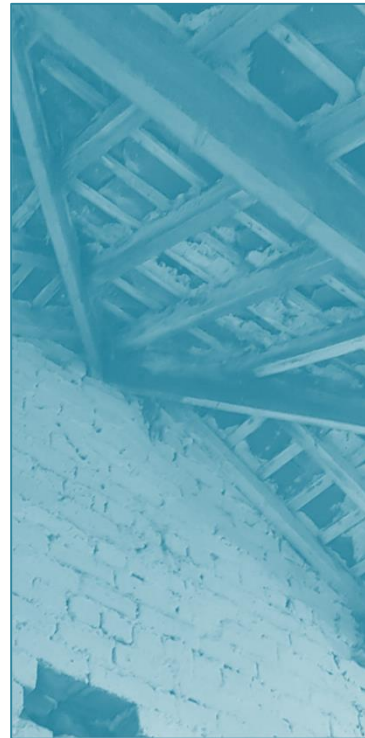
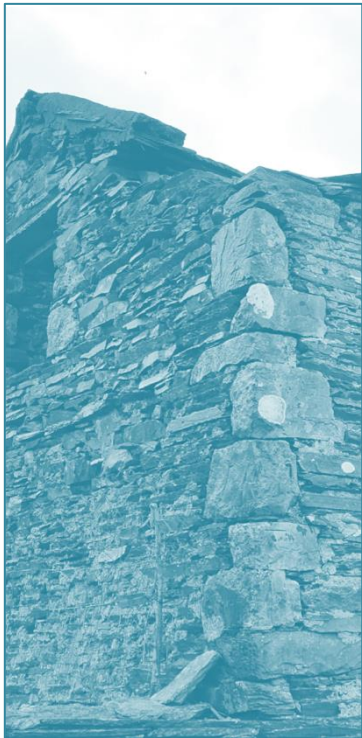


Listers Farm, Clitheroe
Bat Scoping Assessment



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Quality Control

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1.0	Draft	A. Gould	A. Williams	N. Wilkinson	30/10/2020

Declaration of Compliance

This Bat Scoping Assessment has been undertaken in accordance with the Bat Conservation Trust *Bat Surveys for Professional Ecologists – Good Practice Guidelines* (3rd Edition, 2016). The information has been prepared and provided in compliance with the CIEEM's Code of Professional Conduct (2019), British Standard 42020:2013: *Biodiversity: Code of practice for planning and development*, and CIEEM *Guidelines for Ecological Report Writing* (2017).

PBA Applied Ecology Ltd.
 New Croft
 Stackhouse Lane
 Giggleswick
 Settle
 North Yorkshire
 BD24 0DL
 t. 01729 822063
 e. enquiries@pba-ecology.co.uk
www.pba-ecology.co.uk

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1. INTRODUCTION

1.1. TERMS OF REFERENCE

PBA Applied Ecology Ltd. was commissioned by Mrs. S. Wright to undertake a bat 'scoping' assessment at Listers Farm, Newsholme, Clitheroe to determine the likely use by, and importance to, bat species. The approach adopted follows current Bat Conservation Trust Guidelines: Chapter 4 – Preliminary Ecological Appraisal for Bats (Collins, 2016). On 22nd October 2020, PBA conducted internal and external scoping inspections of the buildings. The survey was required to provide information on the presence or likely presence of bats in association with a planning application to extend the rear of the main farmhouse, and remodel internally. This will involve the demolition of some outbuildings.

Of the UK's 17 resident bat species, the majority will utilise the built environment at some point during their lifecycle and some species are particularly linked to buildings. Some species roost in building crevices, such as common and soprano pipistrelle (*Pipistrellus pipistrellus* and *P. pygmaeus*); others prefer large cavities, such as brown long-eared (*Plecotus auritus*) and Natterer's bats (*Myotis nattereri*). Bats are most likely to be present and seen for the duration of the summer months, but may be present within buildings throughout the year.

All bat species are protected under Section 39 of Conservation of Habitats and Species Regulations 2010, the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. Consequently, it is a criminal offence to: capture or kill a bat; disturb a bat whilst in a place of shelter or rest; or damage or destroy a bat's breeding site or resting place. The breeding sites and resting places of bats are usually known as 'roosts' and resting places also include, for example, feeding perches where a bat consumes its prey. Bat roosts are protected even when bats are not present. Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used.

Unless stated otherwise, the information provided within this report is valid for a maximum period of 24 months from the date of survey. If works at the site have not progressed by this time an updated site visit may be required in order to determine any changes in use of the site by bats.



Figure 1: Site location (Bing Maps, 2020)

1.2. SITE DESCRIPTION AND CONTEXT

The survey site is located at Listers Farm, Newsholme, Clitheroe (SD 84010 51536, Figure 1). The site comprises a stone-built farmhouse and associated outbuildings.

The wider landscape is dominated by improved and semi-improved grazed grasslands with scattered trees and areas of woodland. The River Ribble, and its associated riparian woodland, flows immediately west of the site (Figure 2).

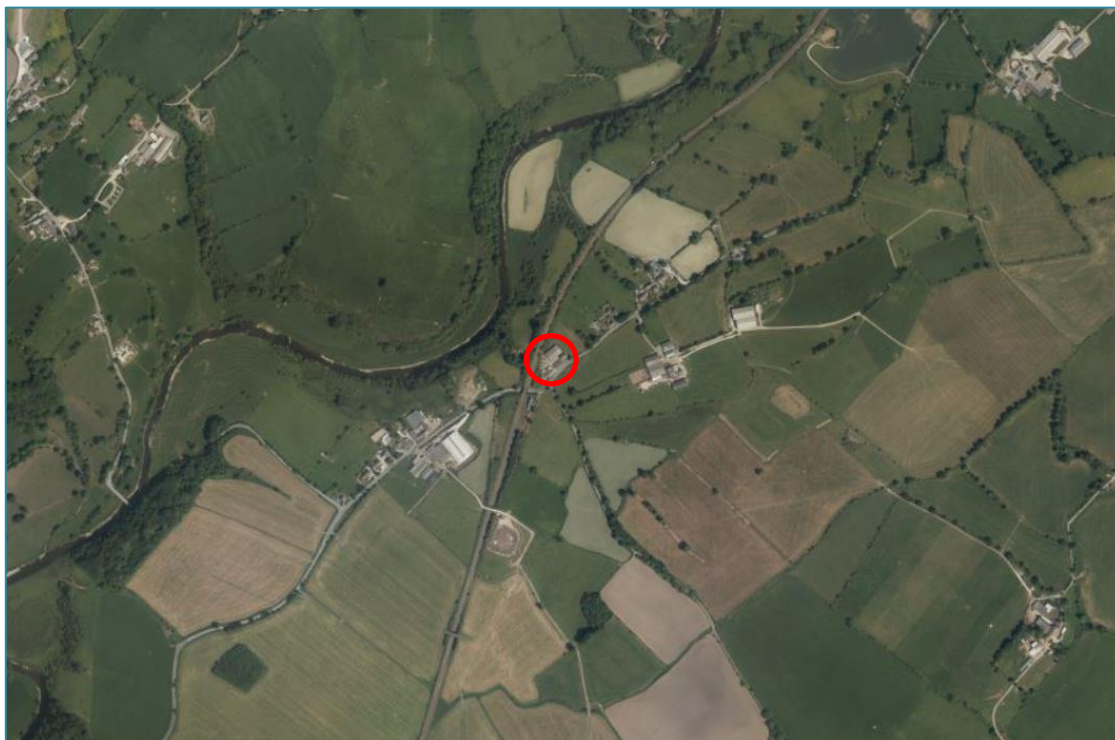


Figure 2: Site context (Google Maps, 2020)

1.3. DESCRIPTION OF WORKS

The proposed works are expected to include the installation of a large sliding door on the northeast aspect of the haybarn. An extension will also be added to the rear of the farmhouse. This will involve the demolition of the rear part of the outbuilding. Plans for the proposed works can be found in Appendix B.

2. APPROACH

2.1. BUILDING INSPECTION

The approach adopted follows current Bat Conservation Trust Guidelines: Chapter 4 – Preliminary Ecological Appraisal for Bats (Collins, 2016). The site survey consisted of an internal and external inspection of the buildings to locate potential bat roosts; including voids, gaps and cracks in the roof, walls, and ridge tiles, which may provide access to the building. In addition, an internal and external search was conducted to look for evidence of bats such as droppings, insect remains, grease or scratch marks on sills, doors or around eaves, roof verges etc. The surveyors present for the scoping survey were Neil Wilkinson MSc ACIEEM (Natural England Class Licence 2016-22700-CLS-CLS) and Alex Gould MA Cantab ACIEEM (Natural England Class Licence 2019-43598-CLS-CLS).

2.2. PERSONNEL AND SCHEDULE

Table 1: *Scoping assessment details*

Date	Start	Finish	Type of Survey	Personnel	Conditions	Equipment
22/10/2020	10:30	12:00	Building inspection	Neil Wilkinson (2016-22700-CLS-CLS) Alex Gould (2019-43598-CLS-CLS)	Dry, and overcast	Maglite torch, digital camera, ladder

2.3. QUALITY STANDARDS

The survey and reporting process is consistent with: The Bat Conservation Trust Good Practice Guidelines for Bat Surveys, Third Edition (Collins, 2016); Natural England Standing Advice: Bats (NE, 2013); English Nature (now Natural England) Bat Mitigation Guidelines (Mitchell-Jones, 2004); and, The Chartered Institute of Ecology and Environmental Management (CIEEM) Professional Competency Framework: Competencies for Species Surveys: Bats (CIEEM, 2013).

3. SURVEY RESULTS

3.1. BUILDING INSPECTION

Haybarn

The haybarn is a single-storey stone-built building with a high slate roof. The northeast aspect of the building is the only section of the barn which will be affected by the works. A section of the stone wall will be demolished, and a large sliding door will be inserted in its place. This will go below an existing sealed window. No evidence of bats was found near this wall, or within the barn, and no gaps or cracks were recorded within the stonework where the door will be inserted.

Outbuilding

The section of the outbuilding which will be impacted by the works is built from a combination of stone, bricks, and concrete breeze blocks with a corrugate metal roof. The majority of the outbuilding is currently used as a covered area for parking cars and is open on the northwest aspect. There are fascia boards on the southwest and northeast aspects of the building. There are wide, shallow gaps behind these boards which offer no potential for roosting parts. Internally there are no features which offer roosting potential, and no evidence of bats was recorded.

Farmhouse

The farmhouse is a two-storey rendered building with a slate roof. There is a two-storey extension with a gable end off the northwest aspect of the farmhouse with additional single storey extensions either side of this.

Three roof voids were inspected from internal roof hatches (Figure 3). Roof void 1 was above the single storey extension. Internally the roof slates are lined by roof felts and Kingspan insulation panels. Mouse droppings were found within this roof void, however there was no evidence of current or recently roosting bats. Roof void 2 was above the western portion of the main farmhouse. Internally the roof is lined by a breathable membrane. A small number of aged bat droppings were found below a section of membrane which had come away from the roof tiles. There was no other evidence of currently or recently roosting bats within the roof void. Roof void three was above the western portion of the main farmhouse. The roof tiles were again lined by a breathable membrane. No evidence of roosting bats was found within this roof void.

Externally the roof is generally in good condition with no missing or significantly raised tiles. The main features with the potential to be used by roosting bats are associated with the two-storey extension off the northwest aspect (Figure 3). There are multiple gaps between and under the tiles over hanging the edge of the gable and along the sides of the extension. These have the potential to provide roosting opportunities for crevice roosting bat species. There are also lead lined roof valleys where the extension abuts to the main farmhouse. Small sections of the lead flashing are raised and there are gaps under the overhanging tiles. This also offers potential for crevice dwelling bat species, and is likely to be linked to the bat droppings found within roof void 2.

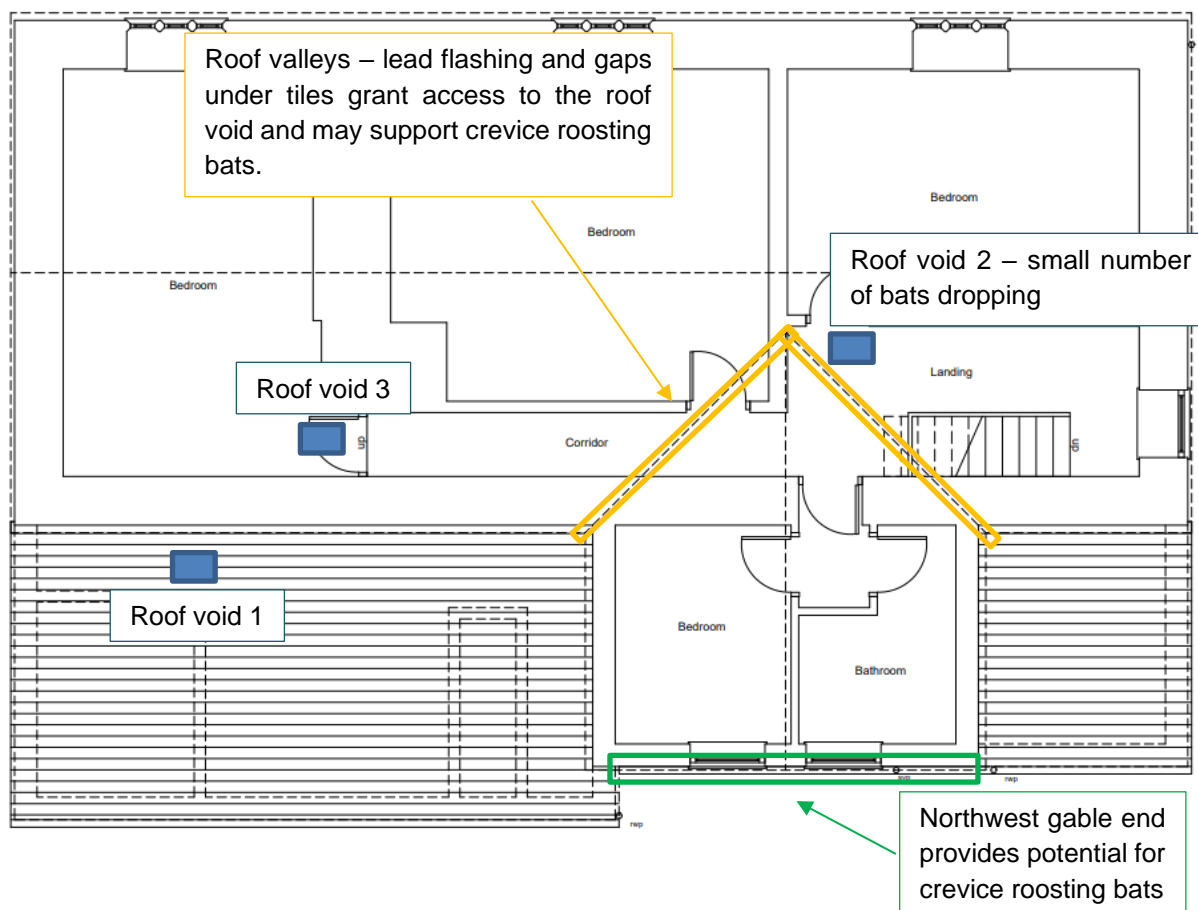


Figure 3: Areas of Listers Farmhouse with the potential for roosting bats

3.2. HABITAT AND CONNECTIVITY

The surrounding habitat is determined to be of moderate suitability for a range of bat species. Additional roosting opportunities are associated with other nearby agricultural and residential properties, and mature trees. Foraging opportunities are associated with areas of woodland, the nearby River Ribble and its associated riparian woodland. This linear feature also provides connectivity to the wider landscape, and other suitable areas of habitat.

4. INTERPRETATION OF RESULTS

The works to the haybarn have a negligible potential to impact roosting bats. It is therefore recommended that no further surveys or Bat Mitigation Licences are required before works associated with this building proceed.

The outbuilding has a negligible potential to support roosting bats. It is therefore recommended that no further surveys or Bat Mitigation Licences are required before works affecting this outbuilding are required.

The main farmhouse has a moderate potential to support roosting bats. The main areas with potential for bats are associated with the two-storey extension off the northwest aspect. Aged bat droppings found within roof void 2 indicate that a small number of bats have previously roosted in the building. It is considered likely that this is an occasional/transitional bat roost used by a single/small number of crevice roosting bats (likely pipistrelles) most likely gaining access under roof tiles around the roof valleys of the extension.

5. ADVICE AND RECOMMENDATIONS

The works to the haybarn have a negligible potential to impact roosting bats. It is therefore recommended that no further surveys or Bat Mitigation Licences are required before works associated with this building proceed.

The outbuilding has a negligible potential to support roosting bats. It is therefore recommended that no further surveys or Bat Mitigation Licences are required before works affecting this outbuilding are required.

This assessment identified past use of the main farmhouse by bats. As the proposed works will impact the area with the potential to support roosting bats (two-storey extension off the northwest aspect) dusk emergence activity surveys are recommended to confirm the roost use. The activity survey should be completed before works which will impact the identified extension commence.

These surveys would aim to determine the presence (or likely absence) of bats at this site; and determine how bats are utilising the site, in what number and what species. In line with current best practice guidance (Collins, 2016), emergence/re-entry surveys for 'maternity' or 'summer' roosts must be scheduled within the period May to August. Subject to favourable weather conditions, emergence/re-entry surveys for 'transitional' roosts may be scheduled in April and September/October. Where possible, activity surveys should be distributed across the survey season as practicable to ensure that any seasonal bat roosts are recorded. The approach adopted should follow that specified by the Bat Conservation Trust Guidelines: Chapter 7: Emergence/Re-entry Surveys (Collins, 2016).

Outcomes of activity surveys and implications for works:

- Survey identifies no activity/activity only associated with areas of the building which will not be impacted by the works – no further surveys required
- Survey identifies active roost within an area of the building which will be impacted by the works – NE Bat Mitigation Licence required to enable works to proceed.

6. REFERENCES

- BSI. 2013. Biodiversity - Code of practice for planning and development (BS 42020:2013). British Standards Institution.
- CIEEM. 2019. Code of Professional Conduct. Chartered Institute of Ecology and Environmental Management, Winchester.
- CIEEM. 2013b. Technical Guidance Series. Competencies for Species Survey: Bats. Winchester.
- CIEEM. 2017. Guidelines on Ecological Report Writing. Chartered Institute of Ecological and Environmental Management, Winchester.
- Collins, J. 2016. Bat Surveys for Professional Ecologists: Good Practice Guidelines. Bat Conservation Trust, London.
- Mitchell-Jones, A. J. 2004. Bat Mitigation Guidelines. English Nature, Peterborough.
- Natural England. 2013. Standing Advice Species Sheet: Bats.

APPENDICES

Appendix A – Policy and Legislation

Statutory measures are in place to protect habitats and wildlife; these measures range from the global to the local, and variously give protection to whole ecosystems or single species. Included is a brief summary of legislation and planning policy relating to bat species. The original texts of the relevant legislation should be consulted for further details.

All bat species are protected under Section 39 of Conservation of Habitats and Species Regulations 2010, the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act.

Annex IV of the *Council Directive 92/43/EEC 1992 on the Conservation of Natural Habitats and of Wild Fauna and Flora* (EC Habitats Directive) lists animal and plant species of Community interest in need of strict protection; this includes all bat species.

In the UK, the EC Habitats Directive has been transposed into national laws by means of Conservation of Habitats and Species Regulations 2010. These are commonly and collectively known as the 'Habitats Regulations' and they give bats, their breeding sites and resting places a high level of protection.

In summary, it is a **criminal offence** to:

- ⇒ capture or kill a bat;
- ⇒ disturb a bat whilst in a place of shelter or rest; or
- ⇒ damage or destroy a bat's breeding site or resting place.

The breeding sites and resting places of bats are usually known as 'roosts' and resting places also include, for example, feeding perches where a bat consumes its prey. **Bat roosts are protected even when bats are not present.**

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used.

Article 12 of the Habitats Directive prohibits certain activities in relation to European Protected Species (EPS). Article 16 of the Habitats Directive contains derogations from Article 12. Article 16 is transposed into English law by regulation 53 of the Habitats Regulations which allows licences to be issued under certain circumstances. The effect of these licences is to make an activity that would otherwise be an offence, lawful if carried out in accordance with the provisions of the licence.

An EPS licence may be required for any activity which: (i) is likely to result in the deliberate capture, injury or killing of a bat; (ii) will result in the deliberate disturbance of bats; or (iii) will damage or destroy a breeding site or resting place used by bats. Disturbance of bats includes any disturbance that is likely to: (i) impair their ability to survive, breed, reproduce, nurture their young, or to hibernate; or, (ii) affect significantly the local distribution or abundance of the species to which they belong.

A licence can only be granted if the following tests can be met:

- 1) the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment';
- 2) there must be 'no satisfactory alternative'; and,
- 3) the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their range'.

Local authorities, when exercising their functions must have regard to the requirements of the Habitats Directive. Planning Authorities are competent authorities and are exercising a function in deciding whether or not to grant planning permission.

The judgement in the case of *Morge (FC) (Appellant) v Hampshire County Council* [2011] UKSC 2 considered the application of this duty. In that case the Supreme Court came to the conclusion that, if the Planning Authority concludes that the carrying out of the development for which permission has been applied for even if it were to be conditioned, would be likely to offend Article 12(1), by say causing the disturbance of a species with which that Article is concerned, then it must consider the likelihood of a licence being granted.

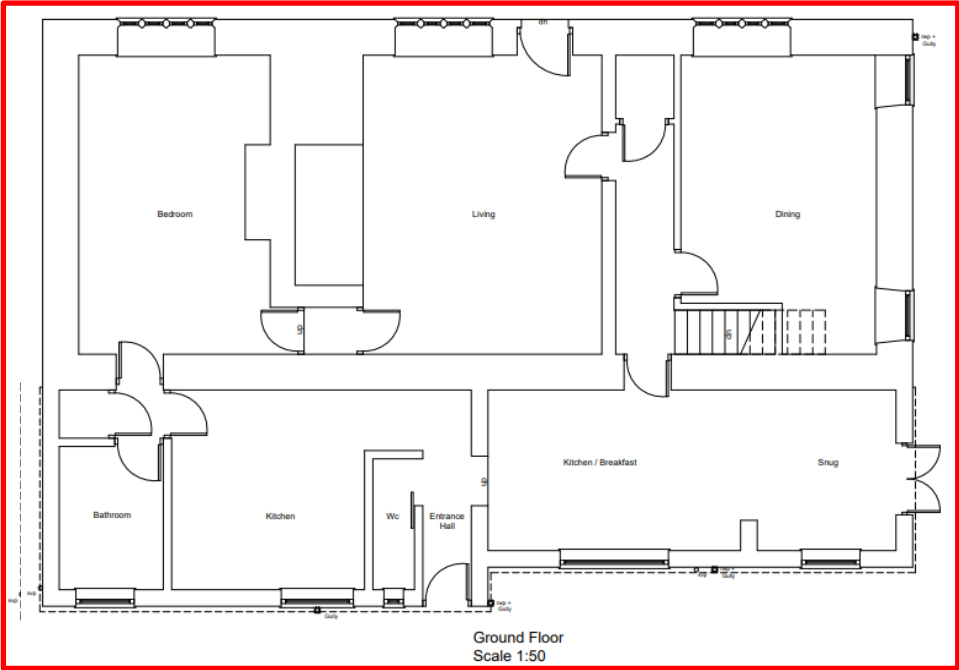
The licensing authority is Natural England. When considering the likelihood of a licence being granted it may be helpful to view guidance on how Natural England applies the tests listed above when considering planning applications which affect European Protected Species <http://publications.naturalengland.org.uk/publication/113030?category=12002> .

Appendix B – Site Plan

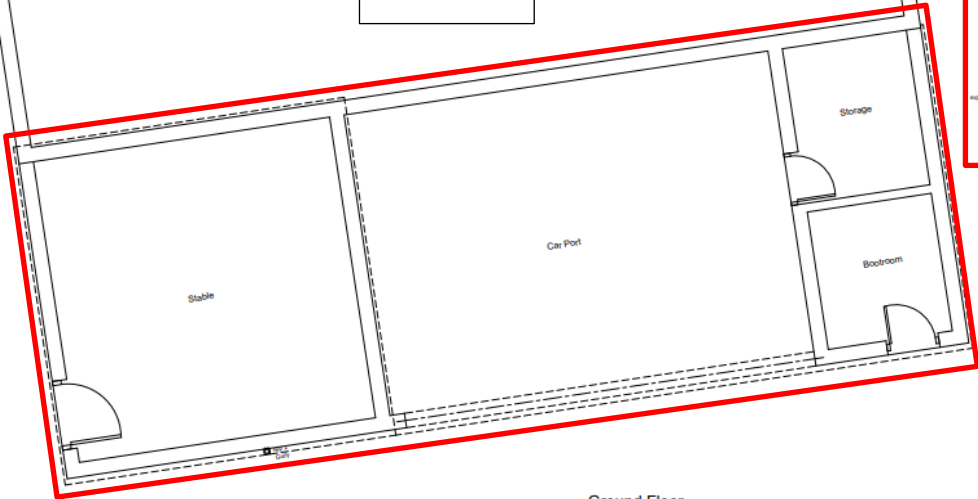


Site Plan as existing

Farmhouse

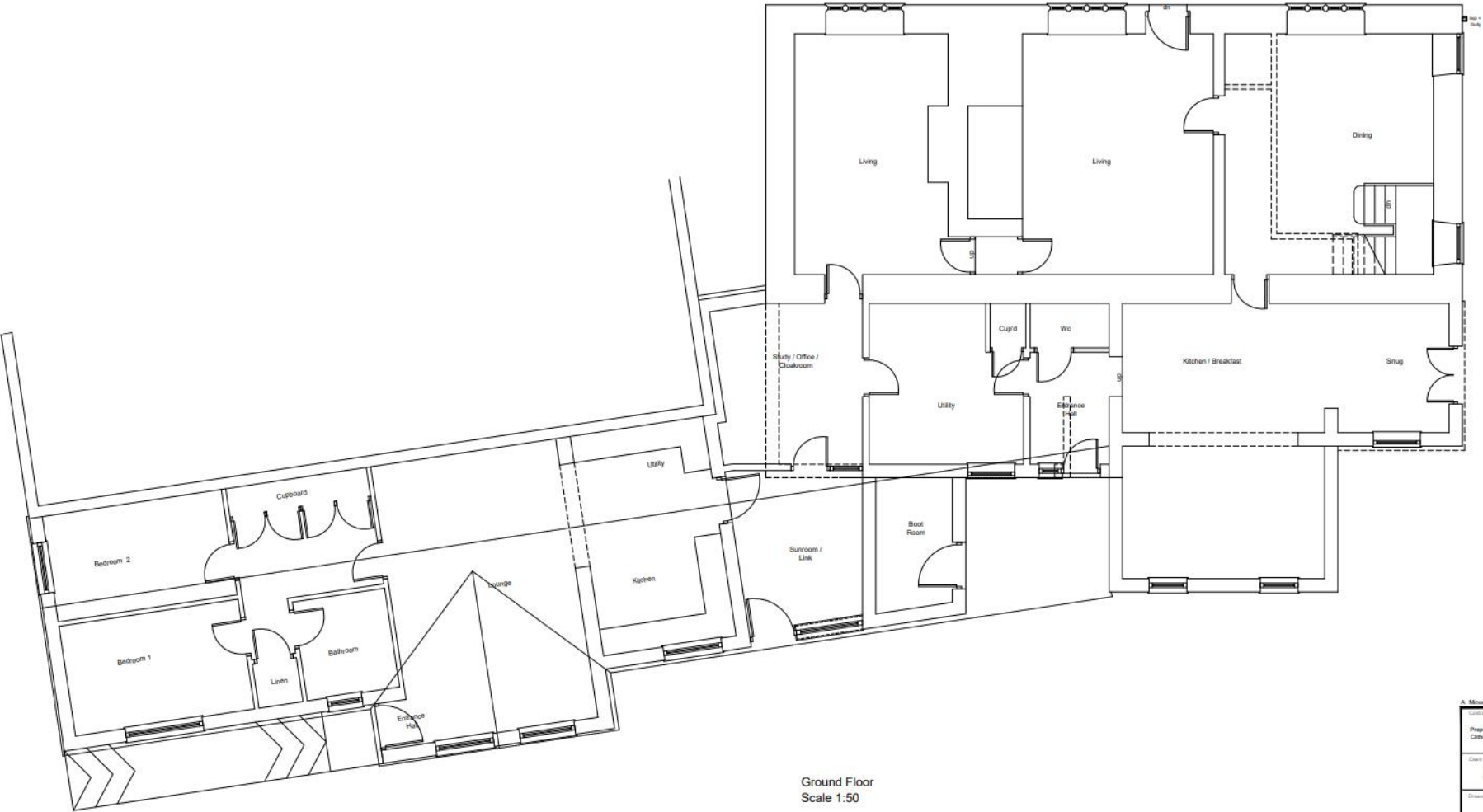


Outbuilding



Ground Floor
Scale 1:50

Site Plan as proposed



A: Minor Amendment		16-10-2020	
Proposed: Alterations At Listers Farm Newsholme Cheshire, S80 4JF		mpas	
Client Mrs S Wright		Martin Peacock Architectural Services Limited	
Drawing Ground Floor Plans As Proposed		100 Reading Court Main Street, Stamford Gate North Yorkshire YO24 0PE 019 4381 6082 Tel: 01943 224 261	
Drawn MGP	Scale 1:50 / 1:100 @A1	Date 08-10-2020	2020-41
		205	A

Appendix C – Photographs & Target Notes

#	Photograph	Notes
1		South Aspect of farmhouse
		West aspect of farmhouse
		Northwest aspect of farmhouse with single and two-storey extensions



Lead lined valley where two-storey extension abuts to main farmhouse



Interior of roof void 1



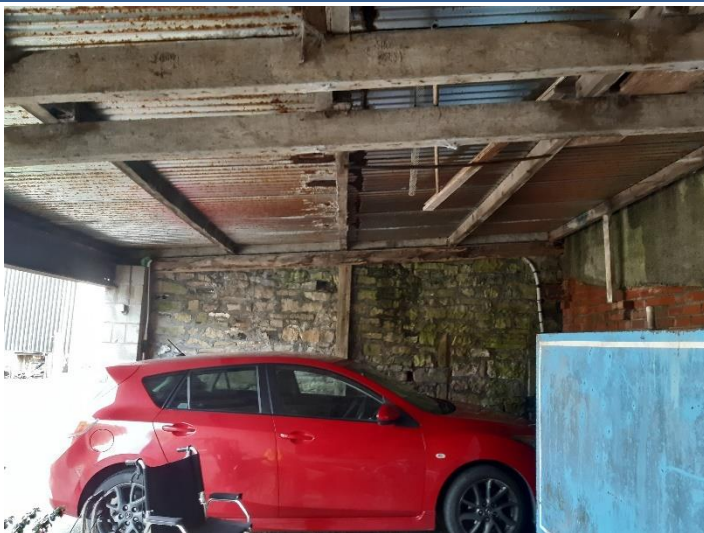
Interior of roof void 2



Interior of roof void 3



Exterior of outbuilding



Interior of outbuilding

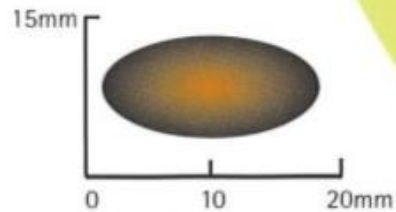


Northeast aspect of
outbuilding

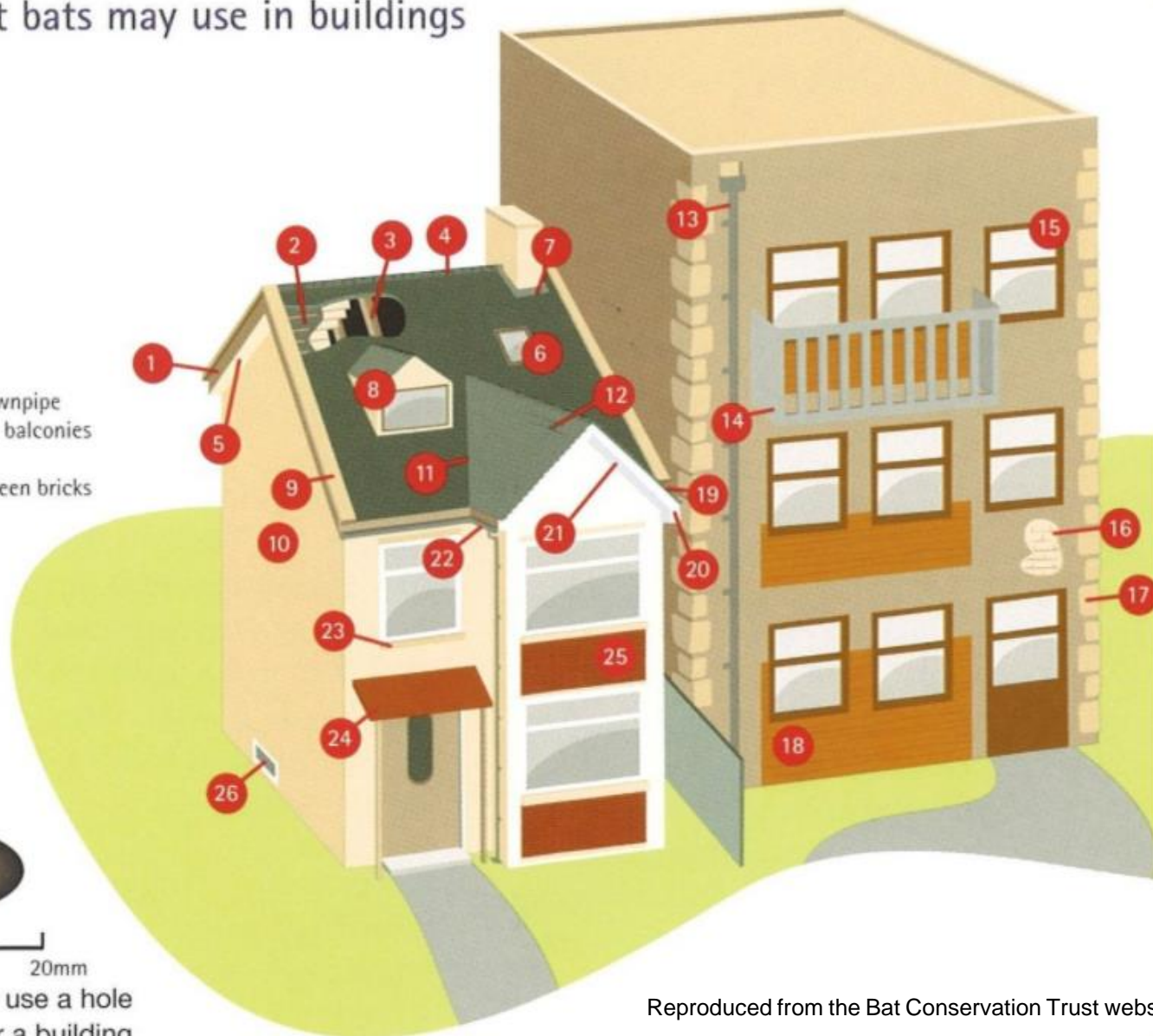
Appendix D – Possible roosting sites and access points for bats in buildings

Places that bats may use in buildings

- 1 Barge board
- 2 Roofing felt
- 3 Roof joists
- 4 Ridge tiles
- 5 Soffit
- 6 Attic
- 7 Lead flashing
- 8 Dormer window
- 9 Coping stones
- 10 Gable end
- 11 Valley
- 12 Broken tiles
- 13 Space between downpipe
- 14 Metal elements on balconies
- 15 Sash window
- 16 Loose mortar between bricks
- 17 Quoins
- 18 Wood cladding
- 19 End tiles
- 20 Fascia board
- 21 Eaves
- 22 Guttering
- 23 Window sill
- 24 Porch
- 25 Hanging tiles
- 26 Cellar



A pipistrelle can use a hole
this size to enter a building



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