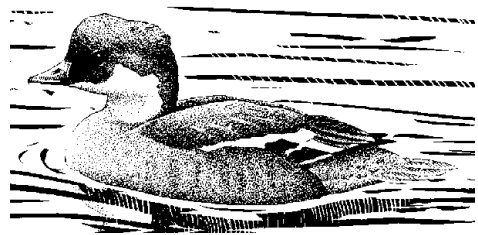


Bat Survey to
Former Parkham Foods
Halifax Road
Liversedge
WF15 8LP



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1. Summary

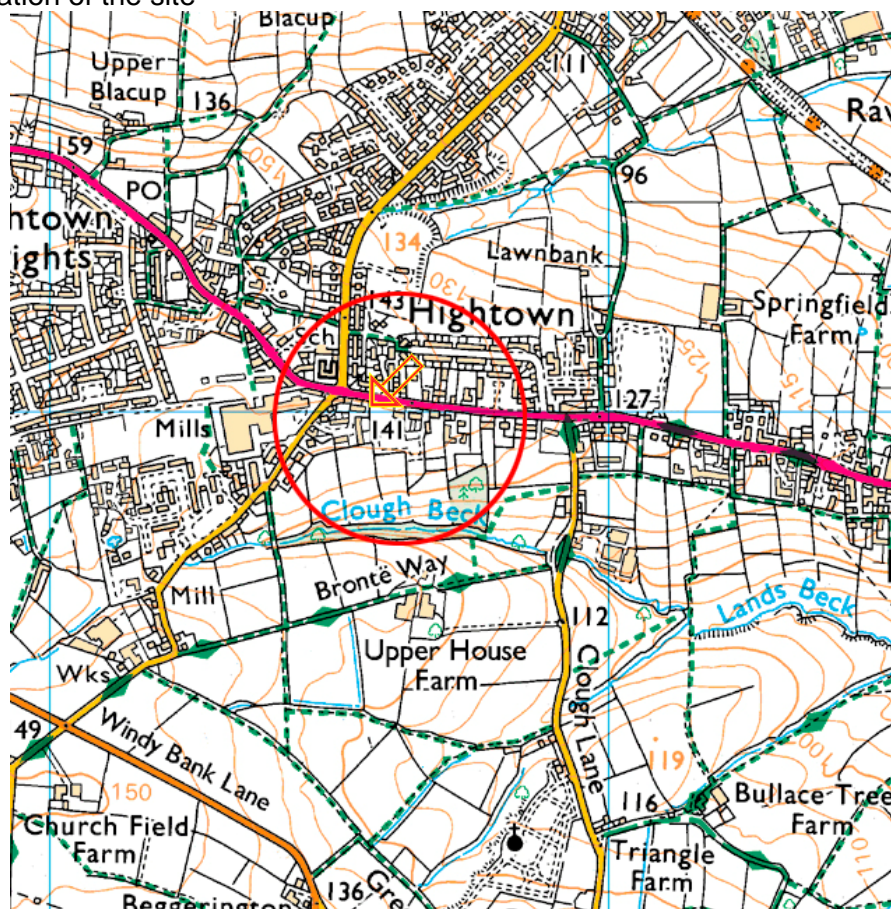
- 1.1 A daylight bat survey to land off Halifax Road, Liversedge was commissioned by Lakeland Lettings Ltd to establish the likelihood of any trees on the site being used by roosting bats. An application to build on the land has been applied for.
- 1.2 The survey was undertaken at a time of year which is considered sub-optimal for bat occupancy and, therefore, aimed to establish the likelihood of bats on the site by looking for evidence of roosts or by noting potentially suitable roosting cavities.
- 1.3 Overall, the land has no potential roost value for bats and offers little foraging habitat though it close to a much wider foraging area. It is highly unlikely bats will use the site other than to fly through on their way to and from feeding and roosting sites. None of the trees on the site were much more than saplings and the large horse chestnut trees in adjacent gardens did not have any visible cavities or rot holes that would provide bats with roosting opportunities.
- 1.4 The proposed development of the site is unlikely to have any effect on maternity roosts or the local bat population and will not cause fragmentation of roosts or loss of habitat.

2. Introduction

2.1 Lakeland Lettings Ltd commissioned a bat survey to land at the former Parkham Foods site off Halifax Road, Liversedge WF15 8LP (NGR SE185240) in accordance with the Planning Authority's request, to determine whether bats have or are using the site for roosting or whether it is significant as a foraging area. The survey took place at a time considered sub-optimal period for bat roost occupancy, therefore, the survey aimed to establish the likelihood of bats using the site.

2.2 The owner is currently seeking permission to develop the site for residential housing.

2.3 Location of the site



2.4 This report sets out the findings of a daytime survey carried out to the above property on Wednesday 3rd December 2014 and highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

2.5 The bat survey was undertaken by John Gardner, licence number 2014-860-CLS-CLS (Conservation & Scientific).

3. Aims of the Survey

3.1 The survey was carried out to establish the following:

- Likelihood of particular buildings, structures, trees (where appropriate) or other features to support bats
- The presence or absence of bats e.g. in a particular building, structure or tree
- Specific features used within the survey area by roosting bats

4. Bat legislation

4.1 All bats and their roosts are protected under the EC Habitats Directive 1992 (EC1992), as implemented by the Habitat Regulations 1994. These regulations amend the Wildlife and Countryside Act 1981, which provides protection to certain animals under Section 9 and listed in Schedule 5 of the Act. Under the Act (As Amended) it is an offence intentionally or recklessly to disturb a protected animal or to damage, destroy, or obstruct access to any place or structure which is used for shelter or protection. This is irrespective of whether the animals are present.

4.2 Where bats are likely to be affected by development proposals, an EPS licence is required from Natural England. Licensing cannot be taken for granted. A licence application must satisfy defined criteria in an appropriate reasoned statement. It must be accompanied by a suitable method statement for the works and appropriate proposals for mitigation of any likely adverse impacts to the protected species.

5. Survey methods

5.1 Daytime survey

5.1.1 The daylight survey was undertaken on Wednesday 3rd December 2014 and consisted of a visual inspection of the land and the trees adjacent to the land.

5.1.2 The survey aimed to identify areas that are normally favoured by bats such as trees or buildings and to inspect possible roosts searching for signs of use by bats e.g. scratching and staining around entrances to holes, using high powered lamps and binoculars.

5.1.3 An individual building may have several features of potential interest to roosting bats associated with it. It is not always possible to confirm usage of a feature by bats as often the animals may be present on one day and no evidence of occupation may be found on the next. Consequently it is customary when undertaking such surveys to assign each feature to a defined category of roosting potential as follows:

Negligible: This category is usually used where a feature appears initially to have significant bat roost potential, but is considered on closer inspection to have low or negligible potential to support roosting bats. It is usually used during surveys to confirm that inspection of a feature has been carried out and has found that the feature is not considered to comprise suitable habitat for roosting bats.

Low: This category is used to describe a feature that may have some superficial interest to roosting bats, but is considered sub-optimal to the extent that bats are not considered likely to use the feature for shelter. A cavity that is open at the top allowing access to wind and rain may be considered to be of low bat roost potential.

Moderate: This category is used to describe a feature that has some potential to support roosting bats, but is considered to be less than ideal in some way. For example the feature may be occupied by other animals, such as birds or squirrel; it may be subject to disturbance or have sub-optimal connectivity with navigational features. A surveyor would be neither surprised nor expect to find a bat using such a feature. Features considered to be of moderate roosting potential would not automatically be subject to an activity survey unless otherwise highlighted.

High: This category is used to describe an optimal feature considered to be ideally suitable for use by roosting bats where no evidence of occupation by bats has been found. Features considered to be of high bat roost potential (BRP) may include upwards-leading cavities of appropriate dimensions and height from the ground, with no obstructions below the cavity entrance. The site may be particularly prominent within the landscape and is likely to have good connectivity with navigational features and sufficient suitable foraging habitat in the vicinity. Features with high BRP are likely to be subject to activity surveys to assist confirmation of their status, and may be subject to a watching brief during works that may disturb them.

Confirmed: This category is used where positive evidence of bats usage has been recorded from a feature. For example, bats or bat droppings may be present, or existing bat records may be associated with the feature. A licence from the DEFRA is likely to be required if the bat roost is to be disturbed by the development.

5.2 Emergence and return surveys

5.2.1 The land has no roost potential and therefore no summer activity survey will be required.

5.3 Desk Study

5.3.1 No desk study was undertaken as the land has no bat roost potential and surveyor experience during the summer of 2014 at a site a hundred metres from this site, showed that only common pipistrelle were active in the area and were roosting in residential dwellings opposite this survey site. Bats are not likely to be affected by the development.

6. Survey results

6.1 The daytime survey

6.1.1 The site is comprised of an area of waste ground located in an urban area.

6.1.2 There are no buildings on site or indeed any structures, everything has been demolished with much of the concrete fabrication being left behind as rubble.

- 6.1.3 The eastern boundary has some larger trees comprising cypress or Leylandii with a mix of holly and elder and some black poplar seedlings. There is a single silver birch sapling in the centre of the site along with some other scrub vegetation. None of the trees on site have any roosting value to bats as none are of an age or species that is likely to provide rot holes, woodpecker holes or other cavities that bats would be able to use.
- 6.1.4 There are two mature horse chestnut trees in gardens adjacent to the east boundary of the site which stand right on the boundary line and overhang the survey site. At this time of year, the limbs are easily surveyed with binoculars and there are no holes or cavities present at all. Some trimming back of these trees may be required to accommodate the proposed development but from a bat survey point of view, this will have no impact.
- 6.1.5 The land is close to the main Halifax Road and is surrounded by residential dwellings that will provide much better roosting potential. Open fields to the rear of the site will provide foraging habitat for the local bat population but the survey site does not have a lot to offer.

Table 1: Summary of bat roost potential features

Building/Tree	Feature	Description of bat roost potential	BRP value	Prescription
Number/Name	Describe Feature	Simple/description	Negligible Low Medium High	Advice
Land	Main area	No roost sites available	Negligible	No action
Land	Boundary	Cypress trees and horse chestnuts in adjacent gardens	Negligible	No cavities observed, no action required

7. Assessment and mitigation

- 7.1 At the time of the survey there was no evidence to suggest that bats were or have been using the site in any capacity other than to fly through on route to other areas.
- 7.2 There is not a single feature on the site that would provide any potential roosting opportunity for bats though the site is located in an urban area which is likely to support common species e.g. pipistrelle.
- 7.3 The proposal is to build a number of residential dwellings on the site and therefore, bats would benefit greatly if permanent roosting features were incorporated into south and west walls of some of the dwellings. Self-contained bat roosts suitable for use in building are readily available from Ibstock and Schwegler and can be easily located on the internet. A minimum of 4 roost features would be good with two on a west aspect and two on a south aspect (1 per house).

8. Summary

8.1 It is unlikely any development of the site will have any detrimental effect on bats in the area. It will not harm or damage any maternity roosts and will not cause loss or fragmentation of habitat.

8.2 Roost potential can be increased by inclusion of roosting features in new dwellings as described in section 7

Appendix 1 Photos of the site



General view of the site



Trees on boundary (larger trees to rear are off site)



typical scrub trees on site



view of the site



view of the site