Clerk Laithe Lodge

Preliminary Roost Assessment (Bats)

Compiled by Ecology Services Ltd.

on behalf of

Real Care Support Ltd

April 2025

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Contents

1.0 Introduction

1.1 Ecology Services Limited was commissioned by Real Care Support Limited to undertake a Preliminary Roost Assessment (PRA) of buildings at Clerk Laithe Lodge, Newton in Bowland, Clitheroe, BB7 3DY, hereinafter referred to as 'the site'. The centre of the site is located by National Grid Reference (NGR) SD 6985 5091. The location and boundary of the site is shown on Figure 1.

Site Description

1.2 The site is located approximately 0.4km northeast from the centre of Newton in Bowland. The site contains habitats such as grassland, trees and hedgerows and is well connected to the wider landscape which offers open arable land, hedgerows, trees and woodland. The River Hodder is located approximately 0.4km east from the site and there are several ditches within the wider area.

Proposals

1.3 It is understood that the project involves the change of use of two barns from a bed and breakfast and single dwelling to children's care homes. Proposed development activities at the site include newly installed windows and skylights on Building 1 and a small one storey extension to Building 2 as well as car parks in the north and south of site. Since the preliminary roost assessment was undertaken, the development plans have changed and building 1 is not being affected by the proposals. The development proposals are shown on Figure 2.

1.4 A further site inspection was undertaken in April 2025, to undertake close-up inspection of the potential roosting features at the location of the proposed extension on the north west elevation of B2.

Survey Objectives

1.5 The aim of the preliminary roost assessment was to:

- Undertake a visual inspection of the site to establish baseline conditions;
- Complete an assessment to ascertain if potential or evidence of use existed for bat species; and
- Determine if there are requirements for further and/or more detailed surveys.
- Consider the potential for year-round usage including the temperature and humidity conditions likely to be present within the structure during the winter period and the suitability in this respect for it to be used by hibernating bats.

1.6 The purpose of this report is to state the survey methodology, present the results of the survey undertaken, evaluate the findings, assess the impacts of the proposals and make recommendations concerning the protection of bat species that may be present at this site. Where possible the report will aim to provide sufficient information to allow a local authority to assess fully the potential impacts of the proposed development on roosting bats.

2.0 Planning Policy and Legislation

2.1 This section provides a brief overview of planning policy and legislation relevant to bats in the England. Further information is provided in Appendix 1.

Planning Policy

2.2 The National Planning Policy Framework (NPPF, 2024) places a clear responsibility on Local Planning Authorities (LPAs) to contribute to conserving and enhancing the natural and local

environment. LPAs should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species (e.g. Species of Principal importance, Local Biodiversity Action Plan species); and identify and pursue opportunities for securing measurable net gains for biodiversity. In accordance with the NPPF, local planning policy and guidance, development proposals should provide integrated improvement for biodiversity at the site and seek to maintain and enhance opportunities for bats. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

2.3 Protected species within England, such as bats, are a 'material consideration' in the determination of a planning application. Therefore, an LPA is unlikely to determine an application until all relevant information relating to protected species or habitats is submitted to fully inform the application. Relevant information includes adequate surveys and, where required, mitigation strategies, which will need to be submitted to inform a planning application.

2.4 The local planning authority (LPA) has a duty to ensure that protected and priority species (e.g. Species of Principal Importance, Biodiversity Action Plan species) are fully considered in a planning decision. Therefore, up to date survey information and, where required, mitigation strategies adequate to assess the impacts of the proposals and to demonstrate that opportunities for species using the site can be maintained, must be provided in support of a planning application.

Legislation

2.5 All bats and their roosts receive strict protection under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats & Species Regulations 2017 (as amended)[1]. In brief, this legislation makes it an offence to: kill, injure or capture a bat; to destroy, damage or obstruct access to a bat roost; or to disturb a bat occupying a roost. A Local Authority is a 'competent authority' within the context of Regulation 7 of the Conservation of Habitats & Species Regulations 2017 (as amended) when dealing with planning applications where a European Protected Species (EPS) (all bat species) may be affected. Therefore, planning decisions should only be made when European Protected Species and their habitats are fully taken into account.

2.6 Where proposed works are likely to contravene the legislation protecting bats, a Natural England licence must be applied for, and approved, before works can proceed.

2.7 Section 40 of the Natural Environmental and Rural Communities (NERC) Act 2006 (as amended) places a statutory duty on public authorities, in exercising their functions, to further the conservation and enhancement of biodiversity in England. Species of Principal Importance for the conservation or enhancement of biodiversity in England, identified by the Secretary of State in consultation with Natural England, are listed under Section 41 of the NERC Act. The Local Planning Authority and government bodies (e.g. Natural England) will expect the overall design of the development to further the conservation and enhancement of populations of these species. Seven bat species are listed as 'Species of Principal Importance' under Section 41 of the NERC Act 2006 (as amended):

- Noctule (*Nyctalus noctula*)

[1] The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 continue the same provision for European protected species, licensing requirements and protected areas after Brexit.

- Soprano pipistrelle (*Pipistrellus pygmaeus*)
- Lesser horseshoe (*Rhinolophus hipposideros*)
- Greater horseshoe (*Rhinolophus ferrumequinum*)
- Barbastelle (*Barbastella barbastellus*)
- Bechstein's (*Myotis bechsteinii*)
- Brown long-eared (*Plecotus auritus*)

3.0 Methodology

Desktop Study

3.1 Ecological data and records searches were undertaken by contacting the sources listed in Table 1.

Table 1: Ecological Desktop Study Sources

Source of information	Information supplied
Lancashire Local Biodiversity Action Plan (LBAP)	Identification of LBAP species known to occur in the region.
Natural Environment and Rural Communities (NERC) Act 2006 (as amended)	Review of Species of Principal Importance known to occur in the region.
Multi Agency Geographical Information for the Countryside (MAGIC) website	Statutory protected sites designated for their bat interest within 2km of the site. Records of bat roosts relating to Natural England EPS licences within 2km of the site.

3.2 Data search areas have been determined based upon assessment of habitats within the site and within the immediate surrounding habitats, the potential Zone of Influence of the project (if known), and surveyors' knowledge of bat species that may be present.

3.3 No site-specific data search has been undertaken for bats. In some cases, for Preliminary Roost Assessments of buildings in low impact / small-scale scenarios, such as an extension to a residential property, loft conversions (full or partial), installation of Velux/dormer windows, single modern agricultural or similar building conversion or demolition, it may be acceptable to not undertake a data search with the Local Environmental Records Centre or other relevant sources (CIEEM, 2020). In this instance a data search was not considered necessary due to the small-scale nature of the project.

Preliminary Roost Assessment (PRA) Survey

3.4 Each building/ structure was categorised according to its level of suitability; any evidence of roosting bats found during the inspection and suitability and quality of the surrounding habitat (see Appendix 2, Table 4.1).

3.5 The preliminary roost assessment followed the methodology set out in the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Collins (ed.), 2023).

3.6 An interior and exterior inspection of the buildings/structures was undertaken to search for any potential roosting features and evidence of roosting bats. Signs surveyed for included droppings, dead bats, feeding remains (beetle, moth and butterfly remains), urine staining and grease marks around crevices and down walls, odour (ammonia type smell) and any noises such as scratching and audible bat calls. A ladder was used to check accessible features. A Clulite Long Ranger LED Pistol Light (1200 lumens) and close focusing binoculars

were used to better assess any features of interest not accessible. Photographs were taken for later review.

3.7 The site inspection included scaffold access up to the fascia board to enable a close-up inspection of the potential roosting features observed from ground level. A Clulite Long Ranger LED Pistol Light (1200 lumens), close focusing binoculars and an Explorer Premium 8803AL (9mm) endoscope were used.

Buildings/Structures

3.8 Preliminary roost assessments of buildings and structures can be undertaken at any of the year and can provide conclusive results, which can save expense and time for a planning applicant. The optimum time to investigate the presence of bats is usually during their active season when signs of presence can be more easily located, although this is dependent on the type of roost being inspected.

Personnel

3.9 The PRA inspection survey was undertaken by Miss. C. Wood MSc, BSc (Hons), ACIEEM, who holds a Bat Class Licence Level 2 (Registration number 2025-12614-CL18-BAT) and assisted by S. Cork BSc (Hons). The site inspection was undertaken by Miss. C. Wood MSc, BSc (Hons), ACIEEM, who holds a Bat Class Licence Level 2 (Registration number 2025-12614-CL18-BAT).

Timing

3.10 The PRA inspection survey was conducted on the 14th February 2025 and the site visit was undertaken on 17th April 2025.

3.11 The daytime survey was conducted at a time when bats will be in a state of torpor/hibernating characterised by a lower metabolic heart rate, body temperature and slowed breathing due to a lack of food. Bats will roost on their own or in small groups at suitable hibernation sites. Presence of bats may be identified although evidence of bat occupation such as droppings and urine stains may be less obvious. However, depending upon species and roost location, it is possible to locate evidence of previous bat occupation even if the roost is only used seasonally.

3.12 The site inspection was conducted at a time when bats will be active. Feeding will occur on most nights and roost sites, in particular suitable maternity roosts for females, are being sought and occupied. Evidence of bat occupation is likely to be detected, should they be present at the site.

Weather Conditions

3.13 Weather conditions during the surveys were reasonable with no appreciable rain or wind affecting survey.

Roost Status

3.14 If evidence of a bat roost is recorded during the surveys, the status of the roost is evaluated based on its function. This requires sufficient survey effort to determine the species and numbers of roosting bats present, the time of year that the roost is used and characteristics of the roost itself. The Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Good Practice Guidelines' (Collins (ed.), 2023) details types of bat roosts which may be defined in several ways, as below:

- Day roost – where individual bats or small groups of bats, rest or shelter in the day.
- Night roost – where bats rest or shelter in the night but are rarely found during the day.

- Feeding roost – where individual or few bat/s rest or feed during the night.
- Transitional roost – used for short periods of time by few or occasionally small groups of bats on waking or prior to the hibernation period.
- Swarming site – large numbers of males and females gather during late summer to autumn.
- Mating sites – where mating takes place from late summer and through winter.
- Maternity roost – where females give birth and raise their young.
- Hibernation roost - where bats may be found during winter. To have a constant cool temperature with high humidity.
- Satellite roost – an alternative roost used by individual to small numbers of breeding females over the breeding season. Usually close to main nursery colony.

3.15 Roost selection is often closely correlated with presence of suitable foraging habitat within a reasonable commuting distance from the roost. Different roost sites are used throughout the active season which is most dependent upon roost microclimate and abundance of invertebrate prey nearby. Weather conditions can also affect the ability of bats to successfully forage. All British bats are insectivorous.

Limitations

3.16 The preliminary roost assessment was conducted outside of the active season of bats and when maternity colonies will not be in occupation as a result the presence of droppings, on external elevations, which may have been deposited during the summer months, tends to be more unlikely due to the effects of wind and rain.

3.17 It was not possible to fully access the roof voids in Building 1 and 2 – some areas are packed with insulation and other areas were blocked and walled off; therefore, a full internal inspection of the buildings was not completed.

3.18 There were no limitations to the further site inspection completed at the site.

3.19 Overall, there are limitations to the survey undertaken and these have been taken into consideration when conclusions, impacts and recommendations have been made.

4.0 Results and Evaluation

Desktop Study

National Status

4.1 There are 18 species of bat that are native to the United Kingdom. The latest Review of the Conservation Status of British Mammals (2018) has shown that where change could be assessed with reasonable confidence there have been increases in the geographical range and population status of two species of UK bat (greater and lesser horseshoe bat) and decrease in the geographical range of one species (grey long-eared bat *Plecotus austriacus*).

4.2 Increases in population were also identified in the following species: Bechstein's, Daubenton's (*Myotis daubentonii*), Natterers (*Myotis nattereri*), serotine (*Eptesicus serotinus)* and brown long-eared although it is noted that the reliability of the results is poor.

4.3 Population data was not available for; Alcathoe (*Myotis alcathoe*), whiskered (*Myotis mystacinus*), Brandt's (*Myotis brandti*), Leisler's (*Nyctalus leisleri*), noctule, Barbastelle and Nathusius pipistrelle (*Pipistrellus nathusii*).

4.4 Population estimates were given for common pipistrelle (*Pipistrellus* p*ipistrellus*) and soprano pipistrelle however could not be reliably compared to the results from Harris et al. (1995) as the two species had not been identified as separate species at the time of the survey. Pipistrelle species (*Pipistrellus spp.*) remain the commonest species of bat in the UK.

4.5 Serotine and barbastelle are considered vulnerable and Leisler's and Nathusius' pipistrelle, near threatened in Britain and England in the Red List for Britain's Terrestrial Mammals (Mathews and Harrower, 2020).

Regional Status

4.6 The north west of England appears to be a stronghold for Whiskered and Brandt's, both of which are reasonably rare in southern England.

Local Status

4.7 The Lancashire Local Biodiversity Action Plan (LBAP) lists eight bat species recognised as being resident in Lancashire (refer to Appendix 3) in a combined species action plan.

Designated Sites

4.8 There are no statutory or non-statutory protected sites designated on the basis of their interest for bats that are located within the vicinity of the site and which could be adversely affected by the proposed development of the site.

Records Data Search (MAGIC)

4.9 The data search found one record of a granted European Protected Species (EPS) application located 1.9km northeast from the site (Case Ref. EPSM2009-1323) to allow the destruction of brown long-eared breeding site.

Preliminary Roost Assessment

Habitat Assessment

4.10 The site is located in a rural location, approximately 0.4km northeast from the centre of Newton in Bowland. The site itself offers foraging habitat for bats such as grassland, trees and hedgerows.

4.11 Within the wider landscape is open arable fields with associated linear features such as ditches and hedgerows and the River Hodder is located c. 0.4km east from the site – all of which are considered ideal for commuting and foraging bats. Potential roosting habitats such as trees and woodland are present throughout the wider area, in particular Great Dunnow Wood (deciduous woodland and ancient replanted woodland) is located approximately 205m east from the site.

4.12 Overall, habitats within the immediate and wider surrounds of the surveyed buildings are considered of high value for foraging and commuting bats. Where suitable habitats are present in close proximity to buildings/structures/trees then there is generally an increased use of these for roost sites due to a higher abundance of food and better access to food sources.

Buildings/ Structures

4.13 A description of the buildings/ structures can be found in the Table 2 below and overleaf. Photos of buildings/structure with annotations showing locations of potential roosting features are provided in Appendix 4.

Table 2: Description of Buildings/ Structures

Building 1
Description:
A two-storey building which is currently vacant. The walls and roof tiles are comprised of stone. The windows and doors are made of uPVC. There are gable ends present on the east and west elevation, with a single storey extension with a single pitched roof at the northwest part of the building. Internally, the building has areas with a vaulted ceiling and several separate roof voids. The ground floor has a loft which is boarded and connected to different sections (Photograph 7). The first floor contains a wardrobe crawl space which connects to a roof void along the northeast elevation via small gaps in the breezeblocks – most of this area is inaccessible (Photograph 8). Another separate loft void on the first floor contains a water tank and was only surveyed from the hatch entrance, as it was not boarded (Photograph 9). Where accessible, plastic roof underlay and foam insulation boards are present. Most of the insulation boards observed were flush to the roof beams, however, some had fallen down and small gaps were present towards the bottom (Photograph 10).
Roost potential signs:
There are slipped roof tiles and gaps between the tiles at several areas on the roof, particularly at the southwest, northwest and northeast elevations. A gap underneath the fascia boards is present on the northwest elevation, which could lead further into a cavity but was not able to be assessed further during the survey. No grease stains or other rubbing marks were observed which would have been caused by bats accessing these areas. Ivy can be seen growing on the southeast elevation but had partly fallen down. There was debris and work equipment inside the building, showing the area had not been cleared prior to arrival. Within the loft voids were rat and mouse droppings. No evidence of bat presence was identified during the survey however, the building is considered to hold **moderate** potential to support roosting bats.
Building 2
Description:
A two-storey building which was previously in use for commercial accommodation but is now not in use. The walls are made up of stone and mortar. The roof is slate tiles and in good condition. There was evidence of recent pointing work to the south western and north western elevations. The loft void was inaccessible at the time of survey due to the abundance of rockwool insulation at the hatch entrance, wiring and venting from the adjacent bathroom. The loft is not deep (2ft at most) and the position and sloped angle of the roof did not allow enough room or space to fully enter.
Roost potential signs:
There are gaps underneath the fascia boards on the northwest and southwest elevations where the stone wall is not flush (Photographs 11-14). The roof appears to be recently worked on as it is in good condition with only minor gaps between the slate tiles on the southeast elevation, however these are not considered suitable for roosting bats. There are gaps underneath the ridge tiles on the northwest and southeast elevations with a missing ridge tile at the northeast/east elevation (Photographs 15-16). A gap under the fascia was found at the northeast/southeast corner though it was heavily cobwebbed, suggesting no recent access has been gained by bats (Photograph 17-18). There is ongoing internal works in Building 2 however there was debris and work equipment inside the building, showing the area had not been cleared prior to arrival. The building is considered to hold **moderate** potential to support roosting bats.

4.14 An assessment of the winter roosting potential has been undertaken as detailed in (Collins (ed.), 2023). The buildings are considered to be 'non-classic' roosting sites, i.e. do not contain any underground, cellar or tunnel areas which are known to provide a stable environment to support hibernating bats. Both Building 1 and 2 were heated during the survey which suggests varying temperature and humidity conditions throughout the year and therefore considered unsuitable to provide ideal hibernating conditions. Additionally, the buildings only appeared recently vacant and it is considered very unlikely that bats will have colonised the site for hibernation purposes in such a short timeframe of the buildings being unoccupied. Features do exist on the external portions of the buildings that are accessible to small numbers of bats, which could occupy any given feature during the winter period. Whilst it is entirely possible that bats, particularly pipistrelle species, could unexpectedly be present (Korsten et al., 2015), the potential is considered to be **low** for both Building 1 and 2.

Site Visit

4.15 The inspection survey of the fascia boards on the north west elevation of building 2 found some of the potential roosting features under the fascia board to not recede. Those that did recede were fully investigated further with an endoscope. Those that did recede were found to be of a shallow depth behind the fascia board and of a size that would only be suitable to support individual/small numbers of roosting bats. No evidence of bats was found within any of the potential roosting features or on the external stone wall.

Summary and Evaluation

4.16 The preliminary roost assessment found Building 1 and Building 2 to contain moderate potential to support roosting bats. No evidence of bat presence was observed at the site however potential roost features were identified at Building 1 and 2; therefore, there may be implications with regards to bats and the proposed development.

4.17 Both Building 1 and 2 are considered to have low winter roost suitability – no further hibernation surveys are required.

4.18 Habitats within the immediate and wider surrounds are considered to be of high value for foraging and commuting bats.

4.19 The preliminary roost assessment was conducted outside of the active season of bats and when maternity colonies will not be in occupation, as a result, the presence of droppings, on external elevations, which may have been deposited during the summer months, tends to be more unlikely due to the effects of wind and rain. The further site inspection was completed during the active season of bats, no evidence of bat presence was observed at the survey location at the north western fascia.

5.0 Impacts and Recommendations

Building 1

5.1 The survey found Building 1 to contain moderate potential suitability to support roosting bats. The potential roost features found on the southwest and northeast elevations will not be directly affected by the proposed scope of works. Therefore, there are no implications with regards to the proposed works and roosting bats in building 1.

Building 2

5.2 An assessment of habitats both within and surrounding the site has been undertaken and a desktop study conducted in relation to bats. Following review of all the information collated it is considered that there is unlikely to be direct implications with regard to bats and the

proposed development. However, there is potential for minimal indirect disturbance should a bat be present behind the fascia board at the time of the proposed works.

5.3 Building 2 has been found to contain moderate potential suitability to support roosting bats. The proposed extension on the northwest elevation does not directly affect the fascia board but may indirectly impact access points should the potential roost features be used by bats. A further site inspection of the north west elevation of B2 has therefore been undertaken to allow the potential roosting features to be inspected further. The site inspection survey found a shallow depth of gaps that were present behind the fascia and no evidence of bats within these areas.

5.4 It is considered that the small-scale nature of the proposed extension and the short duration of the construction would not impact the favourable conservation status of any bats should they be roosting at building 2. The extension has been sensitively designed to ensure there is no change to the potential roosting features and the roof of the extension will be a minimum 0.5m from the existing roofline in order to maintain any potential access points.

5.5 During the construction of the extension there is minimal potential of indirect disturbance through noise and vibration. This is considered to be an unlikely event that would be a short-term impact and would not 'deliberately disturb a bat in such a way as to be likely to affect the local distribution or abundance of the species to which it belongs, or impair its ability to breed or reproduce, or rear or care for its young, or impair its ability to hibernate or migrate'. Therefore, as a precautionary approach it is recommended that a Toolbox Talk is given to contractors prior to works to ensure that contractors are informed on what to do if a bat is found or suspected and their legal obligation.

Safeguards and Enhancement Measures

5.6 If at any time a bat/s or evidence of bat/s is/are suspected or found, all works must cease immediately and advice should be sought from either Natural England or the acting consultant. If a bat roost is found then the works would be delayed until such a time adequate survey data is obtained that is sufficient to support a Natural England licence that will derogate from legal protection afforded to roosting bats.

5.7 As bats are mobile creatures and can form new roosts at any time if works are not started within one year of this report, i.e. April 2026, then it may be necessary to repeat certain surveys.

5.8 It is possible for bats to be adversely affected by the proposed works by artificial lighting. A lighting scheme should be designed in accordance with Guidance note 08/18 ILP Bats and Artificial Lighting[2].

5.9 As best practice, opportunities for bat species such as bat boxes, should be installed on existing buildings and trees should be incorporated within the proposed development to ensure that the long-term status of bat species in the local area is maintained.

Other: Breeding Birds

5.10 The site also contains suitable breeding bird habitat in the form of trees and hedgerows. If these habitats are to be affected by the works, the following is to be taken into consideration.

[2] https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/

5.11 The Wildlife and Countryside Act (WCA) 1981 (as amended) states that all wild birds are protected at all times against killing or injury. Under the WCA, it is an offence to kill, injure or take any wild bird, to take damage or destroy the nest of any wild bird, or to take or destroy the egg of any wild bird. It is good practice to carry out any works outside of the breeding bird season that might affect nests and result in an offence being committed. The breeding bird season is generally considered to be between March to August inclusive.

5.12 It is good practice to remove all affected breeding bird habitat during the winter months prior to works starting to prevent delays. If suitable breeding bird habitat is affected during the breeding bird season, then an assessment by an Ecologist for breeding birds should be undertaken prior to works. If breeding birds are found, it is likely that works will have to be delayed until breeding has ceased.

6.0 Conclusion

6.1 To conclude, this report details the findings of the PRA survey and inspection survey that have been undertaken at this site.

6.2 All completed surveys have been undertaken by suitably experienced surveyors at the appropriate time of year and in line with current guidance (Collins (ed.) (2023).

6.3 Building 1 and Building 2 were found to contain moderate to support roosting bats. There are no apparent implications with regards to roosting bats in building 1 and the proposed development at this time.

6.4 For the proposed extension works to building 2 contractors should be subject to a toolbox talk to ensure that they are aware of the potential presence of bats and what to do in the unlikely event that a bat is observed/ found during the works.

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Figure 1:
Site Location Plan

Notes

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION COMMENCES.

THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS PREPARED. DRAWINGS CARRIED OUT FOR THE PURPOSES OF PLANNING APPROVAL SHALL NOT BE USED FOR OBTAINING PRICES OR FOR CONSTRUCTION PURPOSES.

Revision	Description	By	Date

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Project Status
- PLANNING
- PRELIMINARY
- TENDER
- CONSTRUCTION

Project Title
Clerk Laithe Barn

Client
Real Care Support LTD

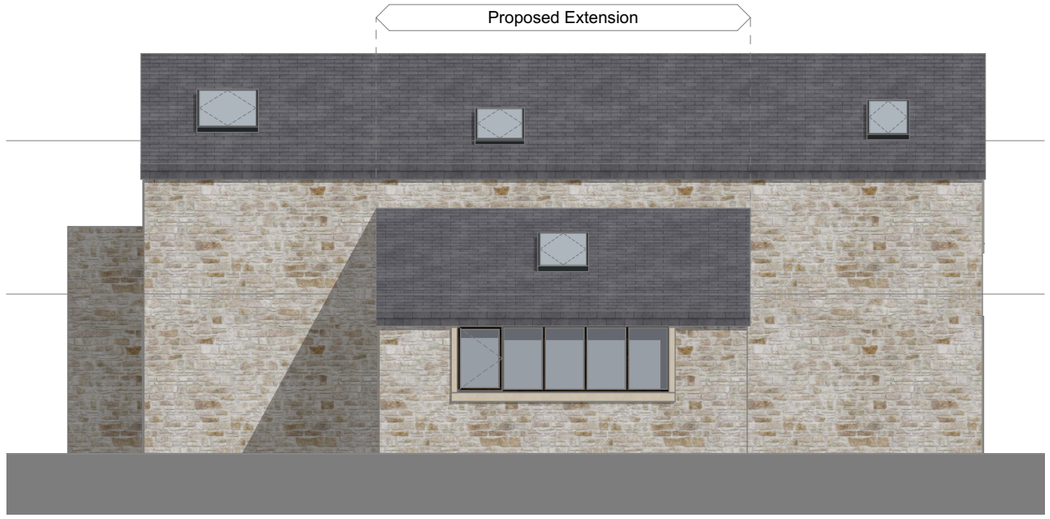
Drawing Title
Existing Site and Block Plan

Scale	1:500
Paper Size	A3
Date	09/01/2025
Drawn by	DCA
Checked by	
Drawing No.	

2068 | 1.2

Figure 2:
Development Proposals Plan

North East Elevation 1:100



North West Elevation 1:100

South West Elevation 1:100

South East Elevation 1:100

Please note drawings have been produced following information provided from client. No survey has been undertaken.

0 1 2 3 4 5 6 7 8 9 10

Notes

DO NOT SCALE FROM THIS DRAWING.

ALL DIMENSIONS ARE TO BE CHECKED ON SITE BEFORE CONSTRUCTION COMMENCES.

THIS DRAWING SHALL ONLY BE USED FOR THE PURPOSES FOR WHICH IT WAS PREPARED. DRAWINGS CARRIED OUT FOR THE PURPOSES OF PLANNING APPROVAL SHALL NOT BE USED FOR OBTAINING PRICES OR FOR CONSTRUCTION PURPOSES.

Revision	Description	By	Date

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Project Status
- [ ] PLANNING
- [x] PRELIMINARY
- [ ] TENDER
- [ ] CONSTRUCTION

Project Title
Clerk Laithe Barn

Client
Real Care Support LTD

Drawing Title
Proposed Elevations - Barn 2

Scale	1:100
Paper Size	A3
Date	12/03/2025
Drawn by	JB
Checked by	SG

Drawing No.
2068 | 3.04B

Appendix 1:
Planning Policy and Legislation

Disclaimer: Appendix 1 is a guide to legislation and procedure relating to biodiversity in England. It is general guidance and it does not give specific advice in relation to any site, species or project. It represents Ecology Services Ltd interpretation of legislation and procedure as at the time of writing report. Readers should note that legislation and procedure changes continually and is interpreted on a case-specific basis. Nothing in Appendix 1 should be construed as an offer of advice or legal opinion.

Planning Context

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF, 2024) places a clear responsibility on Local Planning Authorities (LPA) to contribute to conserving and enhancing the natural and local environment. LPAs should promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species (e.g. Species of Principal importance, Biodiversity Action Plan species); and identify and pursue opportunities for securing measurable net gains for biodiversity. The Office of the Deputy Prime Minister (ODPM) Circular 06/2005 provides administrative guidance on the application of the law in relation to planning and nature conservation.

A Local Planning Authority (LPA) has a duty to ensure that protected species and habitats within the UK are a 'material consideration' in the determination of a planning application. Therefore, an LPA is unlikely to determine an application until all relevant information relating to protected species or habitats is submitted to fully inform the application. Relevant information includes adequate surveys and, where required, mitigation strategies, which will need to be submitted in support of a planning application.

Statutory Protection Afforded Bats

The Conservation of Habitats & Species Regulations 2017 (as amended), also known as the Habitats Regulations, lists all UK bat species on Schedule 2 which places an obligation to implement strict protection for these species. This legislation makes it an offence to:

- deliberately kill, injure or capture a wild bat;
- deliberately disturb* a bat;
- damage or destroy a breeding site or resting place of a bat.

*Disturbance, as defined by the Conservation of Habitats & Species Regulations 2017 (as amended), is that which is likely to:

- impair their ability –
  - to survive, to breed or reproduce, or to rear or nurture their young; or
  - in the case of animals of a hibernating or migratory species, to hibernate or migrate.
- affect significantly the local distribution or abundance of the species to which they belong.

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 continue the same provision for European protected species, licensing requirements and protected areas after Brexit.

All UK bats and their roosts are afforded further protection through their inclusion on Schedule 5 of the Wildlife & Countryside Act 1981 (as amended), which makes it an offence to:

- intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection;

- intentionally or recklessly obstruct access to a structure or place which a bat uses for shelter or protection.

Regulation 12 the Conservation of Habitats and Species Regulations 2017 (as amended) requires the appropriate authority in England and Wales to designate as Special Areas of Conservation such sites as the authority considers to be of national importance which contribute significantly to the maintenance, or restoration at favourable conservation status in the natural range of the species listed in Annex II of the EC Habitats Directive. Four bat species (greater horseshoe, lesser horseshoe, Bechstein's and barbastelle) are listed under Annex II.

When dealing with planning applications where a European Protected Species (EPS) (all UK bats) may be affected, a Local Authority is a 'competent authority' within the meaning of regulation 7 of the Conservation of Habitats & Species Regulations 2017 (as amended). The local authority must therefore exercise their functions under the provisions made within the 2017 Regulations (as amended), and planning decisions should only be made when European Protected Species and their habitats are fully taken into account.

Licensing of Works Affecting Roosting Bats

Where a bat roost is likely to be affected by development then a licence to derogate from the legal protection would be required. Licence applications are processed and issued by Natural England and can only be applied for once planning permission (if required) has been granted.

Natural England may grant a licence for the purposes specified in paragraph 55 of the Regulations. The purposes are:

- 55(2)(e) preserving public health or safety or other imperative reason of overriding public interest including those of a social or economic nature and beneficial consequence of primary importance for the environment.
- 55(2)(f) preventing the spread of disease.

Natural England must not grant a licence under paragraph 55 unless it is satisfied that:

- 55(9)(a) there is no satisfactory alternative; and
- 55(9)(b) the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable status in their natural range.

In December 2016, Natural England introduced four policies for European Protected Species (EPS) licensing. The policies were revised in January 2022. The policies seek to achieve better outcomes for EPS and reduce unnecessary costs, delays and uncertainty that were inherent in the current system. In brief, the four policies are:

- **Policy 1.** Reduce mitigation measures for impacts on EPS
- **Policy 2.** Location of compensation habitats
- **Policy 3.** Let EPS use temporary habitats
- **Policy 4.** Alternative sources of evidence to reduce standard survey requirements

Policy 1 allows compensation for EPS impacts to be delivered without the need to relocate or exclude populations where: exclusion or relocation measures are not necessary to maintain the conservation status of the local population; the avoid-mitigate-compensate hierarchy is followed; and compensation provides greater benefits to the local population than would exclusion and/or relocation. This policy can be used to reduce mitigation measures, such as exclusion or relocation of EPS, by increasing compensation. This policy allows killing of EPS and destruction of their habitat without needing to exclude or relocate individual animals.

Policy 2 allows for the provision of off-site compensation measures where the licensing tests are met, the avoid-mitigate-compensate hierarchy is followed, there are good reasons for maximising development on the site of EPS impacts and where an off-site solution provides greater benefit to the local population than an on-site solution.

Policy 3 relates to developments, such as mineral extraction, which temporarily create habitat which is likely to attract EPS and enables works to proceed without the exclusion of EPS where the conservation status of the local population would not be detrimentally affected. On completion of development, such sites must contribute to the conservation status of the local population as much as or more than the land use which preceded development. The measures to achieve this should be set out in a management plan and secured by a legal agreement.

Under **Policy 4** Natural England may accept a lower than standard survey effort where: the costs or delays associated with carrying out standard survey requirements would be disproportionate to the additional certainty that it would bring; the ecological impacts of development can be predicted with sufficient certainty; and mitigation or compensation will ensure that the licensed activity does not detrimentally affect the conservation status of the local population of any EPS.

Natural Environmental and Rural Communities (NERC) Act 2006

Section 40 of the Natural Environmental and Rural Communities (NERC) Act 2006 (as amended) places a statutory duty on public authorities, in exercising their functions, to conserve and enhance biodiversity in England. Species of Principal Importance for the conservation of biodiversity in England, as identified by the Secretary of State in consultation with Natural England, are listed Section 41 of the NERC Act. The Local Planning Authority and government bodies (e.g. Natural England) will expect the overall design of the development to have regard for the conservation of these species. Seven bat species are listed as Species of Principal Importance under Section 41 of the NERC Act (refer to Section 2).

Appendix 2:

Guidelines for Assessing and Categorising Habitat & Roosting Suitability for Bats

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement (Taken from the Bat Conservation Trust Bat Surveys for Professional Ecologists: Good Practice Guidelines, (Collins (ed.) (2023).

Potential Suitability	Description	
	Roosting habitats in structures	**Potential flight-paths & foraging habitats**
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices /suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/ protection for flight-lines, or generate/ shelter insect populations available to foraging bats).
Negligible[1]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically, at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[2] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation but could be used by individual hibernating bats[2]).	Habitat that could be used by small numbers of flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) of a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[1] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back to gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[3] and surrounding habitat. These structures have the potential to support high conservation roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broad-leaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

[1]Negligible is defined as 'so small or unimportant as to not be worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).
[2]For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

[3]Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types un urban environments (Korsten *et al.*, 2016 and Jansen *et al.* 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

In addition to Table 4.1, if suitable potential features are present assessment of hibernation potential shall also be undertaken. None or very limited (negligible) shall be treated as LOW. Sites with PRFs such as cellars, tunnels and underground site (classic sites) shall be treated as HIGH and non-classic sites shall be treated as MODERATE, depending upon what can be surveyed at the site. The assessment shall include; the surrounding habitats which may reduce, maintain or increase survey effort based on the quality and connectivity of habitats and any presence of known roosts within or adjacent to the site or the immediate area.

Appendix 3:
Population Statuses of Bat Species in Lancashire

National Status

There are 18 species of bat that are native to the United Kingdom.

The latest Review of the Conservation Status of British Mammals (2018) has shown that where change could be assessed with reasonable confidence there have been increases in the geographical range and population status of two species of UK bat (greater and lesser horseshoe bat) and decrease in the geographical range of one species (grey long-eared bat). Increases in population were also identified in the following species: Bechstein's, Daubenton's, Natterers, Serotine and brown long-eared although it is noted that the reliability of the results is poor. Population data was not available for; Alcathoe, whiskered, Brandt's, Leisler's, noctule, Barbastelle and Nathusius pipistrelle.

Population estimates were given for common and soprano pipistrelle however they could not be reliably compared to the results from Harris et al. (1995) as the two species had not been identified as separate species at the time of that survey. *Pipistrellus* spp. remain the commonest species of bat in the UK despite their decline.

The State of Bats 2017 report produced by the Bat Conservation Trust used results from multiple survey types (hibernation, roost, waterway and field) of the National Bat Monitoring Programme (NBMP) to compile population trends between 1999, 2001 or 2002 to 2016. The report identified statistically significant (95% accuracy) population increase in Great Britain in the following species; greater horseshoe (hibernation and roost surveys), lesser horseshoe (hibernation and roost surveys), Daubenton's (hibernation surveys), Natterers (hibernation surveys), common pipistrelle (field surveys), soprano pipistrelle (field surveys). Significant decreases in population in Great Britain were identified in common pipistrelle (roost surveys), soprano pipistrelle (roost surveys) and brown long-eared (roost surveys).

These trends reflect relatively recent changes to bat populations since the 1990s. It is generally considered that prior to this there were significant historical declines in bat populations dating back to at least the start of the 20th century, although evidence is fragmented and few data were collected in a systematic way.

Serotine and barbastelle are considered vulnerable and Leisler's and Nathusius' pipistrelle, near threatened in Britain and England in the Red List for Britain's Terrestrial Mammals (Mathews and Harrower, 2020).

Local Status

There are eight bat species listed as being resident in Lancashire; these are as follows:

- Brown long-eared (*Plecotus auritus*)
- Whiskered (*Myotis mystacinus*)
- Brandt's (*Myotis brandtii*)
- Daubenton's (*Myotis daubentonii*)
- Noctule (*Nyctalus noctula*)
- Common pipistrelle (*Pipistrellus pipistrellus*)
- Soprano pipistrelle *(Pipistrellus pygmaeus*)
- Natterer's (*Myotis nattereri*)

Nathusius pipistrelle (*Pipistrellus nathusii*) has also been recorded in the county more recently. Although there are no known roosts in Lancashire, they have been trapped and ringed at Pennington Flash, Wigan. Lesser horseshoe (*Rhinolophus hipposideros*) is historically known to be present in Lancashire, however, the most recent record is from East Lancashire in 2009.

Populations of bats in many parts of Lancashire are comparable in size and importance to some of the best areas in the country. Estimates have not been made for Lancashire from the national population estimates as they are of poor reliability and it is not felt that the estimates would be useful or statistically valid (White (Ed.) *et. al.,* 2017).

The valleys of the Lune, Wyre, Hodder, Ribble and their tributaries support substantial populations of pipistrelle and Daubenton's. Many colonies of the latter species roost in bridges over the rivers.

There are also good numbers of most of the other bat species listed as being present in this area.

Clusters of brown long-eared colonies are strongly skewed towards the west of the county and populations are known in the Silverdale area, Fylde and West Lancashire, and whiskered and Brandt's are probably more common in the north of the county than in southern Lancashire.

Ponds in the Fylde, mill lodges and reservoirs in eastern Lancashire and other areas provide concentrated feeding areas for many bats.

Swarming activity has been identified in two locations in Lancashire; Blackburn with Darwen and close to the Yorkshire border in Ingleton. It is known that bats will travel from Lancashire to swarming sites in Yorkshire.

Appendix 4:
Site Photographs

Photograph 1: Southwest elevation of Building 1 (B1)

Photograph 2: Gap underneath fascia on northeast elevation of B1

Photograph 3: Northeast elevation of B1

Photograph 4: Example of slipped tile on B1

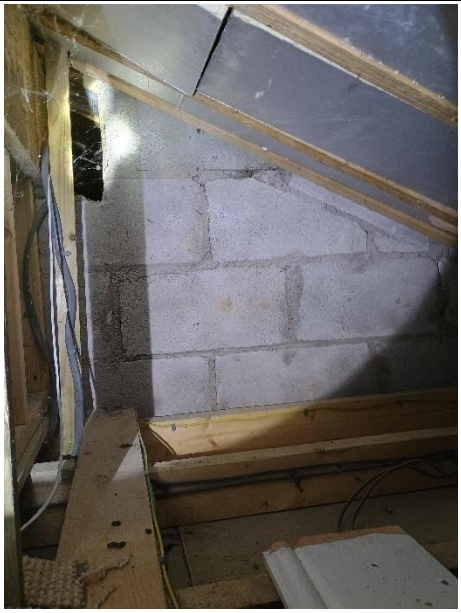
Photograph 5: Part of B1 northwest elevation

Photograph 6: Gap underneath tile on northwest elevation of B1

Photograph 7: Gaps between tiles on northeast elevation of B1

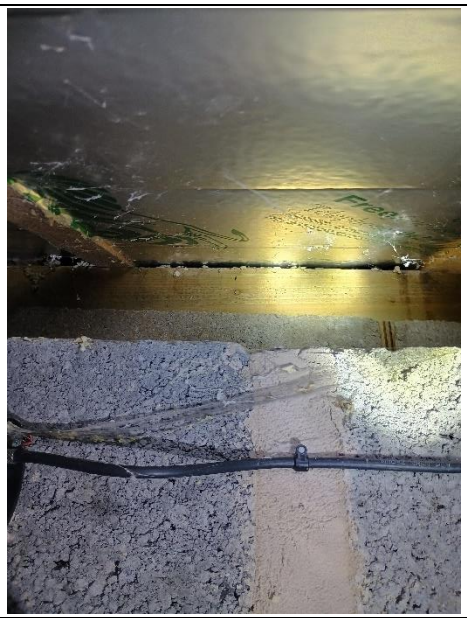
Photograph 8: Collapsed ivy on southeast elevation of B1

Photograph 7: Loft space on ground floor of B1



Photograph 8: Wardrobe crawl space on first floor of B1

Photograph 9: Loft space on first floor of B1



Photograph 10: Example gap on the bottom of insulation blocks in roof voids of B1

Photograph 11: Southeast elevation of Building 2 (B2)

Photograph 12: Example gap underneath fascias on southeast elevation of B2

Photograph 13: Northwest elevation of B2

Photograph 14: Example gap underneath fascias on northwest elevation of B2

Photograph 15: Northeast/east elevation of B2

Photograph 16: Gaps under ridge tile and missing ridge on B2

Photograph 17: Northeast/southeast elevation of B2

Photograph 18: Gap underneath fascia board at the corner of the northeast/southeast elevation at B2

Photograph 19: Wider landscape facing southwest