



3 Meadowlands, Low Moor, Clitheroe. Lancashire. BB7 2ND  
Mobile: 07709 225783 Email: earthworksuk@yahoo.co.uk

---

Marshal Peters Associates  
1 Pendle View  
Halton West  
Skipton  
North Yorkshire  
BD23 4LL

31 May 2019  
2001

Job ref: B

Dear Marshal

Re: EPS – Preliminary Roost Assessment: Lower Newhouse Farm, Cross Lane, Waddington, BB7 3JH

You have requested a preliminary roost assessment (European Protected Species) on behalf of your clients G and M Fisher, as a condition of a planning application to Ribble Valley Borough Council (RVBC) for proposed building alterations to the above property.

The Local Planning Authority is required to take account of the impact of a development on all protected species in accordance with current planning policy (National Planning Policy Framework). RVBC requires an appraisal of the likely impact of the proposed works on bat and wild bird 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 bat species and their roosts are protected by UK law. The depletion of natural habitats throughout the UK means that some 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 or resting place, particularly maternity roosts, resulting in negative impacts on a local bat population.

A preliminary roost assessment was undertaken on 30/05/2019. There is no evidence of breeding or roosting activity by bats or signs of nesting wild birds in any part of the property; consequently the impact of the proposed building operations is likely to be minimal / low in terms of potential risk of disturbance, injury or death of a protected species or causing the destruction of a bat roost.

It is recommended the proposed works proceed without a requirement to obtain a development licence (EPSL) since the development is unlikely to result in a breach of the Habitats Regulations.

Please find a copy of the survey report now attached.

Yours sincerely

Director (EED Surveys)

(European Protected Species)

**PRELIMINARY ROOST ASSESSMENT – BAT SURVEY REPORT**

**Lower Newhouse Farmhouse, Cross Lane, Waddington, Clitheroe, Lancashire.**

**31 May 2019**

**Introduction**

A preliminary roost assessment (sometimes referred to as a scoping survey) requires a detailed inspection of the external and internal features of a building to look for evidence of flight, feeding, perching or other indicative signs of bat activity normally associated with roosting or resting bats.

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**

A daylight scoping survey was undertaken on Thursday 30 May 2019 between 12:00 and 14:00.

The weather at the time of the inspection was mild and showery: minimum temp.15°C, cloud: 80 - 100%, wind: light south-westerly F1, rain: drizzle / light showers, providing satisfactory conditions for this level of survey.

**Personnel**

The inspection was carried out by David Fisher (EED Surveys) - an ecological consultant and registered user of Class Licence **CL18 (Bat Survey Level 2)** (Natural England). The surveyor has held a licence since 1989.

Current licence held:

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

**Aims of the survey**

The general aims\* of the survey are to:

- Collect robust data following good practice guidelines
- Facilitate the design of mitigation, enhancement and monitoring strategies for bats where appropriate
- Provide baseline information with which the results of post-development monitoring can be compared
- Provide clear information to enable the LPA and licensing authority to reach a robust decision
- Assist clients in meeting their statutory obligations
- Facilitate the conservation of bat populations

## Objectives of the survey

The key objectives\* of the survey are:

- To observe, assess and record suitable roosting, feeding, foraging and commuting habitat for bats (and including any other protected species likely to be present) both on site and within the surrounding area.
- To determine the actual or potential presence of bats and other protected species and to assess whether further surveys and / or mitigation measures are likely to be required.

\* Defining aims and objectives, p15 BCT Bat Surveys - Good Practice Guidelines, (3<sup>rd</sup> edition 2016)

## 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 should cover all internal and external features of the building including inspection of all 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, 2<sup>nd</sup> Edition, Hundt, L (2012)*, Natural England (*Survey Objectives, Methods and Standards as outlined in the Bat Mitigation Guidelines, 2004*) and Chapter 3 - Survey and Monitoring Methods, (*Bat Worker's Manual, JNCC, Mitchell-Jones AJ and McLeish, AP, 3<sup>rd</sup> Edition 2004*).

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 RX100*) 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

Scoping surveys can be undertaken at any time of the year since they are not dependent on whether roosting bats are present at the time of the assessment. Roost / flight activity surveys (ie. emergence / re-entry and swarming) are normally carried out during the optimal survey period - May to August / September.

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 cavities, rubble walls and beneath roof materials and other significant structural features.

Evidence of bat activity such as bat droppings or staining on external walls and surfaces is frequently removed by the action of wind and rain; absence of roosting signs is not necessarily evidence that bats are not present.

The scope of the survey includes only those areas of the property that are likely to be affected by the works, ie. the property as identified in figures 1 to 12 of this report. Nearby out-buildings and barns were not surveyed.

## Pre-existing information

An online data search has found no records of roosting / breeding bats or other protected species at this site or within neighbouring properties close to the site. The surveyor is not aware of any bat roosts within 0.5km of the property. An online search has found no further references to ecological surveys at this location.

## Proposed works

Proposed alterations for a two storey side extension: *Drawings as seen: Existing 2467:01 and proposed 2467:03, Feb 2019 Marshal Peters Associates, Chartered Surveyors and Historic Building Consultants.* The extension comprises ground floor kitchen / diner with covered porch, cloakroom and farm shower. First floor accommodation comprises two bedrooms.

## 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 include:

- (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 records: (i) East Lancashire Bat Group (ELBG) (ii) EED Surveys (iii) other ecological consultants.
- (4) Interactive maps: *Natureonthemap (Natural England), Magic.gov.uk and Maps and Related Information Online (Mario) Lancashire County Council.*

The following bat species are frequently recorded within the 10km national grid squares: SD73 / SD74

Common name	Scientific name	Status of local population
Natterer's bat	<i>(Myotis nattereri)*</i> <sup>1 2 3</sup>	widespread/common
Whiskered bat	<i>(M. mystacinus)</i> <sup>1 2 3</sup>	widespread
Brandt's bat	<i>(M. brandtii)</i> <sup>1 2 3</sup>	widespread
Daubenton's bat	<i>(M. daubentonii)*</i> <sup>1 2 3</sup>	widespread/locally common
Brown long-eared bat	<i>(Plecotus auritus)*</i> <sup>1 2 3</sup>	widespread/locally common
Common pipistrelle	<i>(Pipistrellus pipistrellus)*</i> <sup>1 2</sup>	widespread/common
Soprano pipistrelle	<i>(P. pygmaeus)</i> <sup>1 2</sup>	widespread/locally common
Noctule bat	<i>(Nyctalus noctula)</i> <sup>1 2</sup>	widespread

\*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. <sup>1</sup>East Lancashire / North Lancashire Bat Groups <sup>2</sup>EED surveys <sup>3</sup>Bowland Kilns and Caves Research Group.

## Location of the property

NGR: SD 715436 Elevation: 95 metres

The farmhouse is part of Lower Newhouse Farm. The surrounding farm buildings (not inspected) include an adjoining stone barn, miscellaneous cubicle sheds, lean-to units and other agricultural buildings (figure 1).

The farm has a rural location approximately 0.75km south of Colthurst Hall at Cross Lane, 1km west of Waddington village, and approx. 3.5km north-west of Clitheroe, Lancashire.

The location is characterised by hay meadows and grazing land with well-established broadleaved hedgerows, small mixed broadleaf woodlands, small copses and sporting coverts (figure 2).

The site is within the boundary of the Forest of Bowland Area of Outstanding Natural Beauty (AONB). The property is outwith the Waddington Conservation Area as designated by Ribble Valley Borough Council.

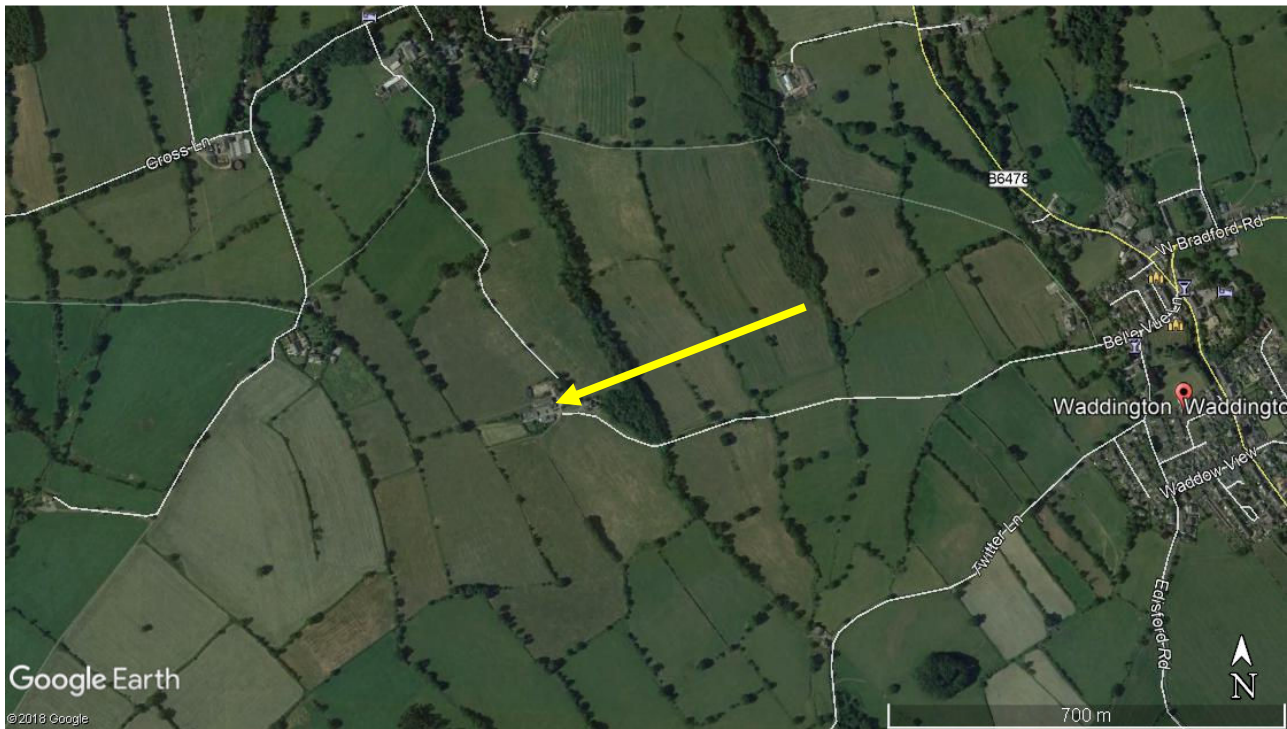


Figure 1: location of Lower Newhouse Farm

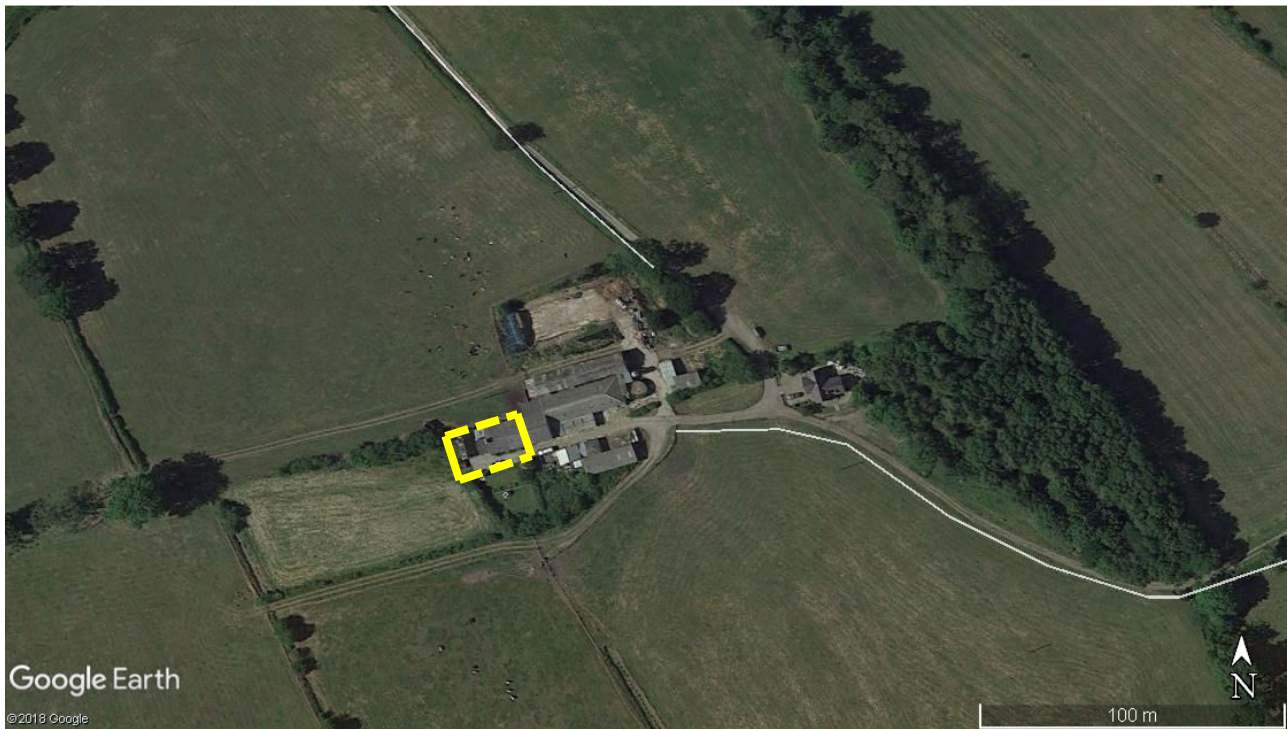


Figure 2: location of the farmhouse showing extent of survey

The property is surrounded by open countryside with extensive grass leys and pasture; the site is not adjacent to extensive areas of woodland, plantation, standing open water or significant watercourse.

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 / Geo-morphological Sites (RIGS).

### Description of the property

The building is a two-storey farmhouse with a small single storey side / rear extension (figures 1, 5 and 11).

The house has a stone and brick construction with duo-pitched slate roofs. The original roof void has been converted to provide attic room accommodation (figures 7 and 8) the ceiling are lined with fibre-board panelling and includes a single Velux window on the rear slope. A studwork wall encloses the side eaves (figure 9); the eaves void are insulated with glass fibre material and the rafter-with-purlin slate roof lined with a pvc membrane.



Figure 3: front elevation of farmhouse



Figure 4: front elevation – farmhouse (left) and adjoining barn



Figure 5: rear elevation of farmhouse (right)



Figure 6: rear elevation barn (left) and farmhouse (right)



Figure 7: attic room / loft conversion



Figure 8: loft conversion



Figure 9: inside eaves void



Figure 10: roof void, single story extension



Figure 11: existing rear kitchen extension



Figure 12: out-building at side of farmhouse

The single storey side and rear extensions (figure 5) comprise ground floor lounge with duo-pitched slate roof and enclosed roof void (figure 10); the rafter-with-purlin roof is lined (rear slope only) the front slope remains unlined. Externally the roof appears to be generally well-sealed and all lead flashings and verges are secure.

The rear kitchen has a mono-pitch corrugated roof (figure 11) with aluminium copings. The roof and internal building has deteriorated significantly due to ingress of rainwater.

The property has a single storey out-building to the side (figure 12) with non-traditional wall construction (concrete panel walls) and duo-pitched unlined slate roof. The building comprises three separate sheds with concrete floors; the building is used only for light storage and as a coal store.

The property appears to have been un-occupied for a considerable time; it remains unheated and is poorly ventilated; there are obvious signs of damp penetration. Although there are extensive accumulations of mouse faeces in the kitchen and some loft areas, there is no evidence of access by roosting bats or nesting wild birds.

### Survey results

A preliminary roost assessment has found no evidence of any protected species.

An internal inspection of the roof voids, accommodation within the farmhouse and the single storey out-buildings (as located in figures 3 to 12) including all external features such as stonework, window frames, doors frames and roofing materials likely to be affected by the building alterations has found no evidence of access by roosting bats or nesting wild birds.

There is no historic evidence that roosting bats have ever been present within any part of the property.

### Evaluation of results

The proposed building alterations are unlikely to result in disturbance to roosting bats.

The conservation significance of the building is currently low.

The impact of the development on protected species is likely to be minimal / low.

### Recommendations

Minimal / low impact / low risk of disturbance to protected species.

The proposed building works / roofing 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.

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

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.

No further survey effort is required at the property.

## Summary

Action if required	Summary
1. Timing constraints	<b>Not required</b>
2. Further survey effort at this site	<b>Not required</b>
3. Detailed method statement	<b>Not required</b>
4. Licence requirement (EPSL)	<b>Not required</b>
5. Roof works: Removal of roofing materials	<p><b>Low risk</b></p> <p>During removal of the roof materials in any structure there remains a low risk of exposing solitary roosting bats. Pipistrelle species are highly mobile animals and occasionally seek shelter beneath uneven or irregular roof slates, roof membranes and insulation materials where small cavities exist.</p> <p>In the unlikely event of bats being exposed during the removal of the roof spars, roof slates, ridge tiles and roofing membranes, the contractor should stop work in the immediate area of operations to avoid causing further disturbance to bats;</p> <p>In the event of accidentally exposing roosting bats you must seek advice immediately.</p> <p>(Refer to notes 6 to 8 below).</p>
6. Accidental disturbance to bats	<p><b>What to do in the unlikely event of disturbing roosting bats.</b></p> <p>Cover any live bats to prevent bats flying away in daylight; reduce any further risk of harm and wherever possible, place the bats in a <b>small, dark and very secure box</b> and leave it in a cool, quiet place for later examination if required.</p> <p>Do not handle live bats without protection of gloves.</p>
7. Legal responsibility	The onus lies with the applicant to ensure that no offence will be committed if the development goes ahead, regardless of whether planning permission has been granted.

8. Emergency advice on bats

**Local advice about exposed or injured bats is available from:**

David Fisher (EED Surveys)

Mobile: 07709 225783

email: [earthworksuk@yahoo.co.uk](mailto:earthworksuk@yahoo.co.uk)

**The Bat Conservation Trust (BCT)** provides a bat helpline: 0345 1300 228  
[www.bats.org.uk](http://www.bats.org.uk) email: [enquiries@bats.org.uk](mailto:enquiries@bats.org.uk)