

10th November 2020

Ribble Valley Planning Department

Re: Horton Grange Farm

Dear Sir/Madam,

Class Q re-submission application for Horton Grange Farm, Horton

With respect to the above-named site and your observation at Reason 3 of the recent decision notice for a Class Q at the site, that:

"Insufficient evidence has been submitted to assess the potential impact of the development on protected species, namely bats. In the absence of such information therefore, the likelihood that the proposed works will cause disturbance to bats, result in the loss of a bat roost or cause injury or death to bats cannot be determined and the proposed works would fail to satisfy the requirements of Q.2 (1)(e) of Schedule 2 Part 3 Class Q of the Town and Country Planning (General Permitted Development) (England) Order 2015."

I have been engaged to look at this project in my role as Principal Ecologist to see what can be done to move the project along in a timely fashion. I have a Class Level 2 2017-29217-CLS-CLS bat licence and have over 20 years' experience as a professional ecologist/zoologist. I am also a registered Roost Visitor and Bat Carer.

In my professional opinion:

- Looking at the buildings the first thing I note is the construction in particular of the metal roofs. From my extensive experience this type of roof construction is sub optimal for bats as the immediate temperature gradient is high i.e. too hot during day and too cold at night/poor weather and doesn't provide the constant warmth required by maternity roosts.
- The brick work appears well appointed with a paucity of cracks particularly at the roof/wall interface thus restricting the number of potential roosting features (PRF's) and as such the bat potential.
- Finally, the lack of a dark roof void i.e. these buildings are open floor to roof level with an amount of ambient light not conducive with roosting bats.

This will provide a level of information to allow the application to proceed.

Furthermore, I would recommend the following actions:

- The use of a bitumen type felt as opposed to a breathable membrane within the roof of the redevelopment.
- In the unlikely event, a bat is found during the redevelopment, work should cease on that section and the Ecologist at Rural Solutions informed who will provide a watching brief and method statement.
- It is recommended that a wildlife-friendly, low-level lighting scheme should be adopted during and post-development to minimise disturbance to any nocturnal wildlife using the peripheries of site, such as bats foraging along the site boundaries. Further details can be obtained from the ecologist.
- Installation of bat bricks or bat tiles will encourage bats to roost within a suitable foraging area.

I do hope you will find the above information satisfactory for your requirements

If you would like any further clarification on any of the points raised above, please do not hesitate to contact us

With kind regards

Yours sincerely

David Pollard
Principal Ecologist

