34 Daisy Lea Lane, Huddersfield, HD3 3LP

Client: Mrs. Betty Webb

Bat Survey - Preliminary Roost Assessment

27 October 2016

Status	Issue	Name of Author/Reviewer	Date
Draft	1.0	Jason Guile FDSC BSc (Joint Hons)	16/09/2016
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Reviewed	2.2	Chris Formaggia BSc (Joint Hons) CBiol CEnv MCIEEM MRBS VR - Principal	27/10/2016
Final	3.0	Jason Guile FDSC BSc (Joint Hons)	27/10/2016

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Executive Summary

Arbtech Consulting Ltd. undertook a Preliminary Roost Assessment at 34 Daisy Lea Lane, Huddersfield, HD3 3LP on 24th August 2016. The aim of the assessment was to consider the value and suitability of the structures for roosting bats. The development proposals comprise construction of 2 detached residential houses with associated garages and a detached garage that will belong to the original house.

Building reference	Value of building for roosting bats	Recommendations for further survey and assessment
B1	Moderate Habitat Value	Two dusk emergence/dawn re-entrance surveys during May to September. At least one to be carried out between mid May and August.
B2	Negligible Likelihood	No further surveys.
B3	Negligible Likelihood	No further surveys.
B4	Low Habitat Value	One evening emergence survey during May to August.
B5	Low Habitat Value	One evening emergence survey during May to August.

The survey concluded that building B1 comprised moderate potential for roosting bats., As such, two emergence/re-entrance surveys are recommended to confirm presence/likely absence of roosting bats. Buildings B4 and B5 comprised low potential for roosting bats. As such, one emergence/re-entrance survey is recommended to confirm presence/likely absence of roosting bats. Buildings B2 and B3 comprised negligible likelihood of supporting roosting bats. As such, no further surveys are recommended on these buildings.

1.0 Introduction and Context

1.1 Background

Arbtech were commissioned by Mrs. Betty Webb to undertake a Preliminary Roost Assessment (PRA) at 34 Daisy Lea Lane, Huddersfield, Hd3 3LP. The assessment is informed by the Bat Conservation Trust publication *Bat Surveys – Good Practice Guidelines* (Collins, 2016).

The PRA was carried out because the site was assessed as having a reasonable likelihood of supporting bats during the Preliminary Ecological Appraisal (Arbtech, September 2016).

1.2 Scope of the Report

This report provides a description of all structural features suitable for roosting bats, and evaluates those features in the context of the site and wider environment. It further documents any physical evidence collected or recorded during the site survey that establishes the presence of roosting bats. It provides information on constraints to the proposals as a result of roosting bats, and summarises the requirements for any further surveys, to inform subsequent mitigation proposals, achieve Planning or other statutory consent, and to comply with wildlife legislation.

The aim of the assessment was to determine the presence or evaluate the likelihood of presence of roosting bats, and to gain an understanding of how they could use the building or structure. To achieve this, the following steps have been taken:

- A desk study has been carried out, including a request for information from the West Yorkshire Joint Services
- A field survey has been undertaken, including an external and internal inspection of the building
- An outline of likely impacts on any known roosts has been provided, based on current development proposals
- Recommendations for further survey and assessment have been made, along with advice on European Protected Species Mitigation Licensing if appropriate

A survey plan is presented in Appendix 1, the proposed Project Plan is included in Appendix 2, and photographs taken during the site survey are included in Appendix 3. A summary of relevant legislation can be found in Appendix 4 and desk study results found in Appendix 5.

1.3 Site Context

The site is located at National Grid Reference SE 1220 1809, and comprises an area of approximately 0.2ha. There are 5 buildings/structures within the site boundaries. The site is situated in the densely urbanised area of north west Huddersfield.

The site is adjacent to residential houses with large gardens, mature hedgerows and tree lines. Located to the north and east of the site are large areas of deciduous and mixed woodland. The landscape to the north of the site comprises suitable 'batscape' with suitable connectivity.

1.4 Project Description

This report is prepared in support of a planning application for 34 Daisy Lea Lane, Huddersfield, Hd3 3LP.

It is proposed the construction of 2x detached residential houses with associated garages and a detached garage that will belong to the original house be built on the existing gardens to the original house. The Plan showing the proposed works is included in Appendix 2. All works areas, storage and haul routes will be included within the site boundaries; access will be provided by existing roads and as such, no additional working footprints are anticipated.

2.0 Methods

2.1 Desk Study

Existing bat records relating to the site and a surrounding 2km radius (the study area) were requested from West Yorkshire Joint Services and will be attached to the report once received and analysed.

The data search is confidential information that is not suitable for public release.

A review of the following information sources has also been undertaken to inform the assessment:

- Landscape structure using aerial images from Google Earth
- Designated sites, habitat and species data held on Magic.gov.uk.
- Designated sites information found on Natureonthemap.naturalengland.org.uk
- Information on the surrounding area using OS Opendata 2010

2.2 Site Survey

The survey was undertaken by Jason Guile an accredited agent on bat license number-CLS01073 on 24th August 2016.

All buildings that will be impacted by the project proposals (the survey area) were assessed for their potential to support roosting bats. The surveyor systematically searched for features suitable for roosting bats and signs of bat activity, by conducting a non-intrusive visual appraisal from the ground using binoculars, inspecting the external features of the buildings for potential access/egress points, and for signs of bat use. An internal inspection of the building was also made, including the roof spaces of all buildings, using an endoscope, torch and ladders. The surveyor paid particular attention to the floor and flat surfaces, window shutters and frames, lintels above doors and windows, and carried out a detailed search of numerous features within the roof space.

2.2.1 Breeding birds and other incidental observations

The surveyor also made note of any other ecological constraints observed during the survey, notably the likelihood of presence or signs of breeding birds, and the suitability of the site for breeding barn owls *Tyto alba*.

2.3 Suitability Assessment

The buildings were categorised according to the likelihood of bats being present, in line with best practice guidelines (Collins, J. 2016); the features of the building that dictate the likelihood of roosting

bats are summarised in Table 1. Roost suitability is classified as high, moderate, low and negligible and dictates any further surveys required before works can proceed.

Table 1: Features of a building that are correlated with use by bats during the summer

Likelihood of bats being present	Feature of building and its context
Higher	Buildings/structures with features of particular significance for roosting bats e.g. mines, caves, tunnels, icehouses and cellars. Habitat on site and surrounding landscape of high quality for foraging bats e.g. broadleaved woodland, tree-lined watercourses and grazed parkland. Site is connected with the wider landscape by strong linear features that would be used by commuting bats e.g. river and or stream valleys and hedgerows. Site is proximate to known or likely roosts (based on historical data).
Lower	A small number of possible roost sites/features, used sporadically by more widespread species. Habitat suitable for foraging in close proximity, but isolated in the landscape. Or an isolated site not connected by prominent linear features. Few features suitable for roosting, minor foraging or commuting.

2.4 Limitations

It should be noted that whilst every effort has been made to describe the features on site in the context of their suitability for roosting bats, this does not provide a complete characterisation of the site.

Where only four figure grid references are provided for bat records, it is not possible to determine their precise location as they could be present anywhere within the given 1km x 1km National Grid square.

This survey provides a preliminary view of the likelihood of bats being present. This is based on suitability of the habitats on the site and in the local area, the ecology and biology of bats as currently understood, and the known distribution of bats as recovered during the desk study.

Internal inspection of building B1 was not carried out at the time of the survey, therefore a precautionary approach was taken to assessing the likelihood of presence of bats within the building and the area.

3.0 Results and Evaluation

3.1 Desk Study Results

A summary of desk study results are provided below; Magic desk study details are included in Appendix 5. Full Desk study results can be provided on request.

3.1.1 Designated sites

The closest designated site is Gredholt Wood Local Nature Reserve (LNR) approximately 1.8km south east of the site, designated as an area of mature woodland and rough grassland. The woodland supports a wide range of rare fungi.

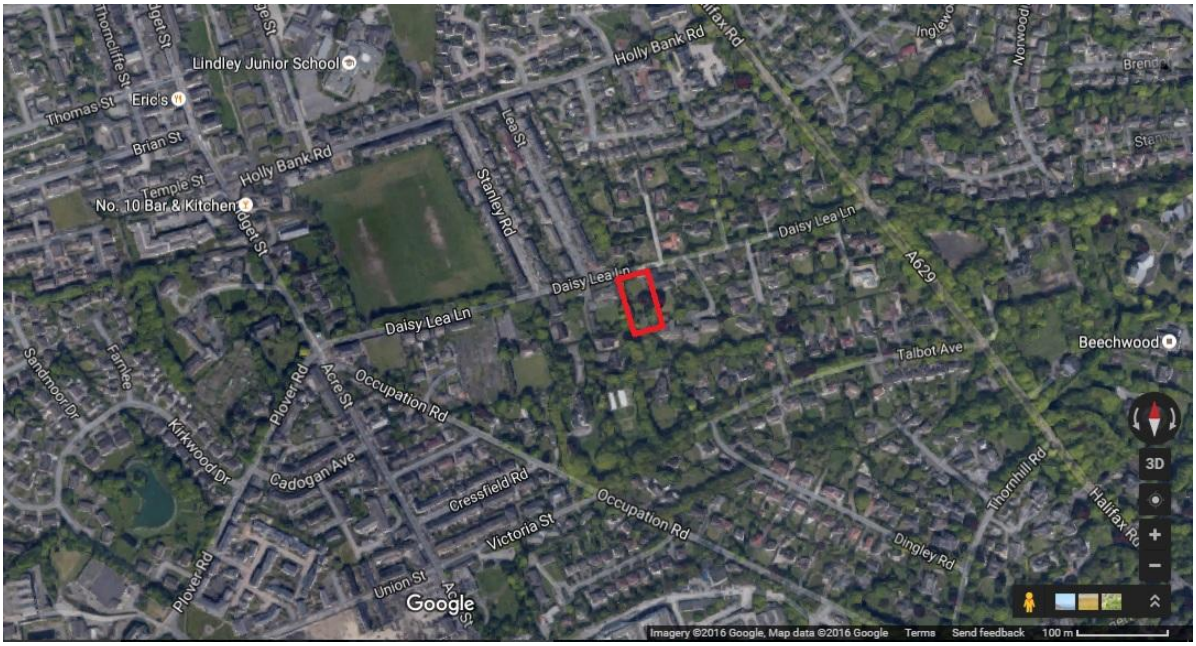
The site lies within the local community forest, White Rose Forest. Green areas within an urban environment maintained to enhance the local area.

3.1.2 Landscape

The magic database shows large blocks of deciduous and mixed woodland approximately 500m north, 500m east and 1km south of the site; further large blocks of woodland are located in the wider landscape > 1km from the site; and a large block of wood-pasture and parkland is located approximately 1.5km south east of the site.

A review of aerial photographs (Figure 1) and OS maps shows the site is important in the context of the surrounding landscape, providing suitable habitat corridors for bats.

Figure 1: Aerial photo of site, showing landscape structure



3.1.3 Historical records

Existing bat records relating to the site and a surrounding 2km radius (the study area) were requested from West Yorkshire Joint Services and will be attached to the report once received and analysed

The magic database shows there are two granted European Protected Species Applications within the 2km search radius, both for common pipistrelle bats.

Table 2: Granted EPSML within 2km of the site

Case reference of granted application	**Approx. distance from site**	**Bat Species Effected**	**Licence Start Date:**	**Licence End Date:**	**Impacts allowed by licence**
EPSM2009-1162	500m SW	C-PIP;	18/09/2009	17/09/2011	Damage/Destruction of a resting place
EPSM2012-5292	500m SW	C-PIP;	02/01/2013	01/12/2014	Damage/Destruction of a resting place

3.2 Survey Results

The buildings within the survey area comprised a large brick-built house that has been split into individual properties (B1), two wooden sheds (B2 and B3) and two single garages (B4 and B5). Each building or structure is referenced, as illustrated in the map in Appendix 1.

The environmental variables recorded at the time of the survey are: temperature 24'C, humidity 57% and cloud cover 30%.

B1 – main house

Building description

- Two storey brick/stone-built semidetached residential house (refer to photo 1). The roof comprises large heavy slate tiles that have risen in numerous sections (refer to photo 2) to create potential roosting opportunity for crevice dwelling bats species and/or access into the roof space.
- Located on the western elevation of the building is a single storey bay window with a flat roof. The extension appears to be in good condition, providing no suitable roosting opportunity for bat species.
- The eastern elevation of the building comprises the adjacent property.
- Located on the western elevation of the main building is a single storey extension with a flat roof of concrete (refer to photo 3). The building and roof appear to be in good condition, providing no suitable access and/or roosting opportunity for bat species.

Evidence of bats

- No evidence of live bats or secondary evidence of bat presence was found on the outside of the main section of the building at the time of survey.

B2 – Shed with dual pitched roof

Building description

- A single storey wood-built shed with dual pitch roof of felt over wood (refer to photo 4). The structure appears to be in good condition and regularly used by the current land owner.
- Internal inspection showed the shed to be used regularly. The roof had no internal lining and there were large undisturbed cobwebs present hanging from the rafters. Internal conditions at the time of the survey were similar to the external.

Evidence of bats

- No evidence of live bats or secondary evidence of bat presence was found on the outside or inside of the building at the time of survey.

B3 – shed with mono-pitched roof

Building description

- A single storey wood-built shed with mono-pitched roof of felt (refer to photo 5). The structure appears to be in good condition, however the roof has numerous damaged and raised sections of felt providing potential access and/or roosting opportunity for bat species to utilise.

- internal inspection showed there to be water damage on all the walls, causing fungal growth. There were very large cobwebs present throughout (refer to photo 6) the internal of the structure, indicating no recent activity within the structure by bird or bat species.

Evidence of bats

- No evidence of live bats or secondary evidence of bat presence was found on the outside or inside of the building at the time of survey.

B4 – brick-built garage

Building description

- A single storey brick-built single garage with mono-pitched roof of felt over wood (refer to photo 7). The roof of the structure has collapsed opening the structure to further water damage and the elements.
- The walls of the structure appear to be in need of repair, the brickwork and mortar appear to be crumbling, causing the structure to be unsafe. The missing mortar and/or brick sections provide potential roosting opportunity for crevice dwelling bat species.
- Located on the northern elevation of the structure is a small brick-built extension with flat roof. The roof appears to be in need of repair. The wooden lintels are rotten and the roof has collapsed, providing potential access into the structure for bat species.
- Internal inspection of the structure showed the roof to have collapsed (refer to photo 8), leaving a large hole providing access into the structure for bird and bat species. The brickwork and mortar at the top of the walls are crumbling, leaving holes for potential roosting opportunity for crevice dwelling bat species.

Evidence of bats

- No evidence of live bats or secondary evidence of bat presence was found on the outside or inside of the building at the time of survey.

B4 – wood-built garage

Building description

- A single storey wood-built garage with mono-pitched roof of felt over wood (refer to photo 7). The building appears to be in dis-repair.
- The wooden slats of the walls of the structure have large holes present due to the wood having warped and pulled away leaving potential roosting opportunity within the cavity for bat species (refer to photo 9).
- The roof appears to be in need of repair, large sections of the felt appear to be torn and are pulling away from the structure, providing potential access and/or roosting opportunity for bat species.
- Internal inspection of the structure shows there to be large holes in the roof allowing potential access for bat species into the building.

Evidence of bats

- No evidence of live bats or secondary evidence of bat presence was found on the outside or inside of the building at the time of survey.

3.2.1 Breeding birds and other incidental observations

No birds were observed nesting or foraging within the building or on the external features of the building. However the site has high value foraging and nesting resource for bird species.

3.3 Evaluation – Likelihood of bats being present

Taking the desk based assessment and site survey results into account, the following value for roosting bats has been placed on each building.

Table 3: Evaluation of buildings/structures on site

Reference	Value for / Likelihood of bats using the building for roosting	Brief summary of justification
B1	Moderate	Large gaps present under the large tiles of the main house section, providing potential roosting opportunity for crevice dwelling species. The site has high value foraging resource and connectivity to the surrounding landscape. Internal inspection of the main roof space was not carried out at time of the survey, therefore a precautionary approach was taken.
B2	Negligible/none	Structure appeared to be in very good condition, no suitable access into the structure was observed at the time of the survey. Good connectivity to high value foraging resources in the wider landscape.
B3	Negligible/none	The damage to the structure indicates that the structure is not favourable to bat species. Internal conditions and presence of large undisturbed cobwebs indicate no recent activity within the structure. Negligible value despite good connectivity to high value foraging resources in the wider landscape.

B4	Low	Small number of suitable roosting features for very small numbers of more common species of bats, within gaps produced by missing/crumbling mortar and brickwork. No roof present on the building. The site has high value foraging resource and connectivity to the surrounding landscape.
B5	Low	Suitable features include the missing panels on the walls providing potential roosting opportunity within the wall cavities. Holes in the roof provide possible access into the structure. The site has high vale foraging resource and connectivity to the surrounding landscape.

4.0 Conclusions and Recommendations

4.1 Conclusions and Impact Assessment

The PRA concludes that building B1 comprised moderate potential for roosting bats. As such, two emergence/re-entrance surveys are recommended to confirm presence/likely absence of roosting bats. Buildings B4 and B5 comprised low potential for roosting bats. As such, one emergence/re-entrance survey is recommended to confirm presence/likely absence of roosting bats. Buildings B2 and B3 comprised negligible likelihood of supporting roosting bats. As such, no further surveys are recommended.

As the proposals include the demolition of building B4 & B5, any bat roosts present would be destroyed. Impacts on building B1 are expected to occur through disturbance in the form of dust, noise and vibration.

Bats are protected under the Wildlife and Countryside Act and Conservation Regulations; see Appendix 4 for a summary of legislation protecting bats in the UK.

4.1.1 Breeding birds and other incidental observations

Due to the high value foraging/nesting resource on site; it is likely that these will be utilised during the breeding season.

Legislation protects all wild birds whilst they are breeding, and prohibits the killing, injuring or taking of any wild bird or their nests and eggs. Certain species of bird, including the barn owl, are subject to special provisions; it is an offence to disturb any bird or their young during the breeding season.

4.2 Recommendations

4.2.1 Survey and assessment

Best practice survey guidelines (Collins, 2016) recommends additional surveys for all buildings assessed as having low to high suitability for roosting bats. The survey effort recommended at this stage is iterative and if bats are recorded emerging from the buildings, the survey effort should be adjusted to provide sufficient information to inform European Protected Species Mitigation licensing (EPSML). Buildings assessed as comprising negligible suitability for roosting bats do not normally require further

surveys. Appropriate justification for this assessment is provided in Section 3.0 and Table 3 of this report.

However, if bats are found during any stage of the development, work should stop immediately and a suitably qualified ecologist should be contacted to seek further advice.

Recommendations for further survey or assessment associated with each building are provided in Table 4.

Table 4: Survey recommendations

Building Ref	Value for / Likelihood of supporting roosting bats	Recommendations
B1	Moderate	One emergence and one re-entry survey during May to September. At least one to be carried out between mid May and August. Four surveyors are required to provide full coverage of the building.
B2	Negligible Likelihood	No further surveys.
B3	Negligible Likelihood	No further surveys.
B4	Low	One dusk emergence survey/dawn re-entrance survey during May to August. Two surveyors are required to provide full coverage of the building.
B5	Low	One dusk emergence survey/dawn re-entrance survey during May to August. Two surveyors are required to provide full coverage of the building.

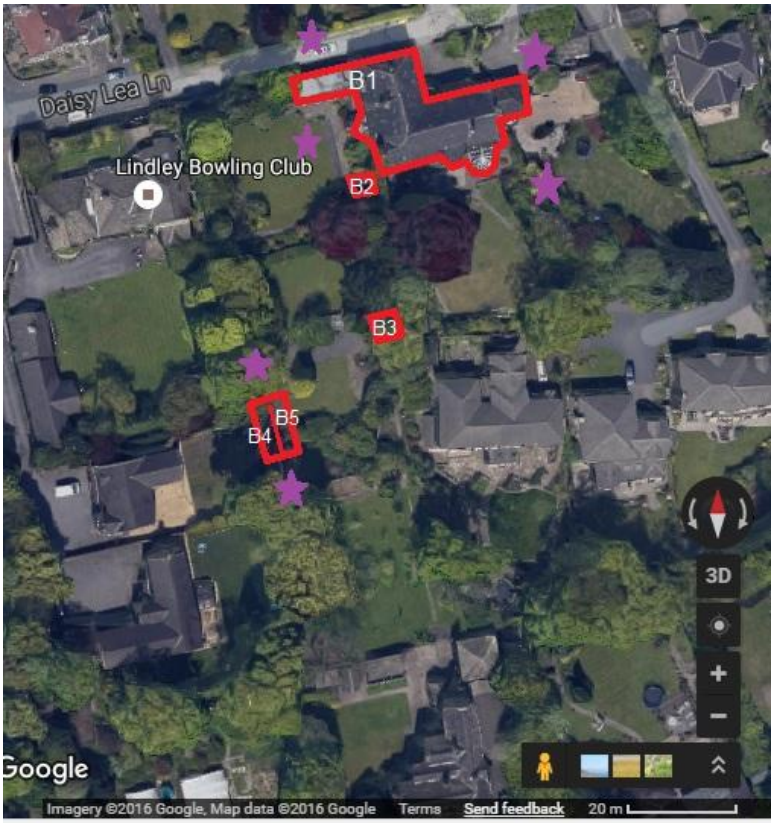
Two surveyors are needed to provide full coverage of buildings B4 and B5 if surveys are carried out at same time.

Refer to Figure 2 for suggested surveyor locations.

4.2.2 Breeding birds

It is recommended that the buildings are demolished and all vegetation is removed outside the breeding bird season (March to September). However, if this is not possible, the building and vegetation should be surveyed for breeding birds immediately prior to clearance. If active nests are found, they will need to be retained in situ until the young have fledged.

Figure 2: Aerial photo of site, showing suggested surveyor locations (Google 2016)



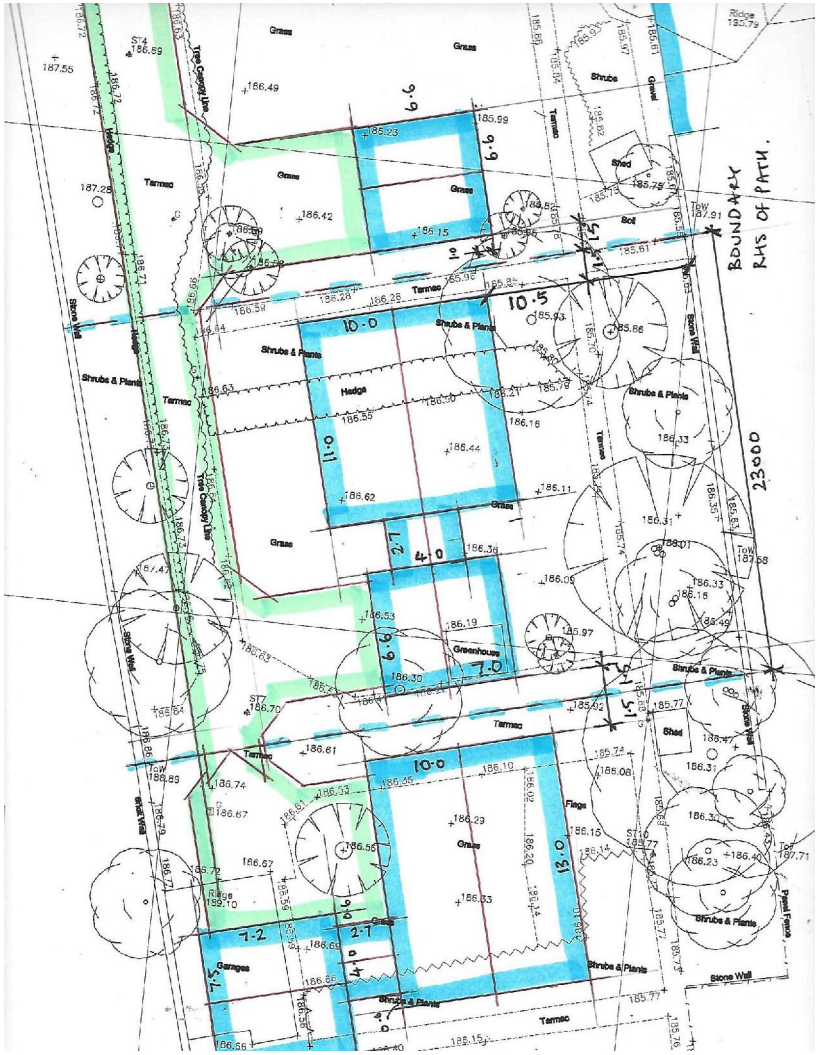
5.0 Bibliography

- Collins, J. (ed) (2016). Bat Surveys For Professional Ecologists: Good Practice Guidelines (3rd edn)
- Garland & Markham (2008) Is important bat foraging and commuting
- Google.co.uk (accessed September 2016)
- Magic.gov.uk/Magicmap.aspx (accessed September 2016)
- Mitchell-Jones, A.J. (2004). Bat Mitigation Guidelines. English Nature, Peterborough.

Appendices

Appendix 1: Survey Plan

Appendix 2: Proposed Site Plan



Appendix 3: Photographs

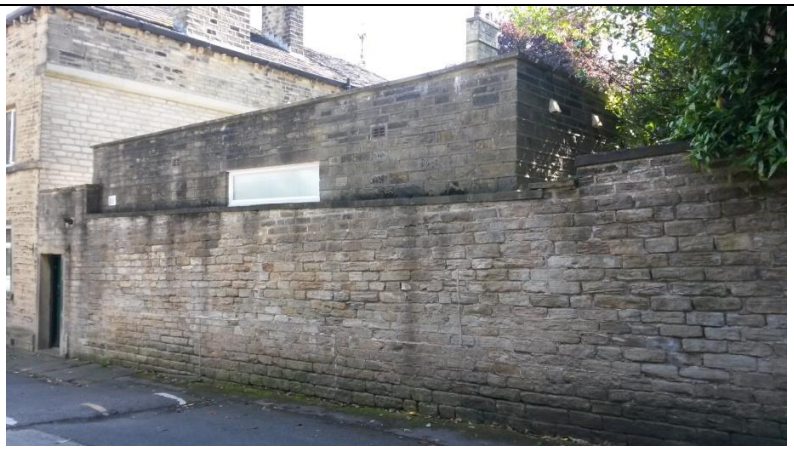
Photo 1: B1 western elevation	
Photo 2: B1 raised tiles western roof pitch	
Photo 3: B1 flat roof extension - southern elevation	

Photo 4: B2 northern elevation	
Photo 5: B3 western elevation	
Photo 6: B3 internal view	

Photo 7: B4 & B5 southern elevation	
Photo 8: B4 internal view showing collapsed roof	
Photo 9: B5 eastern elevation	

Appendix 4: Legislation and Planning Policy related to bats

LEGAL PROTECTION

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended) through their inclusion on Schedule 2.

Regulation 41 prohibits:

- Deliberate killing, injuring or capturing of Schedule 2 species (e.g. all bats)
- Deliberate disturbance of bat species as:

  a)to impair their ability:

  (i) to survive, breed, or reproduce, or to rear or nurture young

  (ii) to hibernate or migrate

  b)to affect significantly the local distribution or abundance of the species
- Damage or destruction of a breeding site or resting place

Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion on Schedule 5. Under this Act, they are additionally protected from:

- Intentional or reckless disturbance (at any level)
- Intentional or reckless obstruction of access to any place of shelter or protection
- Selling, offering or exposing for sale, possession or transporting for purpose of sale

Effect on development works:

A European Protected Species Mitigation (EPSM) Licence issued by the relevant statutory authority (e.g. Natural England) will be required for works likely to affect a bat roost or for operations likely to result in a level of disturbance which might impair their ability to undertake those activities mentioned above (e.g. survive, breed, rear young and hibernate). The licence is to allow derogation from the relevant legislation but also to enable appropriate mitigation measures to be put in place and their efficiency/success to be monitored.

The legislation may also be interpreted such that, in certain circumstances, important foraging areas and/or commuting routes can be regarded as being afforded *de facto* protection, for example, where it can be proven that the continued usage of such areas is crucial to maintaining the integrity and long-term viability of a bat roost (Garland & Markham, 2008)

NATIONAL PLANNING POLICY (ENGLAND)

National Planning Policy Framework

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as UK Biodiversity Action Plan priority species) is also listed as a requirement of planning policy.

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; opportunities to incorporate biodiversity in and around developments are encouraged; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

The Natural Environment and Rural Communities Act 2006 and The Biodiversity Duty

Section 40 of the Natural Environment and Rural Communities (NERC) Act, 2006, requires all public bodies to have regard to biodiversity conservation when carrying out their functions. This is commonly referred to as the 'biodiversity duty'.

Section 41 of the Act (Section 42 in Wales) requires the Secretary of State to publish a list of habitats and species which are of 'principal importance for the conservation of biodiversity.' This list is intended to assist decision makers such as public bodies in implementing their duty under Section 40 of the Act. Under the Act these habitats and species are regarded as a material consideration in determining planning applications. A developer must show that their protection has been adequately addressed within a development proposal.

Appendix 5: Desk Study Information

MAGIC

Designations - Daisy Lea Lane

Legend

- Limestone Pavement Orders (England)
- Local Nature Reserves (England)
- Moorland Line (England)
- National Nature Reserves (England)
- National Parks (England)
- National Parks: Lake District and Yorkshire Dales Variation Orders 2012 - subject to confirmation (England)
- Ramsar Sites (England)

Sites of Special Scientific Interest Units (England)

- Favourable Condition
- Unfavourable Recovering
- Unfavourable no change
- Unfavourable Declining
- Part Destroyed
- Destroyed
- Not Assessed
- Sites of Special Scientific Interest (England)
- SSSI Impact Risk Zones – to assess planning applications for likely impacts on SSSIs/SACs/SPAs & Ramsar sites (England)
- Special Areas of Conservation (England)
- Special Protection Areas (England)
- Biosphere Reserves (England)
- Community Forests (England)

Projection = OSGB36
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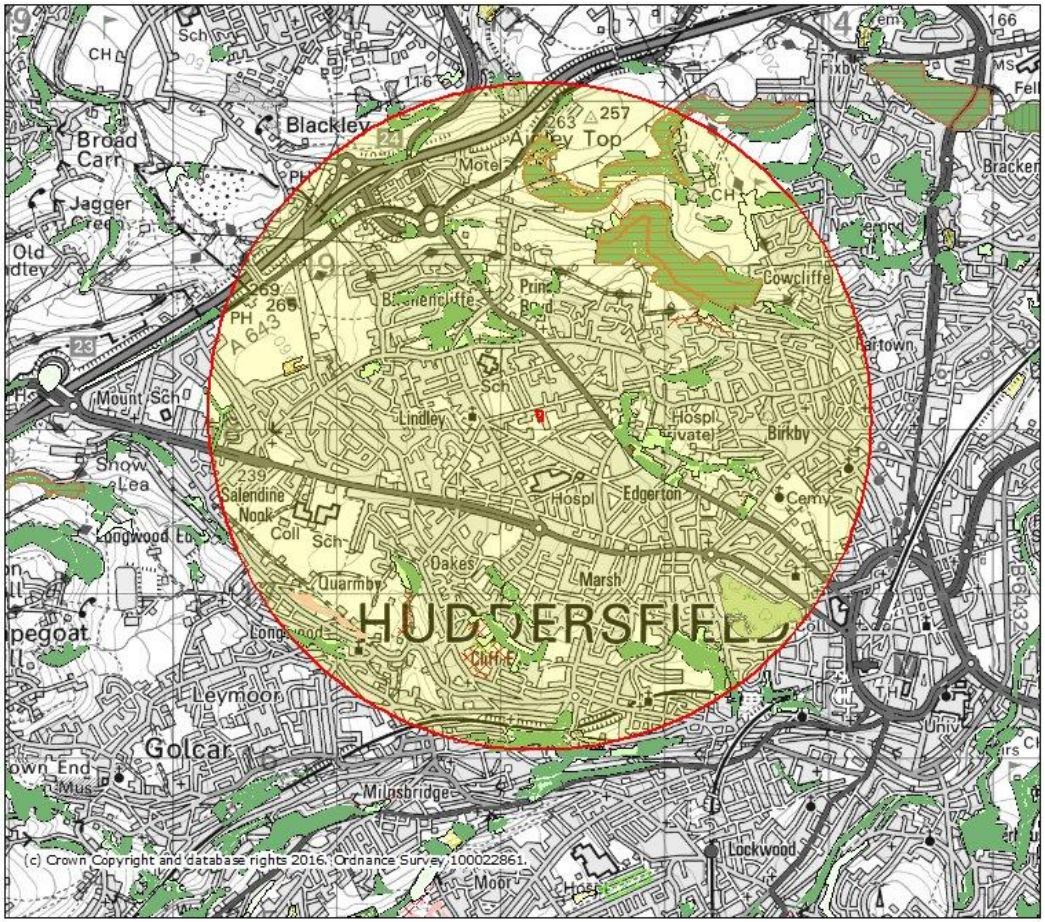
MAGIC

Habitats - Daisy Lea Lane



Legend

- Priority Habitat Inventory - Coastal Saltmarsh (England)
- Priority Habitat Inventory - Coastal Sand Dunes (England)
- Priority Habitat Inventory - Coastal Vegetated Shingle (England)
- Priority Habitat Inventory - Maritime Cliffs and Slopes (England)
- Priority Habitat Inventory - Mudflats (England)
- Priority Habitat Inventory - Saline Lagoons (England)
- Saline Lagoons (Wales)
- Saltmarsh (Wales)
- Sand Dunes (Wales)
- Priority Habitat Inventory - Calaminarian Grassland (England)
- Priority Habitat Inventory - Coastal and Floodplain Grazing Marsh (England)
- Priority Habitat Inventory - Good quality semi-improved grassland (Non Priority) (England)
- Priority Habitat Inventory - Lowland Calcareous Grassland (England)
- Priority Habitat Inventory - Lowland Dry Acid Grassland (England)
- Priority Habitat Inventory - Lowland Meadows (England)
- Priority Habitat Inventory - Purple Moor Grass and Rush Pasture (England)
- Priority Habitat Inventory - Upland Calcareous Grassland (England)
- Priority Habitat Inventory - Upland Hay Meadows (England)
- Priority Habitat Inventory - Lowland Heathland (England)
- Priority Habitat Inventory - Mountain Heaths and Willow Scrub (England)
- Priority Habitat Inventory - Upland Heathland (England)
- Priority Habitat Inventory - Limestone Pavements (England)

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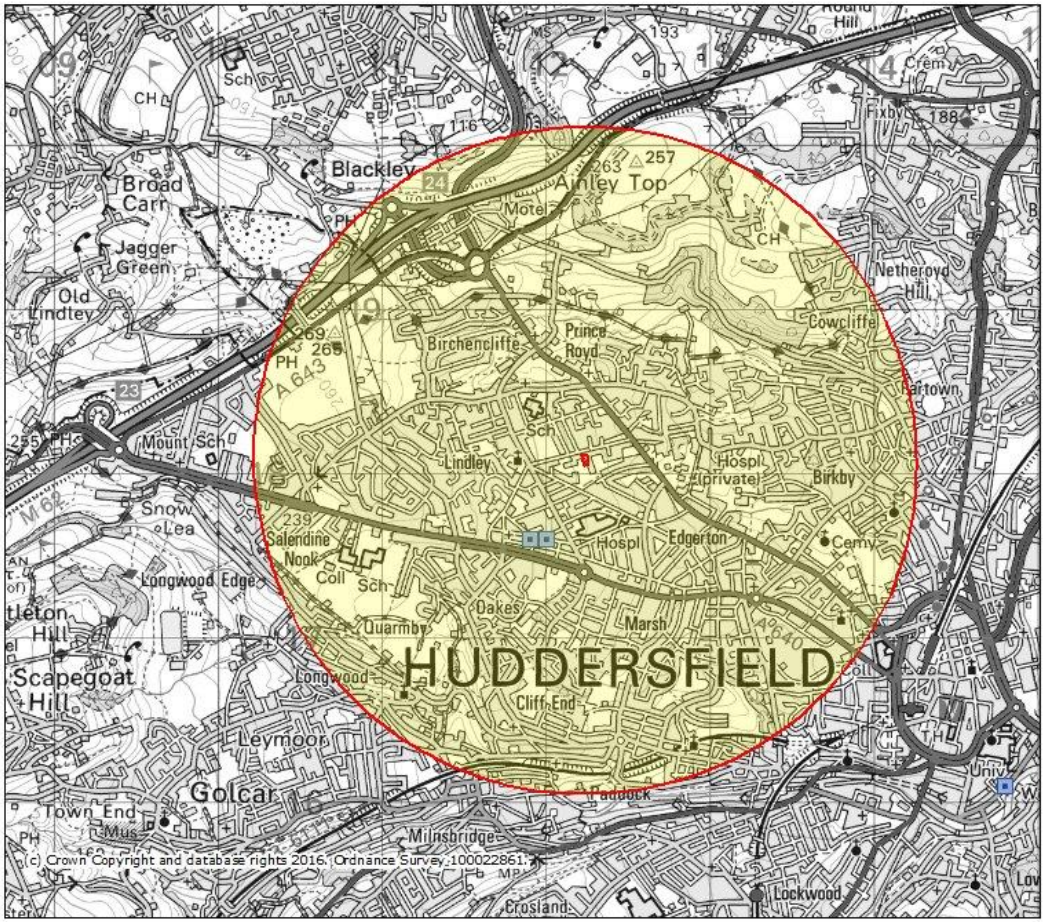
MAGIC

EPSL - Daisy Lea Lane



Legend

Granted European Protected Species Applications (England)

- Amphibian
- Bats
- Cetacean
- Invertebrate
- Other Mammal
- Plant
- Reptile

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ymax = 420600
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BACK PAGE

Arbtech Consultant's Contact details:

Jason Guile BSc (Joint Hons)
07872127684
jasonguile@arbtech.co.uk

Arbtech Consulting Ltd
https://arbtech.co.uk