Bromiley, Ribchester Road, Clayton-le-Dale BB1 9EG

ECOLOGICAL APPRAISAL AND LICENSED BAT SURVEY

July 2026
Version 2

ERAP (Consultant Ecologists) Ltd Reference: 2025-215

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Document Control

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Ecological appraisal and daytime bat walkover survey	Victoria Burrows	15th August 2025
Dusk emergence bat survey 1	Oscar Caunce, Catie Howarth and Ian Nelson	20th August 2025
Dusk emergence bat survey 2	Victoria Burrows, Sue Lonsdale and Ciaran Rowett	16th September 2025
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Victoria Burrows, Natural England Class Survey Licence (bats, Level 2) Registration Number 2015-10390-CLS-CLS
Barn owl
Victoria Burrows Natural England Class Survey Licence Registration Number CL29/00061

SUMMARY

Introduction and Scope

i. This Ecological Appraisal and Licensed Bat Survey report has been prepared for the Bromiley property off Ribchester Road, Clayton-le-Dale. The assessment was requested to inform a planning application proposing the demolition of the existing buildings and construction of a replacement dwelling.

ii. This report presents the results of a desktop study and data search, a Phase 1 Habitat Survey and the results of surveys for relevant protected species carried out in August and September 2025. The surveys were completed by appropriately licensed, qualified and experienced ecologists and are in accordance with standard, recognised survey guidelines. The scope of survey undertaken to date is appropriate to identify potential ecological constraints, the feasibility of mitigation required and opportunities for biodiversity.

Results of Survey, Assessment and Recommendations

iii. The 0.1941 hectare site lies within a row of detached residential properties on the north side of Ribchester Road, Clayton-le-Dale. The site comprises a vacant, dilapidated house and garden shed and it's associated garden and driveway.

iv. The proposals will have no adverse direct or indirect effect on statutory or non-statutory designated sites for nature conservation. No Priority Habitat, semi-natural or irreplaceable habitats are present or will be affected by the proposals.

v. The established trees on the margins of the garden are considered to be of 'local' importance as they support habitats of value to nesting birds and foraging birds and bats, and will contribute as wildlife links across the wider area. As outlined in **Section 5.3** the site layout secures the retention of the trees (and their protection during construction), seeks to complement these habitats and secure supplementary opportunities for habitat connectivity.

vi. Indian Balsam, an invasive species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), is present. The proposals present an opportunity for the eradication and management of this species as part of the proposed development. Further guidance is presented at **Section 5.4**.

vii. The house is assessed to be of 'moderate' suitability for use by roosting bats. The shed and all trees are assessed to conform to the suitability for use by roosting bats categories 'negligible' or 'none'. The daylight licensed bat survey followed by the relevant scope of dusk emergence surveys at the house in August and September 2025 did not detect any evidence of roosting bats. The presence of roosting bats is reasonably discounted at the site and no further surveys for roosting bats are required to comply with relevant survey guidelines or to inform a planning application.

viii. Five bat species were recorded foraging at or near to the site during the dusk emergence surveys. Inappropriate use of artificial lighting around the exterior of the new building may have an adverse effect on use of the local area by foraging bats. Guidance to avoid a significant impact on foraging and commuting bats in the long-term is described at **Section 5.3**.

ix. Mandatory measures to be applied to ensure the protection of nesting birds during and prior to the site preparation works are described at **Section 5.4**. The redevelopment provides an opportunity to enhance the value of the site for use by nesting birds and recommendations are made in **Section 5.5**.

x. Appropriate and proportionate survey effort and / or assessment, in accordance with standard survey guidelines, has been applied to discount adverse effects on other relevant protected species. No further surveys for other protected species are required to inform a planning application.

Conclusion

xi. It is advised that the proposals at Bromiley, Ribchester Road can be achieved in accordance with wildlife legislation, planning policy, Natural England guidance and best practice.

xii. The recommendations in **Section 5.0** outline the mandatory measures and additional actions to be applied to ensure compliance with wildlife legislation, the National Planning Policy Framework (NPPF) and best practice.

xiii. The report describes the appropriate and proportionate measures and recommendations that aim to enhance the value of the site for wildlife such as roosting bats, nesting birds and biodiversity associated with residential development. The recommendations comprise landscape planting, habitat creation and the application of positive habitat management in the long-term to achieve measurable gains for biodiversity and compliance with the NPPF, local planning policy and best practice.

1.0 INTRODUCTION

1.1 Background and Rationale

1.1.1 ERAP (Consultant Ecologists) Ltd was commissioned by Zara Moon Architects on behalf of their client to carry out an ecological assessment of the property and curtilage known as 'Bromiley', Ribchester Road, Clayton-le-Dale BB1 9EG (hereafter referred to as the 'site'). The Ordnance Survey (OS) grid reference at the centre of the site is SD 67248 33326. An aerial image of the site and its surrounding habitats is appended at **Figure 1** (source image: ESRI World Imagery).

1.1.2 The assessment was required to inform a planning application proposing the demolition of the existing house and shed and the construction of a replacement dwelling.

1.2 Scope of Works

1.2.1 The scope of ecological works undertaken in August and September 2025 comprised:

a. A desktop study and data search for known ecological information at the site and the local area;

b. An Extended Phase 1 Habitat Survey and assessment, and assessment of the habitats present at the site using the UK Habitats Classification;

c. Assessment of the ecological value of the habitats within the site with the use of the National Vegetation Classification (NVC) and the Ratcliffe criteria, as presented in *A Nature Conservation Review* (Ratcliffe, 1977);

d. A daytime bat walkover survey for bats, which has comprised an assessment of the suitability of the habitats within the site and the surrounding area for foraging and commuting bats, daytime licensed preliminary roost assessment of the buildings and a ground level tree assessment, followed by the relevant scope of dusk emergence surveys;

e. Survey and assessment of all habitats for relevant statutorily protected species[1] and other wildlife including badger (*Meles meles*), barn owl (*Tyto alba*), bird species and reptiles;

f. The identification of any potential ecological constraints on the proposals and the specification of the scope of mitigation and ecological enhancement required in accordance with wildlife legislation, planning policy guidance and other relevant guidance; and

g. The identification of any further surveys or precautionary actions that may be required to inform the progression of the site through the planning process or prior to the commencement of construction activities.

[1] In accordance with *Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and Their Impact on the Planning System* (Office of the Deputy Prime Minister, 2005) developers should not be required to undertake surveys for protected species unless there is reasonable likelihood of the species being present and affected by the development. In this instance (for example) there are no ponds within an unobstructed radius of 500 metres from the site, and no water bodies or water courses within or adjacent to the site; there has been no requirement to consider great crested newt (*Triturus cristatus*), water vole (*Arvicola amphibius*) or otter (*Lutra lutra*) as part of this assessment.

2.0 METHOD OF SURVEY

2.1 Desktop Study and Data Search

2.1.1 The following sources of information and ecological records were consulted:

a. MAGiC Maps: A web-based interactive map which brings together geographic information on key environmental schemes and designations, including details of statutory nature conservation sites;

b. Ancient Tree Inventory (Woodland Trust, 2025): An online database of ancient and veteran trees;

c. Lancashire Local Nature Recovery Strategy (LNRS);

d. Lancashire Environment Record Network (LERN); and

e. Lancashire Biodiversity Action Plan (BAP).

2.2 Vegetation and Habitats

2.2.1 An Extended Phase 1 Habitat Survey of the site was carried out by Victoria Burrows on 15th August 2025. The weather was dry and sunny with a light air (Beaufort scale 1) and an air temperature of 18°C.

2.2.2 A Phase 1 Habitat Survey map was prepared for the site and the immediate surrounding area and is appended at **Figure 2**. The mapping is based on the Joint Nature Conservation Committee Phase 1 Habitat Survey methodology (JNCC, 2010) with minor adjustments to illustrate and examine the habitats with greater precision.

2.2.3 On site habitat mapping was assisted using ERSI world imagery and *Bromiley, Ribchester Road, Clayton-le-Dale BB1 9EG. Existing Site Layout* (TriCAD Solutions Ltd, 2025) as baseplans.

2.2.4 The plant species within the site boundary were determined with estimates of the distribution, ground cover, abundance and constancy of individual species. The estimation of abundance was based on the DAFOR system, where D = Dominant, A = Abundant, F = Frequent, O = Occasional and R = Rare, this being a widely used and accepted system employed by ecological surveyors. The terms L = Locally and V = Very were additionally used to describe the plant species distributions with greater precision.

2.2.5 Stands of vegetation and habitats were described and evaluated using the National Vegetation Classification (NVC). The NVC provides a systematic and comprehensive analysis of British vegetation and is a reliable framework for nature conservation and land-use planning.

2.2.6 Habitats within the site were assessed in accordance with *The UK Habitat Classification Version 2.0* (UKHab Ltd, 2023). The UK Habitat Classification, or 'UKHab' has been designed to function at two scales of minimum mappable unit (MMU): fine scale (25m^2 or 5 metres length) and large scale (400m^2 or 20 metres length). It has been considered for the purposes of this survey that the fine scale of 25m^2 or 5 metres length MMU is appropriate.

2.2.7 Searches were made for uncommon, rare and statutorily protected plant species, those species listed as protected in the *Wildlife and Countryside Act 1981* (as amended) and species which are indicators of important and uncommon plant communities. Plant nomenclature follows *New Flora of the British Isles 3rd Edition* (Stace, 2010).

2.2.8 Searches were carried out for the presence of invasive species, including those listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), including Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

2.3 Licensed Bat Survey and Assessment

Daytime Bat Walkover Survey

Survey Personnel

2.3.1 The licensed daytime bat walkover survey and assessment was carried out by Victoria Burrows, Natural England Class Survey Licence (bats, CL18 Level 2) Registration Number 2015-10390-CLS-CLS. The surveyor's qualifications and experience meet the criteria as defined in the *Technical Guidance Series Competencies for Species Survey: Bats* (CIEEM, 2013).

Habitat Assessment for Commuting / Foraging Bats

2.3.2 Habitats within and adjacent to the site were assessed for their value and suitability for commuting and foraging bats in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023). Reference has been made to the categories, descriptions and examples presented in **Table 2.1**.

Table 2.1: Consideration of Suitability of Foraging and Commuting Habitat for Bats

Suitability	Potential Flight Paths and Foraging Habitats
None	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 [a]	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	Habitat that could be used by small numbers of bats as 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) or a patch of scrub.
Moderate	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 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	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 broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

[a] Negligible is defined as 'so small or unimportant as to be not 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).

Preliminary Roost Assessment: Buildings

2.3.3 The preliminary roost assessment was carried out in accordance with standard methodology including the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004), the *Bat Workers' Manual 3rd Edition* (Mitchell-Jones &

Mcleish, 2004) and *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023).

2.3.4 An inspection of the external surfaces, walls and roof of the buildings was carried out to search for potential bat roosting habitat or accesses into internal areas where roosts may be present. Searches for evidence of bat presence in the form of droppings, urine stains, feeding signs, grease marks and other evidence were carried out.

2.3.5 The internal survey involved an examination of the accessible internal areas, including roof voids, to search for roosting bats or evidence of previous use of the buildings by bats such as droppings and prey remains.

2.3.6 The suitability of the buildings for use by roosting bats has been assessed in accordance with Table 4.1 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)* (Collins, J. (ed), 2023), taking into account any presence of gaps suitable for access by bats, features suitable for use by roosting bats within the buildings and walls (including crevice dwelling species and species which can roost in the open in roof voids), and the suitability of the surrounding habitats for use by foraging and commuting bats. The suitability of the buildings has been informed by the categories as presented in **Table 2.2**.

Table 2.2: Suitability Categories for Roosting Habitats in Buildings

Suitability	Description
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).
Negligible[a]	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.
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[b] 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 site, but could be used by individual hibernating bats[c]).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] 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).
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[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool / stable hibernation site.

[a]Negligible is defined as 'so small or unimportant as to be not 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).

[b]For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

[c]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 in 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.

Ground Level Tree Assessment

2.3.7 A ground level tree assessment (GLTA) of the trees within the site was carried out. Trees were assessed from the ground using binoculars and a high-powered torch. Each tree was searched for the presence of the following features:

Woodpecker holes, rot holes, hazard beams, other vertical or horizontal cracks or splits in stems and branches, partially decayed platey bark, knot holes, man-made holes, tear-outs, cankers in which cavities have developed, other hollows or cavities, including butt-rots, double-leaders forming compression forks with included bark, gaps between overlapping stems or branches, partially detached Ivy (Hedera helix) with stem diameters in excess of 50mm and bat, bird or dormouse (Muscardinus avellanarius) boxes.

2.3.8 Terms used to describe any features present follow (where possible) those outlined and described in *Bat Tree Habitat Key, 2nd Edition* (Andrews, H (ed), 2013) and *Bat Roosts in Trees: A Guide to Identification and Assessment for Tree-care and Ecology Professionals* (BTHK, 2018).

2.3.9 Trees have been assessed and described using the categories presented at Tables 4.2 and 6.2 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn),* (Collins, J. (ed), 2023), as presented in **Table 2.3**.

Table 2.3: Definition of Terms and Suitability Categories Used in Tree Survey for Roosting Bats

Terms and Suitability Categories	Description
PRF	Potential Roost Feature.
None	Either no PRFs in the tree(s) or highly unlikely to be any.
FAR	Further Assessment Required to establish if PRFs are present in the tree.
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.3.10 The requirement for further presence / absence surveys at each tree was then considered.

Equipment

2.3.11 A list of equipment used is listed in **Table 2.4**.

Table 2.4: Survey Equipment Used / Available for Use During Daytime Bat Survey

Ladders
LED Lenser P14 torch
Canon Ixus digital camera
8x20 binoculars
Ridgid Micro Inspection Camera Borescope CA-300

Presence / Absence Survey: Dusk Emergence Survey

2.3.12 Following the daytime assessment two dusk emergence surveys supplemented by night vision aids (NVAs) were carried out. The surveys were carried out under suitable conditions (refer to **Table 2.5**). The dusk emergence surveys commenced at least 15 minutes before sunset, and continued until at least 1.5 hours after sunset.

2.3.13 Three surveyors, experienced in conducting bat surveys, were positioned at suitable locations to maximise the coverage of the relevant sections of the building to determine any entry or emergence by roosting bats. Any bat emergence or re-entry activity was recorded, with brief notes relating to bat activity at each survey position collated at the end of the survey.

2.3.14 Anabat Scout and Anabat Express FS detectors were used to determine any bat detected to species or group (Myotis species, for example, often cannot be reliably identified to species from their echolocation calls). Echolocation calls were analysed after the survey using Anabat Insight bat call analysis software.

2.3.15 NVA[2], supplemented with additional infra-red lighting (comprising Nightfox XB5 torches and infra-red floodlights), were used at the relevant surveyor positions presented in **Table 2.5**. Footage was subsequently reviewed using VLC Media Player to determine any emergence / re-entry at the buildings.

2.3.16 Surveyor positions and NVA locations are annotated on **Figure 3**. Photographs showing each survey position from the darkest point of the surveys are appended at **Photos 28** to **30**.

Table 2.5: Dusk Emergence Survey Date, Weather Conditions and Surveyors

Date	**20th August 2025**	**16th September 2025**
Sunset time	20:29	19:25
Start and end time	20:13 until 21:59	19:10 until 21:00
Weather	Dry with a light air (Beaufort scale 1)	Dry and overcast with a light air (Beaufort scale 1)
Air temperatures	15°C throughout	14°C at 19:30 falling to 12°C at 21:00
Survey Position	**Surveyor, Detector and NVA**	**Surveyor, Detector and NVA**
1	Oscar Caunce Anabat Scout and TK612 Gen2 thermal monocular	Susan Lonsdale Anabat Scout and TK612 Gen2 thermal monocular
2	Catie Howarth Anabat Scout and Canon XA60 camcorder	Ciaran Rowett, Anabat Express & Anabat Scout and TK612 Gen2 thermal monocular
3	Ian Nelson Anabat Scout and Canon XA60 camcorder	Victoria Burrows Anabat Express FS and Batbox Duet and TK612 Gen2 thermal monocular

2.4 Other Relevant Protected Species and Animal Life

Badger

2.4.1 The survey area for badger covered the site (as annotated on **Figure 1**) and extended to accessible land within a radius of 50 metres from the site boundary. Private gardens / land beyond the site boundary were viewed from the site margins.

2.4.2 The survey was conducted in accordance with guidance presented within *Badgers and Development* (Natural England, 2007) and Badgers*: advice for making planning decisions* (Natural England, 2022).

2.4.3 The following signs of badger activity were searched for:

a. Sett entrances, e.g. entrances that are normally 25 to 35cm in diameter and shaped like a 'D' on its side;

[2] Canon XA60 camcorders and Guide TK612 Gen2 Thermal Monocular.

b. Large spoil heaps outside sett entrances;

c. Bedding outside sett entrances;

d. Badger footprints;

e. Badger paths;

f. Latrines;

g. Badger hairs on fences or bushes;

h. Scratching posts; and

i. Signs of digging for food.

2.4.4 Habitats within and surrounding the site were assessed in terms of their suitability for use by foraging and sheltering badger in accordance with their known habitat preferences as detailed in current guidance and *Badger* (Roper, 2010).

Bird Species

2.4.5 Bird species observed and heard during the survey were recorded.

2.4.6 Habitats throughout the site and in the immediate surrounding area were assessed for their value to roosting, feeding and nesting birds, as indicated by the amount of shelter, feeding value, woody vegetation structure and species diversity of tree and shrub species in the site.

2.4.7 The buildings were searched for evidence of previous use by nesting birds and the buildings were assessed for their suitability for use by nesting birds, particularly species typically associated with the built environment such as house sparrow (*Passer domesticus*), starling (*Sturnus vulgaris*), swallow (*Hirundo rustica*), house martin (*Delichon urbicum*), swift (*Apus apus*) and gull species.

Reptile Species

2.4.8 The site and its surroundings were assessed in terms of their suitability for use by reptile species using the important characteristics for reptiles outlined in the draft document *Reptile Mitigation Guidelines* (Natural England, 2011), and the *Reptile Habitat Management Handbook* (Edgar, et al., 2010). These habitat characteristics are outlined in **Table 2.6**.

Table 2.6: Important Habitat Characteristics for Reptiles

1. Location (in relation to species range)	7. Connectivity to nearby good quality habitat
2. Vegetation Structure	8. Prey abundance
3. Insolation	9. Refuge opportunity
4. Aspect	10. Hibernation habitat potential
5. Topography	11. Disturbance regime
6. Surface geology	12. Egg-laying site potential

Other Wildlife

2.4.9 Evidence of other wildlife, including Priority Species, observed whilst on site, but for which specific surveys were not made, was recorded and has been included in this report where it is considered of relevance to the planning application. Habitats have been assessed for their suitability for Priority Species identified in the data search results where this is considered relevant to the application.

2.5 Survey and Reporting Limitations

2.5.1 No survey limitations on the intended scope of survey were experienced.

2.5.2 All measurements within this report are approximate only and have been either measured or estimated whilst on site or calculated using mapping software (QGIS) or internet-based mapping services such as MAGiC Maps and Google Earth.

2.6 Evaluation Methods

2.6.1 The habitats, vegetation and animal life were evaluated with reference to standard nature conservation criteria as described in *A Nature Conservation Review* (Ratcliffe, 1977). These are size (extent), diversity, naturalness, rarity, fragility, typicality, recorded history, position in an ecological or geographical unit, potential value and intrinsic appeal.

2.6.2 Habitats have been assessed to determine whether they meet those described in *UK Biodiversity Action Plan: Priority* Habitat *Descriptions* (Maddock, A (ed), 2008); these lists are used to help draw up the statutory lists of Priority Habitats, as required under Section 41 of the *Natural Environment and Rural Communities* (NERC) *Act 2006*. Where suitable, the ecological value of the habitats present has been assessed using the terms outlined in *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018). Each habitat and individual trees have been assessed to determine whether they are 'irreplaceable habitat', defined in *National Planning Policy Framework* (Ministry of Housing, Communities & Local Government, 2024)[3] as '*Habitats which would be technically very difficult (or take a very significant time) to restore, recreate or replace once destroyed, taking into account their age, uniqueness, species diversity or rarity. They include ancient woodland, ancient and veteran trees, blanket bog, limestone pavement, sand dunes, salt marsh and lowland fen'*. The further detail presented in *The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024* (GOV.UK, 2024) has also been referred to.

2.6.3 Government advice on wildlife, as set out in the NPPF and associated government circulars has been taken into consideration. Legislation relating to protected species, such as those listed under Schedules 1, 5, 6 and 8 of the *Wildlife and Countryside Act 1981* (as amended) and *The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019*, is referenced where applicable, and any impacts to protected species are evaluated in accordance with current guidance.

2.6.4 The presence of any Priority Species, as listed under Section 41 of the *Natural Environment and Rural Communities (NERC) Act 2006* is noted, and habitats are assessed in terms of their suitability and value for these species. The presence of habitats and / or species listed by the Lancashire Biodiversity Action Plan has been taken into account in the evaluation of the site.

[3]Hereafter the NPPF

3.0 SURVEY RESULTS

3.1 Desktop Study and Data Search

Statutory Designated Sites for Nature Conservation and SSSI Impact Risk Zones

3.1.1 The site and adjoining land have no statutory designation for nature conservation.

3.1.2 The site lies within a Site of Special Scientific Interest (SSSI) Impact Risk Zone for the Red Scar and Tun Brook Woods SSSI located approximately 7.7 kilometres to the west and designated for its diversity and quality of its woodland habitats and associated flora and fauna.

3.1.3 The SSSI Impact Risk Zone requires the Local Planning Authority to consult with Natural England on likely risks from the following development categories (Natural England, 2025):

- Discharge: Any discharge of water or liquid waste of more than 20m³/day that is discharged to ground (i.e. to seep away) or to surface water, such as a beck or stream.

3.1.4 The proposals do not meet any of the development categories which would require further consultation with Natural England on likely risks from the proposed development to the statutory designated sites for nature conservation present in the wider area. The Natural England Impact Risk Zone states:

'*You do not need to consult Natural England on the proposed development at this location.*

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

Therefore, you do not need to consult Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, SPAs or Ramsar sites that they underpin.'

Non-statutory Designated Sites for Nature Conservation

3.1.5 The site and adjoining land have no non-statutory designation for nature conservation, called 'Biological Heritage Sites' or 'BHS' in Lancashire.

3.1.6 Ten BHS are located within a 2 kilometres radius from the centre of the site and are summarised in **Table 3.1**

Table 3.1: BHS Within a 2 Kilometres Radius from the Centre of the Site

BHS Name	Distance and Direction from the Site	Reasons for Designation
Hazel Moor	0.49 kilometres to the east	Two areas of biological interest. A rectangular area of common land, and a mosaic of grassland, scrub and developing woodland.
Bradley Wood Grassland	1.11 kilometres to the north	A small area of semi-natural neutral grassland and scrub.
Cadshaw Pastures	1.11 kilometres to the north-west	Species-rich, semi-natural, damp neutral grassland with some semi-natural woodland and scrub.

BHS Name	Distance and Direction from the Site	Reasons for Designation
Wood House Farm Fields	1.15 kilometres to the south-west	Two adjacent fields managed as pasture situated on either side of Zechariah Brook approximately 3km north-east of Mellor. Both fields support species-rich neutral grassland.
Bradley Wood	1.2 kilometres to the north	An area of semi-natural woodland to the north-west of Park Gate Farm, Salesbury and is listed in the Lancashire Inventory of Ancient Woodland (Provisional).
Haggs's Wood	1.25 kilometres to the south	Woodland which is ancient semi-natural in character.
Ramsgreave Wood	1.28 kilometres to the south-east	Semi-natural woodland which is identified within Natural England's Inventory of Ancient Woodland.
Old Park Wood	1.29 kilometres to the west	A large area of semi-natural woodland adjoining the south bank of the River Ribble approximately 1.5 km south of Ribchester. It includes Old Park Wood and Mire Wood both of which are listed in the Lancashire Inventory of Ancient Woodland (Provisional). A British Red Data Book (category 1, endangered) cranefly, *Lipsothrix nigristigma*, occurs here.
Park Brook Pastures	1.71 kilometres to the north-east	Species-rich grassland and additional habitats supporting a diverse flora. Damp grassland dominates, but smaller areas of drier, neutral and acid grassland are also present.
Broken Brows Pastures and Woodland and Madgell Bank	1.85 kilometres to the north-west	Three parcels of semi-natural grassland, woodland and wood pasture.

3.1.7 The presence of the BHS is considered further at **Section 4.2**.

3.1.8 The site lies within the Forestry Commission (FC) / British Trust for Ornithology (BTO) Wader Zone. The suitability of the site for wading birds is considered further at **Section 4.2**.

Local Nature Recovery Strategy

3.1.9 This site does not lie within any land allocated as an 'Areas of Particular Importance' or 'Potential Measures' on the LNRS map.

Priority Habitats Inventory

3.1.10 The Priority Habitats Inventory[4] was checked via MAGiC Maps. No Priority Habitats are identified at the site by the inventory.

Ancient Tree Inventory

3.1.11 No ancient or veteran trees are identified at the site by the inventory.

[4] A spatial dataset that describes the geographic extent and location of Natural Environment and Rural Communities Act (2006) Section 41 habitats of principal importance.

Protected and Notable Species

3.1.12 Records of protected and notable species for a 2 kilometres radius from the centre of the site are summarised in **Table 3.2**.

Table 3.2: Records of Protected Species Within a 2 Kilometres Radius from the Centre of the Site

Taxon Group	Species Name and Designations[1] and Notes
Amphibians	Common frog (*Rana temporaria*): WCAs5 & LBAP. 5 records, dated between 1984 and 2020. The closest record is 1075 metres to the south-east, and from 1998.
	Common toad (*Bufo bufo*): WCAs5, PS & LBAP. 4 records, all from 1984. The closest record is 1355 metres to the north.
	Great crested newt (*Triturus cristatus*): EPS, WCAs5 (Sale only), PS & LBAP. 7 records, dated between 1955 and 1984. The closest record is 1115 metres to the north, and from 1955.
	Palmate newt (*Lissotriton helveticus*): WCAs5. 2 records, both from 1984. The closest record is 1740 metres to the north.
	Smooth newt (*Lissotriton vulgaris*): WCAs5. 2 records, both from 1984. The closest record is 1740 metres to the north.
Birds – WCAs1 Species	Barn owl (*Tyto alba*): WCAs1. 1 record from 2007. An accurate estimation of distance of the record to the site cannot be made due to the locational data being less than a six figure grid reference.
	Fieldfare (*Turdus pilaris*): WCAs1. 1 record from 2007. An accurate estimation of distance of the record to the site cannot be made due to the locational data being less than a six figure grid reference.
	Kingfisher (*Alcedo atthis)*: WCAs1. 1 record from 1999. An accurate estimation of distance of the record to the site cannot be made due to the locational data being less than a six figure grid reference.
	Redwing (*Turdus iliacus*): WCAs1. 3 records, all from 2007. An accurate estimation of distance of the record to the site cannot be made due to the locational data being less than a six figure grid reference.
Birds – PS and LBAP Species	**PS & LBAP:** Skylark (*Alauda arvensis*), reed bunting (*Emberiza schoeniclus*), spotted flycatcher (*Muscicapa striata*), curlew (*Numenius arquata*), house sparrow (*Passer domesticus*), tree sparrow (*Passer montanus*), dunnock (*Prunella modularis*), bullfinch (*Pyrrhula pyrrhula*), starling (*Sturnus vulgaris*), song thrush (*Turdus philomelos*) and lapwing (*Vanellus vanellus*). **PS Only:** Lesser redpoll (*Acanthis cabaret*), and linnet (*Linaria cannabina*). **LBAP Only:** Common sandpiper (*Actitis hypoleucos*), meadow pipit (*Anthus pratensis*), swift (*Apus apus*), grey heron (*Ardea cinerea*), black-headed gull (*Chroicocephalus ridibundus*), kestrel (*Falco tinnunculus*), snipe (*Gallinago gallinago*), oystercatcher (*Haematopus ostralegus*), lesser black-backed gull (*Larus fuscus*) and willow warbler (*Phylloscopus trochilus*).
Bony Fish	**PS & LBAP:** European eel (*Anguilla anguilla*), and brown/sea trout (*Salmo trutta*). **LBAP Only:** Bullhead (*Cottus gobio*).
Flowering Plants	**PS & LBAP:** Lesser Butterfly-orchid (*Platanthera bifolia*). **LBAP Only:** Barberry (*Berberis vulgaris*), Wild Cabbage (*Brassica oleracea*), Slender Tufted-sedge (*Carex acuta*), Wood Fescue (*Festuca altissima*), Frogbit (*Hydrocharis morsus-ranae*), Northern Yellow-cress (*Rorippa islandica*), Saw-wort (*Serratula tinctoria*), Tuberous Comfrey (*Symphytum tuberosum*), Globeflower (*Trollius europaeus*) and Common Cornsalad (*Valerianella locusta*).
Butterflies	Wall (*Lasiommata megera*): PS & LBAP. 1 record from 2005, located 1750 metres to the north-west.

Taxon Group	Species Name and Designations[1] and Notes
Terrestrial Mammals	Bat species (Order *Chiroptera*): EPS, WCAs5 & LBAP. 1 record from 2011, located 1450 metres to the south-west.
	Brown hare (*Lepus europaeus*): PS & LBAP. 2 records, both from 2015. The closest record is 360 metres to the north-east.
	Brown long-eared bat (*Plecotus auritus*): EPS, WCAs5, PS & LBAP. 2 records, both from 2014. The closest record is 1645 metres to the north-west.
	Eurasian badger (*Meles meles*): PBA. 2 records, dated 2005 and 2016. The closest record is 930 metres to the north-east, and from 2016.
	European otter (*Lutra lutra*): EPS, WCAs5, PS & LBAP. 1 record from 2012, located 335 metres to the west.
	Natterer's bat (*Myotis nattereri*): EPS, WCAs5 & LBAP. 1 record from 2020, located 860 metres to the north.
	Noctule bat (*Nyctalus noctula*): EPS, WCAs5, PS & LBAP. 1 record from 2020, located 860 metres to the north.
	Common pipistrelle (*Pipistrellus pipistrellus*): EPS, WCAs5 & LBAP. 7 records, dated between 1986 and 2020. The closest record is 255 metres to the north-east, and from 1990.
	Pipistrelle bat species (*Pipistrellus* sp.): EPS, WCAs5 & LBAP. 1 record from 1990, located 310 metres to the north-east.
	Soprano pipistrelle (*Pipistrellus pygmaeus*): EPS, WCAs5, PS & LBAP. 5 records, dated between 2014 and 2020. The closest record is 320 metres to the south-east, and from 2014.
	Myotis bat species (*Myotis* sp.*)*: EPS, WCAs5 & LBAP. 5 records, dated between 2014 and 2020. The closest record is 320 metres to the south-east, and from 2014.
	West European hedgehog (*Erinaceus europaeus*): PS & LBAP. 7 records, dated between 2019 and 2020. The closest record is 570 metres to the west, and from 2020.

[1]Key to Designation Codes:
EPS = European Protected Species under The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.
WCAs1 = Species receives full protection under Schedule 1 of the Wildlife and Countryside Act 1981 (as amended).
WCAs5 = Species receives full protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).
PBA = Protection of Badger Act 1992.
PS = Priority Species listed under Section 41 of the NERC Act 2006.
LBAP = Species listed on the Lancashire Biodiversity Action Plan.

3.1.13 The presence of these protected and notable species within the wider area has been taken into account throughout this report.

3.2 Vegetation and Habitats

General Description

3.2.1 The 0.1941 hectare (ha) site is located within a row of detached residential properties to the north side of Ribchester Road, Clayton-le-Dale. The site comprises a vacant, dilapidated house and garden shed and its associated garden and driveway. The eastern and western site boundaries are demarcated by introduced shrubs / ornamental planting beyond which lie a field of semi-improved grassland and a residential property respectively. The northern site boundary is undefined and meets a continuation of the garden lawn with scattered semi-mature trees. The southern site boundary meets the hardstanding at Ribchester Road.

3.2.2 A Phase 1 Habitat Survey is appended at **Figure 2**. Photographs are appended at **Section 8.1**.

Buildings and Hardstanding

3.2.3 Refer to **Photos 1** and **2**. Buildings at the site are the vacant house and dilapidated shed. The buildings are described in relation to their suitability for use by roosting bats at **Section 3.3**. No vegetation is associated with the buildings with the exception of climbing *Wisteria* species on the front (southern) elevation of the house and Common Polypody (*Polypodium vulgare*) on the roof of the shed. The buildings are described by the UKHab as u1b5 buildings.

3.2.4 Refer to **Photos 3** and **4**. The areas of hardstanding do not support any significant assemblage or cover of plant species. Due to the absence of recent management occasional Wood Avens (*Geum urbanum*), Tutsan (*Hypericum androsaemum*), Self-heal (*Prunella vulgaris*), Herb-Robert (*Geranium robertianum*), Yorkshire-fog (*Holcus lanatus*), Forget-me-not (*Myosotis* sp.), Butterfly-bush (*Buddleia davidii*) and Nipplewort (*Lapsana communis*) are present between the paving slabs, particularly in the rear garden / former patio area.

3.2.5 The hardstanding is described by the UKHab as u1b6 other developed land with the secondary codes 81 ruderal or ephemeral, 827 garden and 518 neglected.

Introduced Shrubs / Ornamental Planting with Trees

3.2.6 Refer to **Photo 5**. As illustrated on **Figure 2**, the margins of the garden and the beds near the house are planted with a variety of introduced shrubs and ornamental species such as Laurel, Cherry Laurel (*Prunus laurocerasus*) and *Hydrangea* species. The verge along the western side of the driveway also supports young trees of Cherry species (*Prunus* sp.) and Copper Beech (*Fagus sylvatica purpurea*).

Lawn / Modified Grassland

3.2.7 Refer to **Photos 6** and **7**. The lawn areas to the front and rear of the house are characterised by abundant and constant Yorkshire-fog (*Holcus lanatus*), frequent and constant Common Bent (*Agrostis capillaris*), Sweet Vernal-grass (*Anthoxanthum odoratum*), Perennial Rye-grass (*Lolium perenne*), Rough Meadow-grass (*Poa trivialis*), frequent Creeping Buttercup (*Ranunculus repens*) and occasional Soft-rush (*Juncus effusus*), Male-fern (*Dryopteris filix-mas*), Common Cat's-ear (*Hypochaeris radicata*) and Broad-leaved Dock (*Rumex obtusifolius*). Common Nettle (*Urtica dioica*) is locally frequent at the site margins and Self-heal is very locally frequent near the concrete paved areas. Indian Balsam is very locally abundant at the north-eastern corner of the lawn. The centre of the lawn has been disturbed to leave an area of bare soil. A plant species list is appended at **Table 8.2**.

3.2.8 The lawn of modified grassland is characteristic of an MG7 *Lolium perenne* leys and related grasslands community of the NVC (Rodwell, 1992), and is described by the UKHab as g4 modified grassland with the secondary codes 827 garden and 518 neglected.

Individual Trees

3.2.9 Refer to **Photos 8** to **10**. One mature Beech tree is located in the front garden, and a row of Cypress (*Cupressocyparis* sp.) trees are present along the western margin of the lawn in the rear garden. An Apple (*Malus* sp.) tree is located in the north-eastern corner of the site.

Hedgerow 1

3.2.10 Refer to **Photo 11.** Hedgerow 1 lies just beyond the eastern boundary; the hedgerow is 55 metres long and 2.5 metres high and has been described for completeness. The hedgerow is characterised by

abundant Hawthorn (*Crataegus monogyna*), locally abundant Hornbeam (*Carpinus betulus*), Cherry Laurel and Elder (*Sambucus nigra*) and rare *Mahonia* and Laburnum (*Laburnum anagyroides*). The understorey is characterised by frequent False Oat-grass (*Arrhenatherum elatius*), Cock's-foot (*Dactylis glomerata*), Ivy (*Hedera helix*), Bramble (*Rubus fruticosus* agg.) and Common Nettle and very locally abundant Tutsan (*Hypericum androsaemum*), Indian Balsam and Raspberry (*Rubus idaeus*). Woodland herb species comprise very locally frequent Bluebell (*Hyacinthoides* sp.) and Male-fern. A plant species list is appended at **Table 8.3**.

3.2.11 The hedgerow is characteristic of the W21 *Crataegus monogyna-Hedera helix* community of the NVC (Rodwell, 1991) and is described by the UKHab as h2a6 other native hedgerow with the secondary codes 827 garden, 535 non-native, 524 invasive non-native species and 518 neglected.

Invasive Plant Species

3.2.12 No Japanese Knotweed was detected at the site.

3.2.13 As illustrated on **Figure 2**, Indian Balsam, an invasive species listed on Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), is present at the site. It is an offence to cause the spread of this species in the wild. Guidance on the control and management of this species is described in the report (**Section 5.4**).

3.3 Licensed Bat Survey and Assessment

Habitat Assessment for Commuting / Foraging Bats

3.3.1 The habitats present at the site, particularly the tree and hedgerow-lined site margins are suitable for and are likely to contribute to the wider foraging area of common species of edge-feeding foraging bats, such as common pipistrelle (*Pipistrellus pipistrellus*).

3.3.2 The habitats are considered to be of 'moderate' suitability for use by foraging bats, although in consideration of the relatively small size of the site, and the abundance of woodland, large ponds and grasslands in the wider area, the site is not likely to be a core habitat that foraging bats from roosts in the local area are reliant on.

Preliminary Roost Assessment: Buildings

House

3.3.3 Refer to **Photos 12** to **24**. The house is a detached two-storey property with brick elevation walls and a main pitched roof covered with concrete tiles. A single storey garage attached to the western elevation and flat-roofed extensions and dormer windows have flat roofs of bitumastic roofing felt.

3.3.4 The window and doors have a mixture of PVC and timber frames; inspections confirmed that all are well-sealed and no gaps no opportunities for bat access were found.

3.3.5 The eaves of the pitched tile-covered roof support concrete and timber soffits; all of which appear to be well-sealed. Inspection of the mortar at the roof verges at the gable ends confirmed that all sections are intact with no missing sections which may provide a potential roost feature.

3.3.6 Opportunities for bat access / potential roost features were noted in the following areas:

a. At the hanging tiles on the dormer windows / extension areas, particularly where there are missing tiles;

b. Behind the timber fascia at the top of the hanging tiles which may permit bat access to the void between the flat roof covering and the ceilings below; and

c. At the lead flashing at the base of the chimney.

3.3.7 Inspection of the internal areas confirmed an absence of a cellar.

3.3.8 Refer to **Photo 21**. The under eaves voids were accessed and searched; these areas have boards beneath the roof tiles. No bats or bat droppings were found.

3.3.9 Refer to **Photos 22** to **24**. The roof voids above the vaulted ceilings on the first floor were inspected. Both voids are lined with bitumastic undertile felt. No bats or bat droppings were found in the roof voids (rodent droppings were locally frequent).

3.3.10 Based on the habitats bordering the house and the presence of potential roost features, particularly at the extensions with hanging tiles, the house is assessed to be of 'moderate' suitability for use by roosting bats.

Shed

3.3.11 Refer to **Photos 25** to **27**. The shed is a single storey detached concrete block building with a pitched concrete tile covered roof. The elevation walls are well-sealed and provide no opportunities for use by roosting bats. The roof has partially collapsed and is colonised by Common Polypody and the timber door and window frames are rotten. The internal areas of the building are damp and exposed to the weather. No bats, bat droppings or evidence of bat access were found at the shed.

3.3.12 Due to its exposed and damp condition the shed is assessed to conform to a description of 'negligible' suitability for use by roosting bats.

Ground Level Tree Assessment

3.3.13 No evidence of a bat roost was found in any of the trees within the site boundary. No potential roost features were found at any of the trees; all are assessed to conform to the suitability for use by roosting bats category 'none'.

Dusk Emergence Surveys

3.3.14 Due to the assessment of 'moderate' suitability for use by roosting bats at the house two bat activity surveys were recommended to ensure compliance with the survey guidelines and to determine presence / likely absence of roosting bats. Survey data from the dusk emergence survey are appended in **Section 8.3**.

3.3.15 No bat droppings were found around the external elevations of the buildings during the searches carried out prior to the dusk emergence surveys.

Survey 1: 20th August 2025

3.3.16 No bat emergence was detected at the house during the dusk emergence survey. Review of the NVA footage did not detect any bat emergence or re-entry activity.

3.3.17 The following species were recorded:

a. Common pipistrelle (*Pipistrellus pipistrellus*) were detected between 20:30 and 21:56 with the first bat detected 2 minutes after sunset comprised a bat flying into the survey area from off-site land to the west). A total of 64 call sequences were recorded during the survey.

b. Soprano pipistrelle (*Pipistrellus pygmaeus*) were detected between 20:40 and 21:13 with the first bat detected 12 minutes after sunset. A total of 88 call sequences were recorded during the survey.

c. A Myotis species (*Myotis* sp.) was detected between 21:09 and 21:40 with the first bat detected 41 minutes after sunset. A total of 4 call sequences were recorded during the survey.

d. Two brown long-eared bat (*Plecotus auritus*) call sequences were detected at 21:52 with the first bat detected 83 minutes after sunset.

Survey 2: 16th September 2025

3.3.18 No bat emergence was detected at the house during the dusk emergence survey. Review of the NVA footage did not detect any bat emergence or re-entry activity.

3.3.19 The following species were recorded:

a. Common pipistrelle were detected between 19:33 and 20:52 with the first bat detected 8 minutes after sunset. A total of 247 call sequences were recorded during the survey.

b. Soprano pipistrelle were detected between 19:28 and 21:00 with the first bat detected 3 minutes after sunset. A total of 279 call sequences were recorded during the survey.

c. Noctule (Nyctalus noctula) were detected between 20:08 and 20:58 with the first bat detected 43 minutes after sunset. A total of 220 call sequences were recorded during the survey.

3.4 Other Relevant Protected Species and Animal Life

Badger

3.4.1 The garden habitats and land in the wider area are suitable for use by badger. No setts or field signs to indicate the presence of badger were detected within the site and surveyed area. The presence of badger is reasonably discounted.

Bird Species

3.4.2 Birds detected in the site in August 2025 are listed in **Table 3.3**.

Table 3.3: Bird Species Detected on 15th August 2025

Scientific Name	Common Name	BOCC Status[1]	Notes
Carduelis carduelis	Goldfinch	Green	Recorded calling from trees in wider garden
Columba palumbus	Wood pigeon	Amber	In flight over site
Erithacus rubecula	Robin	Green	In ornamental planting in garden
Parus caeruleus	Blue tit	Green	Recorded calling from trees in wider garden
Parus major	Great tit	Green	Recorded calling from trees in wider garden
Phasianus colchicus	Pheasant	N/A	In adjacent field
Phylloscopus collybita	Chiff-chaff	Green	Recorded calling from trees in wider garden
Pica pica	Magpie	Green	Resting on roof of house
Prunella modularis	**Dunnock**	**Amber**	**In ornamental planting in garden**
Regulus regulus	Goldcrest	Green	Recorded calling from Cypress trees in garden
Streptopelia decaocto	Collared dove	Green	Recorded calling from trees in wider garden
Troglodytes troglodytes	Wren	Amber	In ornamental planting in garden
Turdus merula	Blackbird	Green	In ornamental planting in garden

[1]BOCC: Birds of Conservation Concern (Stanbury, et al., 2021).
Priority Species are presented in **bold**

3.4.3 The trees, shrubs and hedgerow are suitable for use by nesting passerine (i.e. perching) species, including those detected within the site during the survey. This is considered further at **Section 4.4**.

3.4.4 No sign of nesting or roosting barn owl was detected during the internal inspection of the buildings. The presence of barn owl is reasonably discounted. No evidence of use of the buildings by nesting birds was recorded, although there are timber nest boxes mounted on the elevation walls of the house.

Reptiles

3.4.5 The site is not adjacent or linked to any areas of favourable habitat for reptile species, and there are no records of reptile for the site or the wider area. The presence of reptiles within the site is reasonably discounted.

Incidental Observations and Other Wildlife

3.4.6 Three butterfly species, namely red admiral (*Vanessa atalanta*), speckled wood (*Pararge aegeria*) and peacock (*Aglais io*) were recorded at the site on 15th August 2025; all three species are typical of the habitats present and are common and widespread in the County and Great Britain.

3.4.7 The site supports habitats which may be suitable for use (as part of a wider territory) by hedgehog (*Erinaceus europaeus*) and are located within habitats suitable for use by brown hare (*Lepus europaeus*); both are Priority Species. The suitability of the site and habitats surrounding the site for these Priority Species is considered further at **Section 4.4**.

4.0 EVALUATION AND ASSESSMENT

4.1 Introduction and Description of Proposals

4.1.1 As illustrated on the *Proposed Site Plan* (Zara Moon Architects, 2026), hereafter the 'proposals plan', the proposals comprise the demolition of the house and shed and the construction of a replacement dwelling.

4.1.2 In accordance with ecological guidance, the plans illustrate that all individual trees will be retained.

4.1.3 **Section 4.2** provides an assessment of any impacts of the proposed development on the designated sites for nature conservation present in the wider area. The ecological value of habitats within the site is evaluated at **Section 4.3**, and protected and notable species are considered at **Section 4.4**.

4.2 Designated Sites for Nature Conservation

4.2.1 It is considered that the site is sufficiently small and distant from all designated sites for nature conservation that the proposed development will have no adverse direct or indirect effect upon them or their features of interest.

4.2.2 It is not considered that the proposals will impact any habitat favourable to the FC / BTO Wader Zone.

4.3 Vegetation and Habitats

4.3.1 All native plant species recorded at the site are common and widespread. None of the habitats present within the site are representative of semi-natural habitat, or meet the description of an irreplaceable habitat or a Priority Habitat. The NVC communities present are typical of the geographical area and the conditions present.

4.3.2 Hedgerow 1 is an off-site Priority Habitat that will be retained by the site proposals and protected during construction (refer to **Section 5.3**).

4.3.3 In terms of each habitat's importance in a geographical context[5], the established trees on the margins of the garden are considered to be of 'local' importance as they support habitats of value to nesting birds and foraging birds and bats, and will contribute as wildlife links across the wider area. **Section 5.3** recommends that the proposals retain these trees, secure their protection during construction, seek to complement these habitats and secure supplementary opportunities for habitat connectivity. It is noted that the proposals plan shows the retention of the trees. The areas of introduced shrubs / ornamental planting, modified grassland / lawn and the buildings and hardstanding are not considered to hold any importance on a geographical scale.

4.3.4 Indian Balsam, an invasive species listed under Schedule 9 of the *Wildlife and Countryside Act 1981* (as amended), is present. The proposals present an opportunity for the eradication and management of this species as part of the proposed development. Further guidance is presented at **Section 5.4**.

4.4 Protected Species and Other Wildlife

Bats

4.4.1 No evidence of current or previous use of the buildings by roosting bats was detected during the daylight licensed survey carried out in July 2025. No evidence of use of the house by roosting bats was recorded during the dusk emergence surveys carried out on 20th August and 16th September 2025.

[5] Using the terms presented at Section 4.7 of *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), i.e. International and European, National, Regional, Local Authority-wide area, River Basin District, Estuarine system / Coastal cell or Local. The term 'site' value is additionally used to highlight ecological features considered to be of importance in the context of the wider site habitats, but which are of negligible value in the context of the local area.

4.4.2 In accordance with the results of the surveys and assessment it is considered that appropriate and proportionate survey effort has been carried out to determine the absence of roosting bats and to demonstrate compliance with the survey guidelines. No further bat surveys are required to inform the planning application.

4.4.3 No evidence of use of the buildings by a roost of conservation significance, such as maternity roost, was found. The building does not have any underground features or cellars that are accessible to bats and its structural condition is not likely to provide thermally stable conditions for regular / long-term use by roosting bats in the hibernation season nor does it have features of a 'classic' hibernation roost.

4.4.4 Recommendations relating to an updated survey if demolition works have not commenced by the next bat activity survey season are presented at **Section 5.2**.

4.4.5 Observations and bat detector recordings made during the dusk emergence survey are consistent with the assessment of 'moderate' suitability for use by foraging and commuting bats. Inappropriate use of artificial lighting around the exterior of the new building may have an adverse effect on use of the local area by foraging bats and other wildlife. Guidance to avoid a significant impact on foraging and commuting bats in the long-term is described at **Section 5.3**.

Bird Species

4.4.6 Habitats at the site are suitable for use by nesting passerine birds, including Priority Species such as dunnock. Mandatory measures to be applied to ensure the protection of nesting birds during and prior to the site preparation works are described at **Section 5.4**. The redevelopment provides an opportunity to enhance the value of the site for use by nesting birds, particularly Priority Species and recommendations are made in **Section 5.5**.

Hedgehog

4.4.7 The garden habitats are suitable for use by foraging and sheltering hedgehog, a Priority Species. Reasonable avoidance measures to ensure hedgehog are protected during works are outlined at **Section 5.4**. Recommendations to ensure the site remains accessible for hedgehog are outlined at **Section 5.3**.

Other Relevant Protected Species and Animal Life

4.4.8 Appropriate and proportionate survey effort and / or assessment, in accordance with standard survey guidelines has been applied to discount adverse effects on other relevant protected species. No further surveys for other protected species are necessary to inform a planning application.

4.5 Consideration of Statutory Biodiversity Net Gain (BNG)

4.5.1 In accordance with *The Biodiversity Gain Requirements (Exemptions) Regulations 2024* (Secretary of State, 2024) it is considered that the proposals meet the 'self-build and custom build application' criteria and are therefore exempt from the requirements of Statutory Biodiversity Net Gain.

4.5.2 The criteria are provided below for ease of reference:

Table 4.1: Assessment of the Site in Relation to the Relevant Conditions Relating to Exemption from BNG

The biodiversity gain planning condition does not apply in relation to planning permission for development which:	
Criteria	***Site Assessment***
Consists of no more than 9 dwellings;	One dwelling is proposed.
Is carried out on a site which has an area no larger than 0.5 hectares	The site area is less than 0.5ha (0.1941ha).
Consists exclusively of dwellings which are self-build or custom housebuilding[A]	Comprises a self-build and custom-built house.
[A] For the purposes of this regulation: '*In this regulation "self-build or custom housebuilding" has the same meaning as in section 1(A1) of the Self-build and Custom Housebuilding Act 2015*'	

4.5.3 Based on the above information it is advised that the self-build and custom house building exemption applies at the redline boundary for the proposals, and that the general Biodiversity Gain Condition (as set out in Paragraph 13 of Schedule 7A of the *Town and Country Planning Act 1990* (as amended)) does not apply.

4.5.4 To satisfy the requirements of the National Planning Policy Framework (NPPF) a series of recommendations to enhance the biodiversity value at the site are outlined in **Section 5.5**.

5.0 RECOMMENDATIONS AND ECOLOGICAL ENHANCEMENT

5.1 Introduction

5.1.1 The recommendations described below are appropriate and proportionate to the scale of the development proposals and aim to ensure that the proposals are implemented in accordance with the mitigation hierarchy, relevant wildlife legislation, Natural England guidance, the principles of the National Planning Policy Framework (NPPF) (Ministry of Housing, Communities & Local Government, 2024), local planning policy and best practice.

5.1.2 The recommendations aim to ensure compliance with Chapter 15, paragraph 193(d) of the NPPF which states:

'opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate'.

5.2 Bat Survey Validity

5.2.1 The presence of roosting bats is reasonably discounted at the site. No further surveys for roosting bats are required to comply with relevant survey guidelines or to inform a planning application.

5.2.2 Bats are mobile and it is recognised that the validity of a presence / absence survey for bat species is typically considered to be no more than one survey season. If works have not commenced by the start of the next bat active season (i.e. by June 2026) then an updated survey of the building will be required to ensure these survey findings remain valid to inform the demolition.

5.3 Recommendations in Relation to Site Layout

Retention and Protection of Existing Habitats

5.3.1 It is considered the proposals plan is in accordance with the mitigation hierarchy. The proposals plan has been prepared to avoid and retain the established trees at the site and their relevant root protection zones. This will conserve opportunities at the site for attraction of foraging bats and nesting birds.

5.3.2 Implementation of the recommendations at **Section 5.5** would further enhance the opportunities at the site for biodiversity and complement the retained habitats and habitats in the wider area

Lighting

5.3.3 Paragraph 198(c) in Chapter 15 (conserving and enhancing the natural environment) of the NPPF states that development should:

'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.'

5.3.4 As the habitats surrounding the site are suitable for use by foraging bats the lighting scheme to be implemented at the developed site must involve the use of appropriate products and screening, where necessary, to ensure no excessive artificial lighting shines beyond the site boundaries or over any new landscape planting, as lighting overspill may deter use by wildlife such as foraging bats.

5.3.5 The lighting scheme will be designed with reference to current guidance, namely:

a. *Guidance Note 08/23: Bats and Artificial Lighting at Night* (Institution of Lighting Professionals & Bat Conservation Trust, 2023); and

b. *Bats and lighting: Overview of current evidence and mitigation guidance* (Stone, 2014).

Hedgehog Highway

5.3.6 To ensure habitat connectivity is maintained as part of the development proposals, gaps (0.15 m by 0.15m) within the proposed plot boundary fencing or raised fencing to allow access by other wildlife (including hedgehog) should be incorporated across the site. Example accesses are presented at **Insert 1**, as reproduced from *Hedgehogs and Development* (British Hedgehog Preservation Society / PTES, 2019).

Insert 1: Showing wildlife access gap within fencing

5.4 Protection of Existing Features During Construction and Construction Environment Management Plan (CEMP) for Biodiversity

Introduction

5.4.1 To inform the site preparation and construction activities it is recommended that a CEMP for Biodiversity is prepared and implemented. The CEMP for Biodiversity will describe the following actions / measures:

Protection of Trees, Shrubs and Hedgerow

5.4.2 During the construction phase, temporary protective demarcation fencing should be used to protect the trees, shrubs and off-site hedgerow to be retained. The fencing must extend outside the canopy of the retained trees and must remain in position until the end of the construction phase.

5.4.3 The fencing will be in accordance with BS5837:2012 *Trees in Relation to Design, Demolition and Construction: Recommendations* (BSI, 2012).

Protection of Roosting Bats

5.4.4 Prior to the commencement of works the licensed ecologist will inform all contractors of the following:

a. The wildlife legislation and protection afforded to bats and their roosts;

b. The requirement to wear gloves during the soft strip of the roof tiles and ridge copings;

c. Good working practices to be applied during works (i.e. lifting (rather than sliding) of ridge copings and roof tiles and turning to check for the presence of bats before discard or stacking); and

d. The protocol to be followed if a bat is discovered or suspected when the licensed ecologist is not on site (see below).

Building Demolition

5.4.5 If building demolition works have not commenced by the start of the next bat activity survey season (i.e. June 2026) then it is recommended that an updated licensed bat survey is completed to ensure the current assessment remains valid to inform the works.

5.4.6 During the demolition and soft strip of the building it is recommended that the hanging tiles and associated timber fascia, ridge copings and roof slates are removed by hand. The underside of the ridge copings and roof slates must be checked for bats prior to discard or stacking.

5.4.7 If at any point during the works a bat is found or suspected, all works in the area must stop immediately and ERAP (Consultant Ecologists) Ltd or the Bat Conservation Trust must be contacted for guidance.

Protection of Nesting Birds

5.4.8 All wild birds are protected under the *Wildlife and Countryside Act 1981* (as amended) while they are breeding. Any works such as building demolition and vegetation clearance that will affect habitats suitable for use by nesting birds must be scheduled to commence outside the bird nesting season. Commencement of works in the nesting season must be informed by a pre-works nesting bird survey, carried out by a suitably experienced ecologist. The bird breeding season typically extends between March to August inclusive.

5.4.9 If breeding birds are detected the ecologist will issue guidance in relation to the protection of the nesting birds in conjunction with the scheduled works. This may involve cordoning off an area of the site until the young birds have fledged.

Reasonable Avoidance Measures Method Statement for Hedgehog and Other Wildlife

5.4.10 During the site preparation works and construction operations it is essential that the following best practice and Reasonable Avoidance Measures Method Statement (RAMMS) are applied for the protection of wildlife:

a. All site personnel must be made aware of this RAMMS and best practice guidance;

b. During works all arising waste must be either removed from the area or placed in a skip to avoid the accumulation of materials that may create suitable habitat and shelter for terrestrial mammals;

c. During construction, bricks etc. must ideally be stored on pallets or raised from the ground in another suitable manner in order that no suitable habitat for hedgehog / other wildlife is created;

d. Trenches or holes must be fitted with a means of escape (such as ramped edge or a sloping plank of timber). This will ensure that any inquisitive animals do not become trapped;

e. Deep trenches / excavations must not be left open overnight. Any open excavations (e.g. foundations/ footings/ service trenches etc) will be covered with plywood sheeting (or similar) at the end of each working day;

f. Any pipes must be stored with caps on (to prevent animal entry);

g. No fires must be lit at the site;

h. The use of chemicals (such as fertilisers and herbicides) harmful to wildlife should be avoided wherever possible;

i. If a hedgehog is detected on site, it must be carefully picked up, placed in a clean bucket and moved to an area of suitable habitat beyond the working area. ERAP (Consultant Ecologists) Ltd (01772 750502) can be contacted for further guidance if required.

Biosecurity and Invasive Plant Species

5.4.11 It is an offence under the *Wildlife and Countryside Act 1981* (as amended) to cause the spread of Indian Balsam in the wild. It is recommended that a specialist invasive plant species contractor is appointed to prepare a method statement in relation to the control / eradication of Indian Balsam at the site.

5.4.12 To minimise the risk of introduction of invasive species to the site and the spread of invasive species around the site and into the adjacent habitats, all machinery / plant to be brought to the site must be clean. Wheels / tracks of machinery / plant must have been pressure washed before use at the site. No excessive remnant soil or plant material from other sites must be present on the machinery / plant or in the tyre treads as this may increase the risk of spread of non-native and invasive plant species e.g. Japanese Knotweed (*Fallopia japonica*), Indian Balsam (*Impatiens glandulifera*) and Giant Hogweed (*Heracleum mantegazzianum*).

5.4.13 In addition, machinery that has been operating within areas of Indian Balsam must be cleaned prior to use at another site.

Dust Suppression, Incidents and Accidents

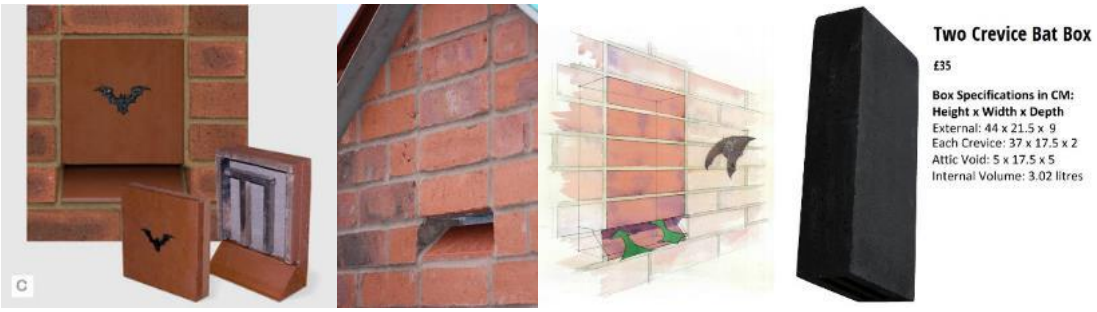
5.4.14 The risk of adverse effects on retained vegetation, habitats and wildlife as a result of dust, spills and leaks will be controlled by the application of best practice measures and appropriate environmental controls such as dust suppression, appropriate storage of chemicals and fuel, presence of spill kits and appropriate training of on-site personnel.

5.5 Provisions of Opportunities for Wildlife

Roosting Bats

5.5.1 To enhance the opportunities at the site for roosting bats it is recommended that the new dwelling incorporates the installation of bat access panels at the new building.

5.5.2 The bat access panels should be sited at least 4 metres above ground level, ideally facing or close to areas of landscape planting or existing linear features. The access panels should not be positioned over windows or doorways where bat droppings may become a nuisance. Once the development layout has been finalised, an ecologist should advise on appropriate positions for the bat access panels. Suitable bat access panels are available from NHBS Ecology (www.nhbs.com), Wild Care (www.wildcare.co.uk) and / or Greenwood's Ecohabitats (www.greenwoodsecohabitats.co.uk) and are presented at **Insert 2**.



Insert 2: Examples of integrated bat access panels and an externally mounted box[6]

Nesting Birds

House Sparrow

5.5.3 House sparrows are associated with suburban areas. Monitoring suggests a severe decline in the UK house sparrow population, estimated as dropping by 71 per cent between 1977 and 2008 with large falls in both rural and urban populations (RSPB, 2023).

5.5.4 The installation of house sparrow terrace nest boxes is recommended at the proposed new dwelling. The boxes will not be positioned over windows or doorways where droppings may become a nuisance. RSPB advice states that boxes should ideally be sited facing north to east, to avoid exposure to direct sunlight, which may cause overheating of chicks in the nest.

[6] Left to right: IBstock Enclosed Bat Box 'c' (left); Habibat Bat Access Panels (centre left and centre right) and Greenwood's Ecohabitat's two crevice bat box (right). Products with a brick face are illustrated, however the Habibat bat access panels can be supplied unfaced to enable the addition of matching material.

5.5.5 Suitable bird boxes are available from the NHBS (www.nhbs.com) or Wild Care (www.wildcare.co.uk). ERAP (Consultant Ecologists) Ltd will advise on the siting of bird boxes. An example of a suitable house sparrow bird box is given below at **Insert 3**.

Insert 3: Schwegler 1SP House Sparrow Nesting Terrace

Landscape Planting Within the Garden

5.5.6 It is recommended that the landscape planting within the residential site is composed from native species and species known to be of value for the attraction of wildlife. The incorporation of trees and shrubs that produce blossom and fruit which will attract insects in the landscape schedule is recommended.

5.5.7 The understorey and ground cover planting design should be prepared to optimise the attraction of invertebrates such as feeding bumblebees and butterflies. Where possible the use of native species should be maximised but where necessary non-native species known to be attractive to invertebrates should be used.

5.5.8 Planting schemes that include flowering species such as *Viburnum, Ceanothus, Hebe*, *Lavandula*, *Lonicera, Potentilla, Rosmarinus* and *Vinca* can maximise opportunities for feeding invertebrates and for the attraction of foraging bats and birds.

6.0 CONCLUSION

6.1 The proposals at Bromiley, Ribchester Road can be achieved in accordance with wildlife legislation, planning policy, Natural England guidance and best practice.

6.2 The recommendations in **Section 5.0** outline the mandatory measures and additional actions to be applied to ensure compliance with wildlife legislation, the National Planning Policy Framework (NPPF) and best practice.

6.3 The report describes the appropriate and proportionate measures and recommendations that aim to enhance the value of the site for wildlife such as roosting bats, nesting birds and biodiversity associated with residential development. The recommendations comprise landscape planting, habitat creation and the application of positive habitat management in the long-term to achieve measurable gains for biodiversity and compliance with the NPPF, local planning policy and best practice

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8.0 APPENDIX 1: TABLES AND FIGURES

8.1 Photographs

Table 8.1: Photographs

	
Photo 1: Bromiley property from Ribchester Road	**Photo 2:** Southern elevation of the house showing hardstanding
	
Photo 3: Paved areas of hardstanding with ruderal herbs	**Photo 4:** Paved areas of hardstanding with ruderal herbs and areas of ornamental planting
	

Photo 5: Introduced shrubs / ornamental planting with trees at western site margin	**Photo 6:** Lawn of modified grassland in front garden
	
Photo 7: Lawn of modified grassland to the rear	**Photo 8:** Beech tree in front garden
	
Photo 9: Cypress trees at western site boundary	**Photo 10:** Trees at north-eastern corner (and off-site trees in the background)
	
Photo 11: Hedgerow at eastern site boundary	**Photo 12:** Southern elevation and roof of house

Photo 13: Northern (rear) elevation of the house

Photo 14: Eastern elevation of the house

Photo 15: Gap / potential roost features (PRF) at frame between hanging tiles and window frame

Photo 16: PRF at lifted hanging tile on extension

Photo 17: Hanging tiles on dormer extension

Photo 18: Sealed concrete soffits and windows

Photo 19: Intact tiles at roof pitch

Photo 20: Sealed area beneath porch at eastern elevation (showing bird box)

Photo 21: Under eaves roof void at house

Photo 22: Roof void at eastern end of house

Photo 23: Roof void at eastern end of house

Photo 24: Roof void at western end of house

Photo 25: Shed

Photo 26: Shed

Photo 27: Interior of shed

Photo 28: NVA view Survey Position 1

Photo 29: NVA view Survey Position 2

Photo 30: NVA view Survey Position 3

8.2 Plant Species Lists

Table 8.2: Plant Species List for Lawn Area

Scientific Name	Common Name	DAFOR[1]	Cover
Agrostis capillaris	Common Bent	F*	10%
Anthoxanthum odoratum	Sweet Vernal-grass	F*	10%
Cardamine flexuosa	Wavy Bitter-cress	R	<1%
Deschampsia caespitosa	Tufted Hair-grass	VLF	<1%
Dryopteris filix-mas	Male-fern	O	<1%
Heracleum sphondylium	Hogweed	O	<1%
Hieracium umbellatum	Narrow-leaved Hawkweed	O	<1%
Holcus lanatus	Yorkshire-fog	A*	35%
Hypericum androsaemum	Tutsan	O	<1%
Hypochaeris radicata	Common Cat's-ear	O	<1%
Impatiens glandulifera	Indian Balsam	VLA	<1%
Juncus effusus	Soft-rush	O	<1%
Leontodon autumnalis	Autumn Hawkbit	O	<1%
Lolium perenne	Perennial Rye-grass	F*	20%
Luzula campestris	Field Wood-rush	O	<1%
Poa trivialis	Rough Meadow-grass	F*	10%
Prunella vulgaris	Self-heal	VLF	<1%
Ranunculus repens	Creeping Buttercup	F	2%
Rubus fruticosus agg.	Bramble	LA	5%
Rumex obtusifolius	Broad-leaved Dock	O	<1%
Solanum dulcamara	Bittersweet	R	<1%
Urtica dioica	Common Nettle	LF	2%

[1]Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species

Table 8.3: Plant Species List for Hedgerow 1

Scientific Name	Common Name	Hedgerow 1	
		DAFOR	% Cover
Woody Species			
Buddleja davidii	Butterfly Bush	VLF	<1%
Carpinus betulus	Hornbeam	LA	10%
Crataegus monogyna	Hawthorn	A	80%
Laburnum anagyroides	Laburnum	R	<1%
Mahonia sp.	Mahonia species	R	1%
Prunus laurocerasus	Cherry Laurel	LA	5%
Sambucus nigra	Elder	LA	5%
Understorey			
Dactylis glomerata	Cock's-foot	F	5%
Dryopteris filix-mas	Male-fern	O	<1%
Arrhenatherum elatius	False Oat-grass	F	5%
Equisetum arvense	Field Horsetail	O	<1%
Galium aparine	Cleavers	VLF	<1%
Hedera helix	Ivy	F	5%
Heracleum sphondylium	Hogweed	O	<1%
Hyacinthoides sp.	Bluebell	VLF	<1%
Hypericum androsaemum	Tutsan	VLA	<1%
Impatiens glandulifera	Indian Balsam	VLA	<1%
Lonicera periclymenum	Honeysuckle	O	<1%
Rubus fruticosus agg.	Bramble	F	5%
Rubus idaeus	Raspberry	VLA	<1%
Urtica dioica	Common Nettle	F	5%

[1]Key to DAFOR: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare, V=Very, L=Local and *denotes a constant species

8.3 Data from Bat Activity Surveys

Table 8.4: Activity Survey 1, 20th August 2025, Sunset Time 20:29, Start Time 20:13

Survey Position 1: Oscar Caunce

Time	Species	Notes
-	-	No emergence or re-entry activity detected.
The Anabat Scout made the following recordings: 1 call sequence of brown long-eared bat at 21:52. 4 call sequences of common pipistrelle between 20:43 and 21:30. 27 call sequences of soprano pipistrelle between 20:43 and 21:13.		

Survey Position 2: Catie Howarth

Time	Species	Notes
-	-	No emergence or re-entry activity detected.
The Anabat Scout made the following recordings: 2 call sequences of Myotis species at 21:09 and 21:40. 5 call sequences of common pipistrelle between 20:43 and 21:56. 15 call sequences of soprano pipistrelle between 20:43 and 20:58.		

Survey Position 3: Ian Nelson

Time	Species	Notes
20:30	Common pipistrelle	Entered the survey area from off-site land to the west and flew over the site.
-	-	No emergence or re-entry activity detected.
The Anabat Scout made the following recordings: 2 call sequences of Myotis species at 21:16 and 21:16. 1 call sequence of brown long-eared bat at 21:52. 55 call sequences of common pipistrelle between 20:30 and 21:56. 46 call sequences of soprano pipistrelle between 20:40 and 21:02.		

Table 8.5: Activity Survey 2, 16th September 2025, Sunset Time 19:25, Start Time 19:10

Survey Position 1: Sue Lonsdale

Time	Species	Notes
19:36	Common pipistrelle	Bat entered the survey area from the west and foraged over site until 19:40
-	-	No emergence or re-entry activity detected.
The Anabat Scout made the following recordings: 16 call sequences of noctule between 20:08 and 20:57. 96 call sequences of common pipistrelle between 19:36 and 20:18. 85 call sequences of soprano pipistrelle between 19:37 and 21:00.		

Survey Position 2: Ciaran Rowett

Time	Species	Notes
19:36	Common pipistrelle	Foraging over front garden
-	-	No emergence or re-entry activity detected.
The Anabat Scout made the following recordings: 88 call sequences of noctule between 20:23 and 20:52. 93 call sequences of common pipistrelle between 19:36 and 20:52. 32 call sequences of soprano pipistrelle between 19:36 and 20:53.		

Survey Position 3: Victoria Burrows

Time	Species	Notes
19:28	Soprano pipistrelle	Entered site from the west and was observed foraging around trees in the rear garden.
19:28 to 20:01	Common pipistrelle and soprano pipistrelle	Frequent foraging activity over this time period.
20:25	-	Social calls
20:42	Tawny owl	Audible in trees
20:45 onwards	Soprano pipistrelle	Patrolling up and down ridge of house with social calls
-	-	No emergence or re-entry activity detected.
The Anabat Scout made the following recordings: 116 call sequences of noctule between 20:23 and 20:58. 58 call sequences of common pipistrelle between 19:33 and 20:51. 162 call sequences of soprano pipistrelle between 19:28 and 20:58.		

8.4 Figures

Figure 1: Aerial Image of the Site and its Surroundings

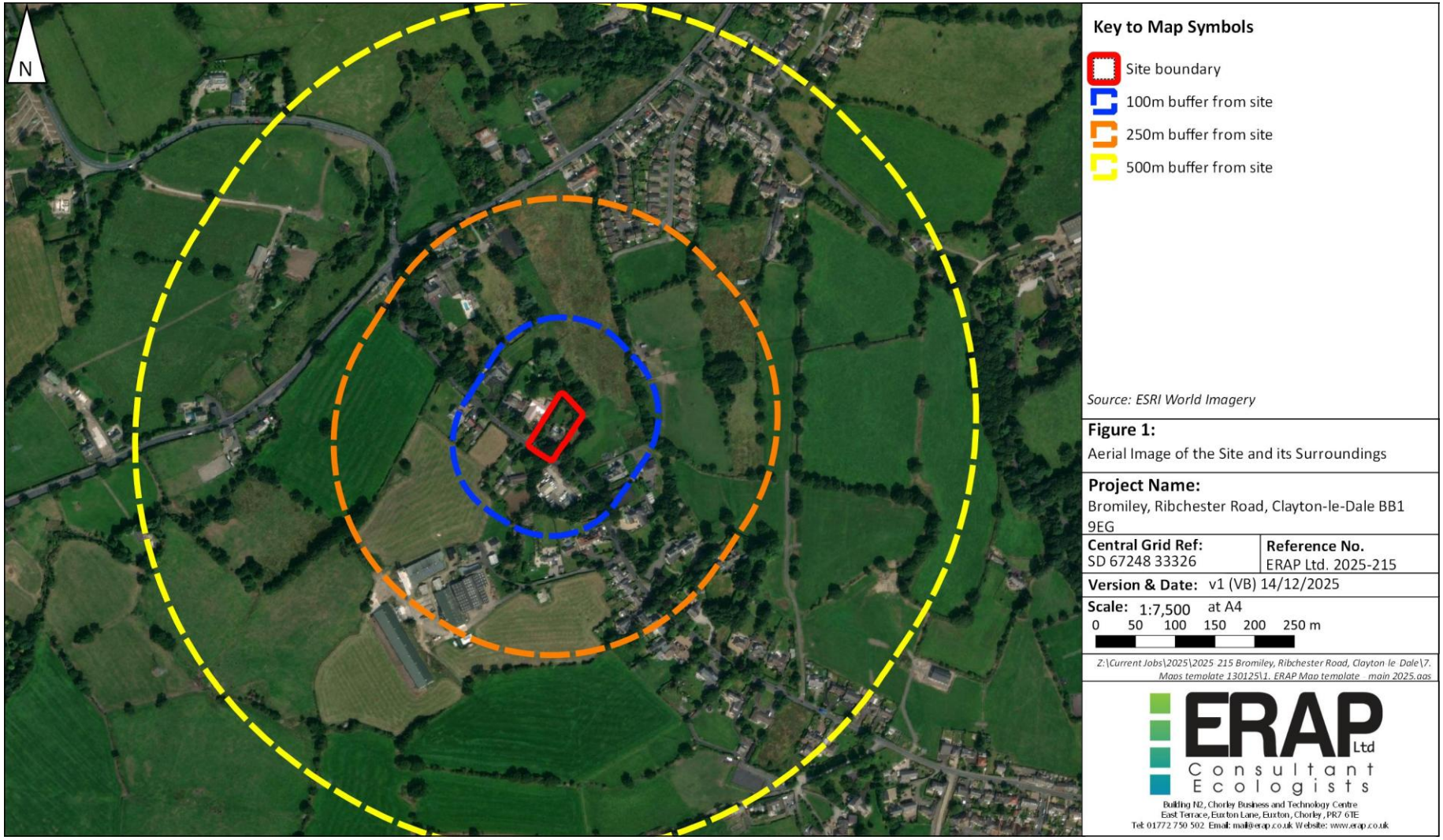

Figure 2: **Phase 1 Habitat Survey**

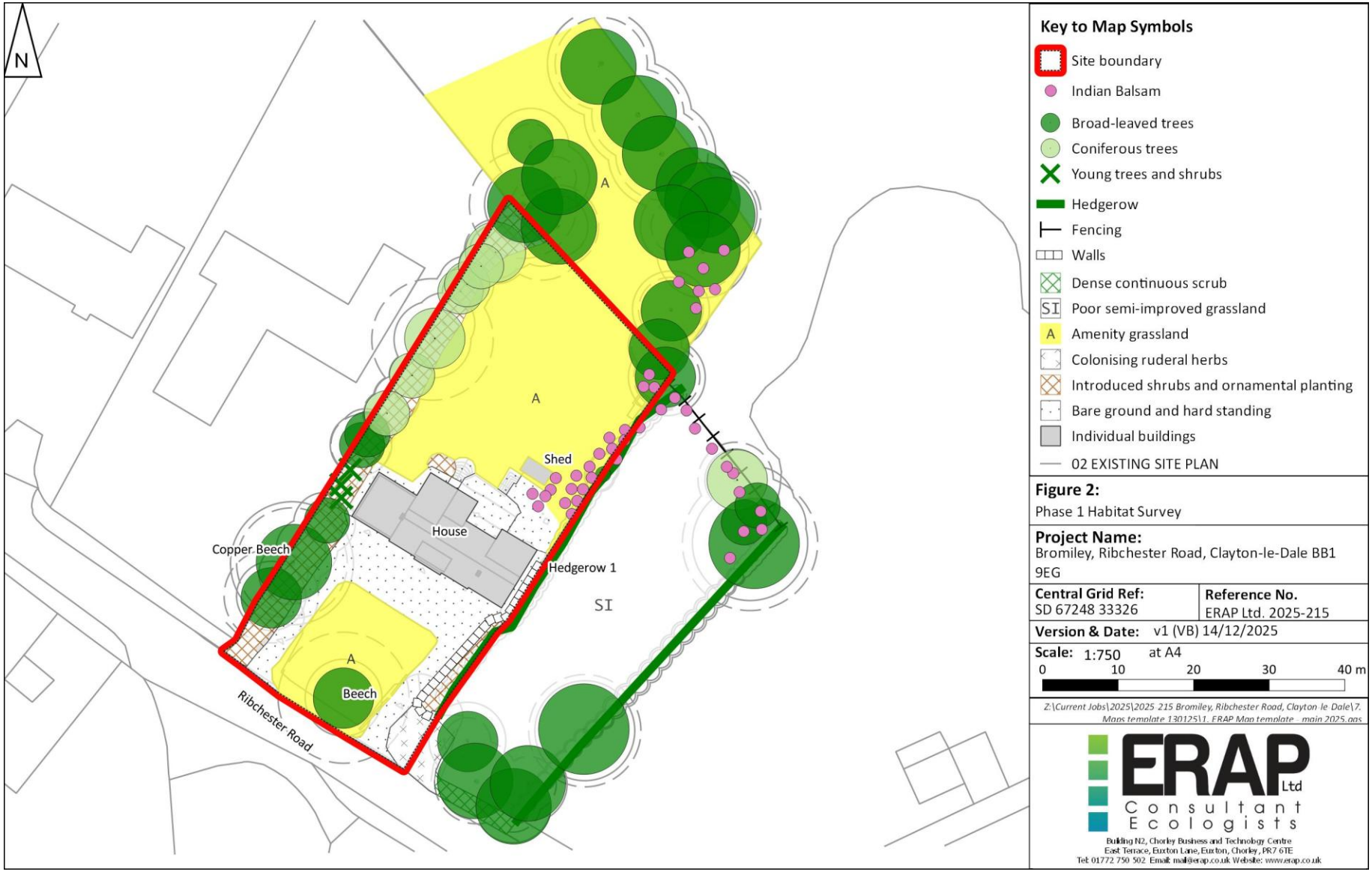

Figure 3: Plan Showing Bat Surveyor and NVA Positions