is required during removal of roofing materials and timber fascia boarding on the kitchen extension.

It is recommended that 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.

Further survey effort is unlikely to be required.

Please find a copy of the survey report below.

Yours sincerely

David Fisher
Director (EED Surveys)

PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT

Prospect House, Sawley Road, Grindleton, Clitheroe, BB7 4QS

Date of survey: 31 May 2018

Introduction

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 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).

The survey covers roof voids (where these are safely accessible) and all external features of the property likely to be affected by the proposed building operations. The timing of the survey is not dependent on whether bats or wild birds are active at the time of the inspection.

The principle aim of the survey is to determine the presence of European Protected Species and to establish whether bats, barn owls and other nesting birds such as barn swallows, swifts and house martins have been active within any part of the building that is likely to be affected by the proposed development.

Ribble Valley Borough Council requires an appraisal of the likely impact of the proposed development on all bat species and other protected species that are present or likely to be present at the site, in addition to any mitigation, compensation and enhancement works that may be necessary before any works are undertaken.

From the developer's perspective, the primary objective of the survey is to ensure that works can proceed lawfully without breaching the Habitats Regulations.

Timing of survey / weather conditions

The preliminary roost assessment was carried out Thursday 31 May 2018 between 11.30 and 12.30.

The weather at the time of the survey was warm, dry and bright (min. temp: 20ºC, cloud: 90%, wind: light south-easterly F1, rain: nil) providing optimal survey conditions.

Personnel

The inspection was carried out by David Fisher (EED Surveys) - an ecological consultant and Natural England licence holder since 1989. Current licence held:

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 the 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 and nesting 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 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

Preliminary roost assessments (scoping surveys) can be undertaken at any time of the year and are not dependent on whether roosting bats or nesting birds are present at the time of the inspection.

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 normally occurs at locations with stable, cool and humid conditions between October and April, this being a period of relative inactivity, enabling bats to survive the winter when insect prey is generally scarce.

Pre-existing information

There are no records of roosting bats at this property or neighbouring dwellings within 200 meters of the site.

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 are recorded within the 10km national grid square SD 74 (Clitheroe / Grindleton):

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
Nathusius's pipistrelle	*(P. nathusii)*	insufficient data / rare
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

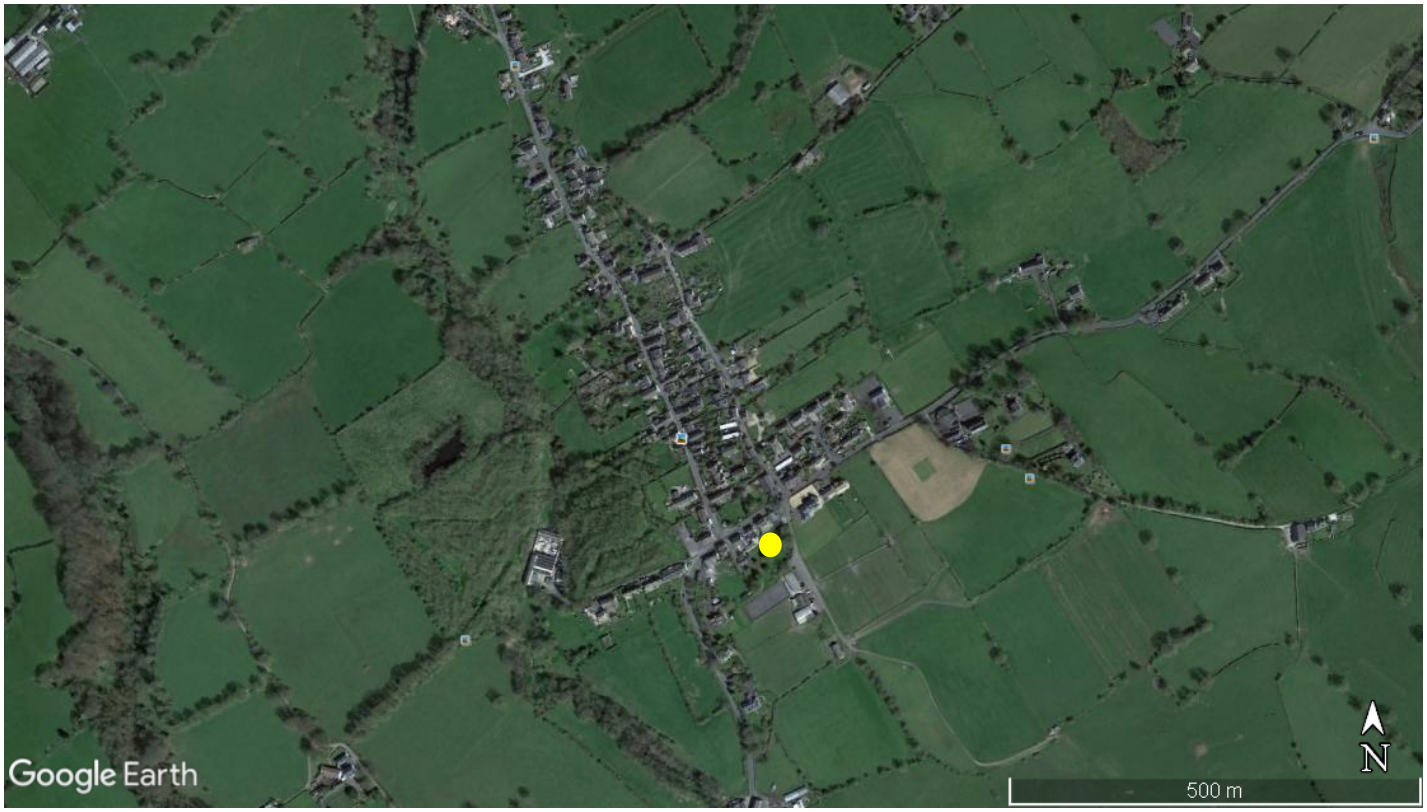

Figure 1: Location of property at Grindleton - BB7 4QS : (NGR: SD 759 455 : Elevation: 100 metres

The property is located at Grindleton and is within the boundary of the Grindleton Conservation Area *(Reference: Townscape Appraisal Map*), the site is also within the boundary of the Forest of Bowland AONB.

Although Prospect House is situated close to a number of neighbouring properties the location is rural in character and close to open countryside with extensive grazing land and horse paddock nearby.

There are no areas of woodland close to the site, the nearest significant woodland is West Clough Brook – a small deeply incised clough with extensive semi-natural broadleaved riparian woodland and designated Biological Heritage Site (BHS) by Lancashire County Council.

There are no major watercourses or areas of standing open water adjacent to the site; Grindleton Brook is a small water channel approx. 300m west of the site; the River Ribble is more than 500m south of the property.

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 has a number of distinct structures, these are shown in figures 2 to 10 as follows:

Prospect House (figures 3 / 4) – a two story stone-built property with duo-pitched slate roof and an extensive loft conversion providing second floor accommodation with two dormers to the front roof slope and two Velux-type roof-lights on the rear roof pitch (figure 2).

Ground floor lean-to kitchen (figures 5 / 6) with brick and block cavity wall construction and mono-pitch slate roof; it is assumed the slates are lined with bitumen felt; the extension has a timber fascia and is double-glazed.

Entrance foyer and access to music room (figure 8) modern-style link-structure with flat bitumen felt roof.

Music Room (figure 7) duo-pitched bitumen felt roof with a rendered block cavity wall construction.

Triple space garage with two rear workshops (figures 9 / 10) Flat timbered roof with bitumen felt (the roofing felt now perished and is leaking significantly); rendered block wall construction partly faced in natural stone.

Images: taken 31/05/18)

Figure 2: Rear (south-east) elevation

Figure 3: Prospect House north-east elevation

Figure 4: Prospect House north west elevation

Figure 5: Kitchen extension

Figure 6: Fascia – a small number of bat droppings visible

Figure 7: Music room south-east elevation

Figure 8: Music room and linked foyer - north west elevation

Figure 9: Garages / workshop – north east elevation

Figure10: Workshop / garage building south east elevation

Proposed works

Proposed demolition of garage / workshops (figures 9 / 10) and re-roofing of mono-pitch lean-to kitchen extension and double-pitch music room and flat roofed garage. Removal of dormers to main house (figs 3 / 4) replaced with roof lights; additionally blocking up existing roof light and re-building sections of the house.

Survey results

A detailed inspection of the property has found only minor evidence of roosting bats: two relatively fresh bat droppings were noted beneath the timber fascia on the rear kitchen extension (as located in figures 5 and 6).

All internal areas and external features were inspected for signs of access by bats; none were found.

Significantly, there are no signs of access by roosting bats or any evidence of nesting wild birds within any other areas of the property.

The property is generally well-maintained and secure with the obvious exception of some parts of the garage and workshops (figures 9 and 10). The building has relatively low conservation value and therefore has low potential for attracting roosting bats / other protected species).

Evaluation of results

Minor evidence of roosting bats is present beneath the timber fascia on the west-facing kitchen extension; the presence of two bat droppings is indicative of occasional / sporadic roosting by solitary pipistrelle bats, most likely during the warmest months. Pipistrelles are a highly mobile species and common throughout the district; solitary bats may occasionally roost behind the timber fascia board or within the roof verge of the mono-pitch roof where roofing felt is present. Hibernation during the winter period at this location is unlikely however.

Potential of the buildings to support roosting bats

Prospect House (two storey)	Low potential for attracting roosting bats beneath roof slates / leadwork
Kitchen extension	Moderate potential for attracting solitary crevice-dwelling pipistrelles beneath timber fascia board or beneath roof slates in summer months.
Central foyer	Negligible potential
Music Room	Negligible potential
Garage / workshops	Low potential / crevice-dwelling bat species do occasionally roost beneath damaged / perished bitumen felt roofs where small gaps occur.

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

Precautionary mitigation measures are recommended at the property specifically during removal of roofing felts, slates and other roofing materials (see Mitigation Advice below)

Care should be taken to ensure that in the unlikely situation of solitary roosting bats being exposed during the project, work in the area should stop immediately and advice sought from a licenced ecologist.

The proposed demolition of structures and building operations 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 is **not required** at the property.

Recommendations / mitigation advice

Mitigation refers to the measures adopted to reduce or remove the risk of disturbance, injury or death of a protected species or damage to a roost. The Bat Mitigation Guidelines (Natural England, 2004) define mitigation as "*...measures to protect the bat population from damaging activities and reduce or remove the impact of development".*

Action	Summary
1. Timing constraints	No specific timing conditions are required.
2. Further survey effort at this site	Not required
3. Detailed method statement	Not required
4. Licence requirement (EPSL)	Not required
5. Removal of roofing materials:	CAUTION: Contractors must be aware that when removing the timber fascia board on the kitchen extension (fig. 5) it is important to check beneath the board first in case any roosting bats are resting beneath. Lift the fascia board very carefully to avoid crushing any live bats. Pipistrelles are small crevice-dwelling bats that frequently find refuge in very small gaps no larger than 20mm wide. In the unlikely event of solitary resting / roosting bats being exposed during the removal of roofs and demolition of the garage, work should stop in that particular location and advice sought immediately on the best way to proceed. Failure to do so may lead to prosecution.
6. Legal responsibility	The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead, regardless of planning permission being granted.
7. Emergency advice on bats	EED Surveys (David Fisher): 07709 225783 / earthworksuk@yahoo.co.uk Bat Conservation Trust emergency helpline: 0345 1300 228. (09.30 – 16.30)

ANNEX 1

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