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Mr and Mrs Ballard
Wolfen Lodge
Fish House Lane
Chipping
PR3 2GR

13 June 2017 Job ref: B
1823

Dear Mr and Mrs Ballard

Re: EPS – Daylight scoping and dusk emergence survey: Wolfen Lodge, Fish House Lane, Chipping.

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 bats and other protected 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 redevelopments that can result in damage or destruction of a roost, particularly maternity roosts, resulting in negative impacts on a local bat population.

A dusk emergence survey has found evidence of a bat maternity roost in various parts of the roof, mostly at the front of the property. Fortunately, the majority of the proposed alterations are unlikely to cause any significant impact on the main bat roost although solitary bats may be disturbed by re-roofing operations at the rear of the house and on the front entrance porch.

Since the proposed works are likely to cause some impact on bats and their roosts, the timing of the roof works must avoid the critical summer months when bats are giving birth to young. The recommended optimal time for roofing works is during the autumn period or during spring when bats are least vulnerable to disturbance.

Additionally the scheme will require a number of bat-friendly adaptations including a number of roost access slates to be located within the new roof areas to offset the possible damage caused by the development.

Please find a copy of the survey report now attached.

Yours sincerely

David Fisher
Director (EED Surveys)

(European Protected Species – roosting bats)

DAYLIGHT SCOPING AND DUSK EMERGENCE SURVEY

8 June 2017

Introduction

A daylight scoping inspection and dusk emergence survey at Wolfen Lodge, Chipping was undertaken on Thursday 8 June 2017 as a condition of a planning application for building alterations to the property.

A Preliminary Roost Assessment (scoping survey) involved detailed inspection of the external / internal features of the building to look for signs of access and flight activity by bats and other protected species.

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 have been active within any part of the property that is likely to be affected by the proposed development.

The local planning authority (LPA) is required to take account of the impact of a development on protected species in accordance with the National Planning Policy Framework (NPPF). Ribble Valley Borough Council 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.

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.

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.

Provide baseline information with which the results of post-development monitoring can be compared.

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 and licensing authority to reach an informed and robust 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 for Professional Ecologists - Good Practice Guidelines, 3rd Edition

Definition of terms

Mitigation:

In the strictest sense, mitigation refers to practices which reduce or remove damage (eg. by changing the layout of a scheme, or altering the timing of the work).

Compensation / enhancement:

This refers to works which offset the damage caused by activities (eg. by the creation of new roosts); this may include habitat enhancements for bats where appropriate.

Timing of survey / weather conditions

The initial (daylight) scoping survey was carried out between 20.00 and 21.00. The weather was mild, dry and bright with a moderate breeze (temperature: 15ºC; wind: F; cloud: 25%, rain: nil).

A dusk emergence survey was undertaken on the same evening between 21.00 and 23.00. The weather remained relatively mild (minimum 11.2ºC, min. becoming clear and less breezy F2); sunset was approximately 21.35 with an extended twilight. Moonrise (Full moon) was approximately 22.20.

Personnel

The inspection was carried out by David Fisher (EED Surveys) - an ecological consultant with more than 25 years of experience in field survey work and development issues relating to protected species. The surveyor has held a licence since 1989 and is a volunteer bat worker with Natural England (via the BCT), a participating member of several UK bat groups and founder member of the Bowland Kilns and Caves Research Group.

Natural England Class Licence WML-A34 - Level 1 (Registration Number: 2015 – 17599-CLS-CLS)

Natural England Class Licence WML-A34 – Level 2 (Registration Number: 2015 – 12106-CLS-CLS)

Survey 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 aims to cover all internal and external features of the building including any accessible roof voids and out-buildings that are 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 - ie. 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 insects 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

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, feeding signs and other indicative evidence such as staining on external walls and surfaces is frequently removed by the action of wind and rain; as a cautionary principle it should be assumed that the absence of evidence of bats is not necessarily evidence that bats are not present.

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. Local bat records are compiled from a number of reliable sources but may also include unverified public data.

Pre-survey data search (Site location: NGR: SD 610 442)

The pre-survey data search includes the following sources:

(1) European Protected Species (EPS) - ie. species records of local, regional or national significance.

(2) National Biodiversity Network (NBN*) terrestrial mammal records (chiroptera).

(3) Local bat / bird records (i) East Lancashire Bat Group (ii) North Lancashire Bat Group (iii) EED Surveys (iv) other ecological consultants (v) ecological reports available online.

(4) Interactive maps: *Natureonthemap* (Natural England) and *Magic.gov.uk*.

*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.

Bat species recorded within the 10km national grid squares: Ribble Valley SD63 and SD73:

Common name	**Scientific name**	**Status of local population**
Natterer's bat	(*Myotis nattereri*)* [1] [2]	widespread/common
Whiskered bat	*(M. mystacinus)* [1]	widespread/uncommon
Brandt's bat	*(M. brandtii)*	widespread/uncommon
Daubenton's bat	(*M. daubentonii*) * [1] [2]	widespread/common
Brown long-eared bat	(*Plecotus auritus*)* [1] [2]	widespread/uncommon
Common pipistrelle	(*Pipistrellus pipistrellus*)* [1] [2]	widespread/common
Soprano pipistrelle	(*P. pygmaeus*) [1] [2]	widespread/common
Noctule bat	*(Nyctalus noctula)* [1] [2]	widespread/uncommon
Nathusius's pipistrelle	*(P. nathusii)* [2]	local distribution unknown
Lesser horseshoe bat	*(Rhinolophus hipposideros)* [1] [2]	rare / last recorded in 2012

*NBN data [1]East Lancashire Bat Group [2]EED surveys

Pre-existing information

There are no published records of previous ecological surveys at the property.

A local search of bat records has found no results for Wolfen Lodge.

A previous planning application to RVBC (Application No. 3/2015/0245/P)* dated 21/05/15 for a proposed extension is likely to have required a bat survey; however there is currently no available record of the document.

The Countryside Officer at RVBC commented in 2015 as follows:

"The property lies adjacent to open water and woodland which is ideal bat foraging habitat..the provision of three roosting features within the build of the extension would comply with NPPF and Core Strategy requirements for the net gain of biodiversity. The applicant has submitted details of three Schwegler bat tiles on the east and west-facing elevations of the extension which are considered acceptable".

*The planning application was refused. (Reference: RVBC planning portal)

Proposed works

It is understood the scope of the present planning application includes three key elements:

(1) an existing garden room on the west elevation will be extended towards the south gable end and require re-roofing to adjust the pitch of the existing slate roof and modifications to the existing roof verge and fascias.

(2) a single storey lean-to utility area will be added to the south gable end wall.

(3) an existing front entrance porch will also be extended to include a new front elevation to allow additional light to the entrance and will require re-roofing to accommodate an adjustment to the angle of the roof pitch.

Location of property

Name of site: Wolfen Lodge. NGR: (SD 610 442) elevation: approximately 165m.

The property is in a rural location, approximately 1.5km NW of Chipping village and close to Wolfen Hall Estate. The house is situated on gently rising ground and adjacent to open countryside with extensive semi-improved grassland and agricultural grazing nearby.

The district is relatively well-wooded and the house stands above the old mill lodge and there are several other stone buildings nearby. The deeply wooded Chipping Brook is an upland watercourse approximately 100m east of the property, providing significant semi-natural woodland and high-value riparian habitat in this locality, part of which is identified as a Lancashire Biological Heritage Site (BHS).

The watercourse provides extensive woodland habitat for feeding, foraging and roosting bats; the sheltered aspect of the valley also provides high connectivity for commuting bats within the wider district. The house and garden is close to mature broadleaved trees on the southern boundary; these are mostly sycamore and ash with several large conifers. There is open garden to the west of the property and an historic mill lodge immediately to the south of the house provide an area of standing open water surrounded by wet woodland likely to be attractive to feeding and foraging bats.

Description of the property

The property is a former agricultural stone barn; whilst the original appearance of the building and date the of construction is unknown, the property is shown on the 1st Edition Ordnance Survey 1849 – 1850. The building was converted ca. 1973 with the introduction of a rear cat-slide roof and front porch in 2003.

Wolfen Lodge is a two storey detached house with a loft conversion; the house has natural stone and block cavity wall construction with duo-pitched blue slate roofs. There remains a single eaves void under the rear pitch (figure 8); the void is clean, dry and well-ventilated and the roof is insulated with a Kingspan-type thermal material beneath the roof spars and glass fibre material above the ceiling joists.

The single storey front entrance porch (figure 5) has a mono-pitch slate roof and there is no roof void.

To the rear of the house is a timber-framed lean-to garden room with glazed windows and cat-slide roof (figs 2 and 3) with two Velux-type roof lights. The lean-to structure abutts the stonework and is very well sealed and secure (figure 9). The building has a 16 No. PV solar panels on the rear pitch of the roof and there are 4 No. Velux-type windows over the loft conversion (figure 2).

Externally the building is very well maintained and all areas of stonework are mortar-pointed (figure 7). All windows and doors are D/G units which appear to be well-sealed and secure. The chimney has good lead work flashing although it should be noted that bats are roosting beneath the roof slates and leadwork on the front pitch; bats were seen emerging from a small gap beneath the flashing (located by red arrow in figure 1).

The roof verges on the north / south gable ends are mortar-pointed and very secure. Roof soffits and timber fascia boards supporting the PVC gutters to the west and east elevations (including the front porch) have narrow gaps beneath them where small crevice-roosting bats and some small birds are gaining access.
Images: Wolfen Lodge, Chipping. 08/06/17

Figure 1: Front (east) elevation

Figure 2: Rear (west) elevation

Figure 3: Rear and side (south) elevations

Figure 4: Side (north) elevation

Figure 5: Entrance porch front elevation

Figure 6: Front elevation (detail)

Figure 7: Front elevation (detail)

Figure 8: Rear eaves void

Figure 9: lean-to garden room

Results - daylight inspection

There is no evidence of access by roosting bats within the roof void (figure 8) although roosting bats are present within several roof areas as follows:

(1) Under timber fascia boards along the front elevation (as located in figure 1 – red arrows)

(2) Beneath roof slates and lead-work flashing around the chimney on the front roof pitch (figure 1)

(3) A solitary pipistrelle was visible beneath the timber fascia on the front porch (as shown in figure 5).

(4) Under timber fascia boards along the rear elevation (as located in figure 3 – red arrows)

Evidence of bat droppings on stonework is located in figures 1 to 7 above; there are small accumulations at ground level beneath soffits on the front elevation. It is understood the owners of the property are aware that roosting bats have been present on the front (east) elevation in previous years.

Dusk emergence protocol

To comply with current guidance the survey began approximately 20 minutes before sunset (sunset 21.35) and continued for up to 90 minutes after sunset. The surveyor was located close to the east (front) elevation of the house with a clear view of the house and roof silhouetted by a bright western sky and prolonged twilight.

Weather conditions, although breezy were satisfactory with minimum temperature above 11℃ throughout the survey period.

Bat activity was assessed using a Petterrson D230 ultrasonic bat detector with stereo headphones. Additional recordings were made using an Anabat SD2 device (Frequency Division) with an attached Hewlett Packard iPAQ PDA to view spectrograms of bat calls.

Additionally, a video recorder (SONY Cybershot HX300) with tripod and 4 No. infra-red lamps was used to record bat emergence from the SW corner of the building enabling clear views of the west and south elevations.

Results - dusk emergence survey

Roosting bats were clearly audible (vocalising) beneath front elevation fascia boards from 21.10.

First emergence was noted at 21.27 when common pipistrelles *(Pipistrellus pipistrellus)* began emerging from the chimney area; this continued until 22.17 during which time a number of soprano pipistrelles *(Pipistrellus pygmaeus)* emerged from beneath the front fascia boards. A total count of 92 bats was recorded (a ratio of roughly 2:1 soprano: common pipistrelles); these were all considered to be roosting females, possibly indicating two distinct nursery areas.

A common pipistrelle emerged from beneath the fascia on the front porch at 22.16; a solitary male was then heard foraging and calling (lekking) around the house and front garden for the remainder of the survey.

No bats were seen emerging from the rear / side elevations of the property and no swarming activity was noted.

Evaluation of survey results

There are roosting pipistrelle bats within various parts of the property; emergence by 93 bats from the roof slope and verges on the front (east) elevation indicate the presence of a common pipistrelle maternity roost and possibly a small roost of soprano pipistrelles. Bats at this time of the year (early June) are preparing to give birth to their young (Parturition). This type of roost is highly seasonal in nature usually between May and August. By September the colony begins to disperse prior to winter hibernation when almost all of the bats will have disappeared from the roost.

The most effective method of avoiding disturbance to breeding bats by the development is to carry out the alterations and roofing works between September and mid-November or during March and April when roosting bats are least likely to be vulnerable to disturbance. *Reference: NE / BCT – Bat mitigation Guidelines (2004)*.

Removal of existing fascias, roof slates and underlays on the rear (west) elevation and front (east) porch should be undertaken outwith the critical period (May to August). The **optimal time** for roofing works is during the Autumn and Spring.

Removal of all roof materials should be done with care and awareness that solitary roosting bats may be disturbed. In the unlikely event of bats being exposed, work in that part of the building must stop immediately and the site evaluated by a licensed ecologist / bat worker.

There is unlikely to be any risk of disturbance to bats on the side (south) gable end wall.

Impact assessment

Risk of disturbing roosting bats – Wolfen Lodge, Chipping	
Front elevation main roof verge and fascias	Removal of timber fascias or repair to the roof verges requires extreme caution to avoid blocking access points for bats or causing injury to roosting bats.
Front elevation entrance porch fascia boards	Removal of timber fascias, roofing slates and membranes requires considerable caution to avoid blocking access points for bats or causing injury to roosting bats.
Rear elevation main roof verge and fascias	Removal of timber fascias, roofing slates and membranes requires considerable caution to avoid blocking access points for bats or causing injury to roosting bats.
Lead flashings on chimney – main roof	Disturbance / repair to any lead-work surrounding the chimney stack and roof slates near the chimney requires extreme caution.
South gable end wall and roof verges	Minimal risk to roosting bats - stonework and verges are all well-sealed and secure.

Minimal risk	Low risk	Moderate risk	High risk

Table 1:

Recommendations (mitigation and compensation measures)

It is recommended that the principle mitigation measure at this property is the careful timing of the works to avoid the critical nursery period (1 May to 31 August) when bats and their flightless young are most vulnerable to disturbance.

Compensation works must include bat access points to be maintained for roosting bats under the fascia soffits and leadwork flashings in addition to providing a number of bat access slates in new roof slopes.

Re-roofing / or replacement fascia boards must create 'like-for-like' access beneath new fascia boards enabling small crevice-dwelling bats (pipistrelles) to re-enter the roof verges*. By providing small access gaps under the fascias, bats can continue to roost in the small batten cavities around the roof verges.

Gaps should be no more than 25mm wide to discourage access by nesting birds whilst providing entry for small crevice-roosting bats such as the pipistrelles.

Please consult the BCT / Natural England websites for more information or call the surveyor for further advice.

Additionally. A number of dedicated bat access slates should be included within the new roof slopes allowing crevice-dwelling species to enter gaps beneath the slates provided by roofing battens and roofing membrane.

It is recommended that where bat access slates are located, the use of Breathable Roofing Membranes (BRM's) **should be avoided**; current RIBA advice is based on the considered risk posed to bats from the regular snagging of long fibres sometimes resulting in the death of bats by entanglement in the fibres.

From an industry perspective the potential damage to BRM' can lead to premature deterioration of the product.

(*Reference: p 121 – Designing for Biodiversity, RIBA Publications, Second Edition (2013).*

Summary

- ✓ Timing constraints are required – avoid disturbance to roof verges and fascia soffits May – August incl.
- ✓ The optimal times for re-roofing work is during the spring and autumn.
- ✓ Removal of slates, roofing felts and timber fascia boards should be carried out with considerable care by hand to avoid crushing any small roosting bats that may be present.
- ✓ Provide narrow access gaps under new fascias to allow bats to enter the roof verge as they did before, further details are given in ANNEX 1.
- ✓ Bat-friendly access slates should be installed in new roof areas. (ANNEX 1).
- ✓ Traditional underlay materials should be used instead of BRM's where bats are likely to be present.
- ✓ Further survey effort at the property is unlikely to be required.
- ✓ In the event of any bats being exposed, stop work in that area and seek advice immediately.
- ✓ 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.
- ✓ Please note: 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.

ANNEX 1

Mitigation measures are required to avoid, or significantly reduce the impact of the proposed works. **Compensation measures** are required to offset the loss or damage to roosts as a result of the works.	
Method	**Advice**
1. Timing of the works	**REQUIRED** Avoid the critical period May, June, July and August. The optimal time to carry out roofing operations where bats have been present are in autumn (September, October and early November) when the weather is mild and food is still available. This is the time of year when any displaced bats can usually find alternative roosts. Alternatively, re-roofing works should be carried out in mild weather during the spring (March and April) to avoid the winter hibernation period.
2. Removal of roof materials	**REQUIRED** Hand remove any verge tiles, roofing membranes, felts and timber fascia boards taking great care to avoid crushing any bats that may be roosting beneath. NB. In cooler weather the bats can be torpid and unable to move quickly away from danger; in the event of disturbing a bat underneath roof materials, stop work immediately and seek advice. Cover any exposed bats to discourage them from flying away in daylight orp place the bats in a small dark and very secure box and leave in a cool and quiet place to reduce further risk of harm. Avoid handling any bats if possible, but if handling is considered necessary, wear protective gloves to prevent the risk of being bitten. Call the surveyor for further advice before continuing work in this area, otherwise contact the Bat Conservation Trust (BCT) emergency help line. (For further advice - see note 5 below)
3. Maintain bat access points	**REQUIRED** Do not block or seal any existing gaps beneath fascia boards or roof verges. 'Like-for-like' access points should be provided beneath any new fascias or replacement dry verges to allow small crevice-dwelling pipistrelles to re-enter the roof verge or soffit. Gaps need to be no larger than 25mm wide, ie. small enough to discourage small birds but large enough for very small pipistrelle bats.

	Avoid using chemical fillers or expanding foams within 1.5 metres of the access points. If in doubt, seek further advice. IT IS AN OFFENCE TO EXCLUDE BATS FROM A ROOST WITHOUT A LICENCE.
4. If bats are found, seek advice	**REQUIRED** In the unlikely event of any bats being exposed during the removal of the roof spars, roof slates, ridge slates and timber battens and roof membranes, it is a legal requirement to cease work in that part of the building and seek further advice.
5. Emergency advice on bats	EED Surveys (David Fisher) on 07709 225783 (mobile) email: earthworksuk@yahoo.co.uk The Bat Conservation Trust (BCT) provides a bat helpline: 0345 1300 228; in an emergency, BCT will call the nearest volunteer bat worker in your area to arrange a free site visit. www.bats.org.uk email: enquiries@bats.org.uk
6. Provide bat access slates	REQUIRED Bat access slates are required on the new roof slopes as follows: 2 No. slates to be located in the roof of the front porch 4 No. slates to be located on roof of new garden room on rear elevation. It is quite possible for contractors to make their own access slates; this involves producing a discreet access cowl from lead: RECOMMENDED DESIGN - THE MORRIS BAT SLATE:  MORRIS BAT SLATE.pdf Alternatively there are products available from **HABIBAT** www.habibat.co.uk These products are designed to replace roofing slates on pitched roofs. The slates / tiles provide discreet access for bats into the batten cavity comprising exterior weathering cowl to allow bats entry to the body of the roof covering, combined with a plastic under-base unit. Further information / drawings are shown on pages 30 to 32 RIBA / BCT technical guide for new and existing buildings – **Designing for Biodiversity.**

ANNEX 2 - Wildlife legislation – Bats and the law

All bat species in the UK receive full protection under the Wildlife and Countryside Act 1981 (amended by the Environment Protection Act 1990). The Countryside and Rights of Way Act 2000 amends the Wildlife and Countryside Act to also make it an offence to intentionally or recklessly damage, destroy or obstruct a place that bats use for shelter or protection. All species of bats are listed on Schedule 5 of the 1981 Act, which makes it an offence to:

- *intentionally kill, injure or take any wild bat.*
- *intentionally or recklessly damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection. This is taken to mean all bat roosts whether bats are present or not.*
- *intentionally or recklessly disturb any wild bat while it is occupying a structure or place which it uses for shelter or protection.*

The protected status afforded to bats means planning authorities may require extra information (in the form of surveys, impact assessments and mitigation proposals) before determining planning applications for sites used by bats. Planning authorities may refuse planning permission solely on grounds of the predicted impact on protected species such as bats. Recent case law has underlined the importance of obtaining survey information prior to the determination of planning consent[1].

"It is essential that the presence or otherwise of protected species, and the extent that they may be affected by a development proposal, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision." [2]

All British bat species are included in Schedule 2 of the Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007, (also known as Habitats Regulations) which defines 'European Protected Species' (EPS).

[1] Bat Mitigation Guidelines, AJ Mitchell Jones, Joint Nature Conservation Committee, (2004) ISBN 1 86107 558 8
[2] Planning Policy Statement (PPS9) (2005) , Biodiversity and Geological Conservation. ODPM.

Protected species (Bats) and the planning process

Our built environment has the potential to have major negative impacts on biodiversity. However, if done sensitively, the development and refurbishment of buildings can, in fact, increase the ecological value of the site.*

For development proposals requiring planning permission, the presence of bats, and therefore the need for a bat survey, is an important 'material planning consideration'. Adequate surveys are therefore required to establish the presence or absence of bats, to enable a prediction of the likely impact of the proposed development on them and their breeding sites or resting places and, if necessary, to design mitigation and compensation. Similarly, adequate survey information must accompany an application for a Habitats Regulations licence (also known as a Mitigation Licence) required to ensure that a proposed development is able to proceed lawfully[1].

The term 'development' [used in these guidelines] includes all activities requiring consent under relevant planning legislation and / or demolition operations requiring building control approval under the Building Act 1984.

Natural England (Formerly English Nature) states that development in relation to bats *"covers a wide range of operations that have the potential to impact negatively on bats and bat populations. Typical examples would be the construction, modification, restoration or conversion of buildings and structures, as well as infrastructure, landfill or mineral extraction projects and demolition operations".*[2]

* Designing for Biodiversity, RIBA (second Edition - 2013) [1] Bat Surveys, Good Practice Guidelines, BCT (2007. [2]Tony Mitchell-Jones, (BMG, 2004)

Other references:

Bats, development and planning in England, (Specialist support series) - Bat Conservation Trust, 5th Floor, Quadrant House, 250 Kennington Lane, London, SE11 5RD, 0845 1300 228

Defra Circular 01/2005 (to accompany PPS 9) - Department for Environment, Food and Rural Affairs. www.defra.gov.uk

Natural England - Cheshire, Cumbria, Greater Manchester, Lancashire and Merseyside 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
Sheffield: Natural England, 1 East Parade, City Centre, S1 2ET, Sheffield.

ANNEX 3 - Information sources

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BCT, (2016) Bat Surveys for Professional Ecologists, Good Practice Guidelines – 3rd Edition

BSI, (2013) British Standard for Biodiversity (BS42020) Biodiversity in planning and development.

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