ASTUTE ECOLOGY

Ecological Consultants

PRELIMINARY BAT ASSESSMENT

8 HUNGERFORD ROAD, HUDDERSFIELD, HD3 3AL

Report Reference: AE19.109

February 2019

Client	Paramjit Banwait	
Site:	8 Hungerford Road, Huddersfield, HD3 3AL	
Grid Ref:	SE 12690 17715	
Report Ref:	AE19.109	
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1 Summary

1.1 Astute Ecology were commissioned by Paramjit Banwait to undertake a Preliminary Bat Assessment pertaining to a single residential dwelling located at 8 Hungerford Road, Huddersfield, HD3 3AL. The purpose of this assessment was to identify the suitability of the building to support bats, identify any evidence of bats having used or using the building, and to identify key ecological constraints to the proposed development. The survey was undertaken on the 7th January 2019.

1.2 **Key Messages**

- The building was assessed to have 'Negligible Potential' to support roosting, foraging or commuting bats. No evidence or signs of bats using or having used the internal or external features of the building was found during the assessment.

- The proposed works will not negatively impact upon any bats or their habitats and therefore no further surveys or mitigation is required.

- The building was assessed to have potential to support nesting birds. Therefore, proposed works to the building should be undertaken outside of the breeding bird season (March to August incl.), or be preceded by a check for nesting birds (within 24 hours prior to the commencement of works) to avoid infringing on legislation which protects all nesting birds.

- It is an offence to intentionally kill, injure, or take any wild bird whilst nesting, or take, damage or destroy the nest of any such bird while in use or being built.

- Recommended enhancements for bats and birds are given in section 5 to further ensure the proposal complies with the National Planning Policy Framework.

2 Introduction

2.1 Astute Ecology were commissioned by Paramjit Banwait to undertake a Preliminary Bat Assessment pertaining to a single residential dwelling located at 8 Hungerford Road, Huddersfield, HD3 3AL, herein referred to as the 'site'. The purpose of this assessment was to identify the suitability of the building to support bats, identify any evidence of bats having used or using the building, and to identify key ecological constraints to the proposed development. A breeding bird assessment is included within this report as per standard industry guidelines.

2.2 The site is the subject of a proposed application for the demolition of an existing two storey brick built detached residential building followed by the new build of a replacement residential dwelling. Existing and proposed plans have not been provided by the client at this stage.

2.3 The application site is located within an urban area bounded by neighbouring residential properties and roads. Scattered trees exist immediately rear of the site and within the gardens of adjacent properties. Satellite imagery and MAGIC maps indicate patches of broadleaved woodland existing approximately 150m east from the site (Appendix 5).

2.4 The legislation relevant to protected species within the United Kingdom is summarised within Appendix 2.

2.5 Results and recommendations contained within this report have been prepared by an experienced ecologist and are therefore the view of Astute Ecology. The survey is based on information provided by our client, the development proposals, and the results of the desk study and our survey of the site. This report pertains to this information only.

3 Methodology

3.1 Desk Study

Data regarding any known statutory or non-statutory sites in addition to any European Protected Species License (EPSL) application records within 2km of the site were searched for using The Multi-Agency Geographic Information for the Countryside (MAGIC) on 11/02/19. A local record search for bat records was not requested by the client.

3.2 Surveyors

Survey carried out by Andrew Bird BSc. (Hons.) Senior Ecologist of Astute Ecology, Natural England WML-A34 - Level 2 Bat Licence Number: 2018-37905-CLS-CLS, who has over 10 years of experience undertaking various bat surveys throughout the UK, Europe and Africa.

3.3 Reporting

This was report was prepared in accordance with the Chartered Institute of Ecology and Environmental Management; *Guidelines on Ecological Report Writing*. CIEEM (2015), and Collins (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, (3rd edition), Bat Conservation Trust, London.

3.4 Survey Conditions

The assessment was undertaken at 10:00 on the 7th February 2019.

The ambient temperature was recorded as 7°C, with 4/8 cloud cover, light wind and good visibility.

3.5 Protected Species

3.5.1 Roosting Bats

Structures on site were assessed for their suitability to support roosting bats in accordance with Collins (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, (3rd edition), Bat Conservation Trust, London.

During the external and internal assessment of the structure, features including suitable enclosed spaces such as slipped or missing roof tiles, gaps and cracks in brickwork, enclosed roof voids, gaps along ridge rafters and joints in roof beams were assessed to evaluate the potential suitability of the structure to support roosting bats. Evidence of bat presence was also searched for including feeding remains, bat droppings and staining around potential access points. Bats often use different roosting sites at different times of the year, and the absence of evidence does not always equate to the absence/ or lower suitability of a structure to support a bat roost. The potential suitability of each structure was categorised following Collins (2016), and the resulting survey effort to establish confidence in a result is summarised within Appendix 2.

3.5.2 **Foraging and Commuting bats**

Habitat features on site were assessed for their suitability to support foraging and commuting bat populations. This assessment was independent from the suitability of the site to support roosting bats and provides information on the likeliness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration. The suitability of the sites commuting and foraging habitat was assessed and evaluated against the proposed impacts to the site to allow categorisation of the habitat (See Appendix 2).

3.5.3 **Breeding Birds**

The building to be impacted from the proposed development was the subject of a search for evidence of breeding birds, active or previously used nests including the recording of any droppings, feathers, pellets (barn owl), down and chick remains following standard techniques, as recommended within Gilbert, Gibbons, and Evans (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393), and Shawyer (2011) *Barn Owl (Tyto alba) Survey Methodology and Techniques for use in Ecological Assessment: Developing Best Practice in Survey and Reporting*. IEEM, Winchester.

3.6 **Limitations**

There were no restrictions to the survey, all relevant areas were observed and/or accessed. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The protected and notable species assessment provides a preliminary view of the likelihood of these species occurring on site, based upon the suitability of the habitats, known distribution of the species in the local area and any direct evidence on site. It should not be taken as providing a full and definitive survey of any protected species group.

3.7 **Report Lifespan**

Given the transient nature of the subject we would consider the survey results contained to be accurate for 12 months.

4 Results

4.1 Desk Study

4.1.1 Designated Sites

The MAGIC search returned one records of statutory designated site within 2km of the site (Table 1). The Magic Map output is included within Appendix 3.

Table 1. Designated Sites within 2km of the site.

Name	Status	Details	Distance and orientation from Site
Gledholt Woods	LNR	Woodland	1.2km South

4.1.2 Species Records

The MAGIC search returned two records of a bat European Protected Species Licence (EPSL) application in 2014 approximately 1km east of the site for common pipistrelle (*Pipistrellus pipistrellus*) only (Appendix 3).

4.2 Protected Species

4.2.1 Roosting Bats

The building did not feature any suitable Potential Roost Features (PRF's) and was assessed to be of "Negligible Potential" to support roosting bats. No evidence of bats using or having previously used the building's interior or exterior features was found. An assessment of the building's features and inspection is described below. Associated photographs can be found within Section 4.3

4.2.1.1 Bat Building Roost Assessment

- **External Elevations:** The majority of external elevations were in good condition, free of any cracks or crevices, majority soffits were well-sealed (insignificant plastic soffit at lower levels was broken but not suitable as a PRF. No PRFs were recorded on the external elevations. No evidence or signs of bats was found on or within the external walls.

- **External Roof:** The roofs did not feature any obvious PRFs, tiles and chimney stacks were well-sealed and covered with moss in places. No entry holes or gaps leading into the roof were found. A small section of wooden barge board was hanging from the front elevation, this area was found open to the elements and did not lead to further crevices, therefore not offering any potential for crevice dwelling species. No evidence or signs of bats was found on the external roof.

- **Interior of building:** The interior of the building was not in residential use at the time of the survey and did not feature any PRF's or evidence of bats. Occasional small holes were present in the ceiling in places where light fittings had been recently removed.

- **Internal Roof:** The internal roof did not feature any evidence or signs of bats. Insulation and all other surfaces were found to be clean of any droppings. The internal tiles were lined but featured minor sections of the lining peeling away from the roof. These areas were heavily cobwebbed and a draft was present flowing through them (no daylight was visible entering the loft area). Internal elevation walls were well-sealed and free of any PRF's.

4.2.2 **Foraging and commuting habitat for bats**

The building itself was assessed to offer negligible potential as foraging and commuting habitat. Several lights were fitted to the rear and front of the building. The garden featured ornamental shrubs and scattered semi mature trees which are likely to offer good potential to a low number of potential foraging or commuting bats within the area.

4.2.3 **Breeding Birds**

No signs evidence or signs of breeding birds were recorded on the building or the surrounding area during the assessment. The building was considered to be of moderate potential for nesting birds.

4.3 **Site Photographs**

Southern Elevation	

Southern Elevation	
Western Elevation .	

Western Elevation	
Northern Elevation	

Soffits	
Eastern Elevation	

Rear Extension – felt roof	
Rear garden including scattered trees	

Interior Roof/Loft	
Interior Roof/Loft	

5 Evaluation, Recommendations and Enhancements

5.1 Desk Study Impacts

The proposed development site is not designated for its wildlife interest at an International, national or local level. The proposed works are highly unlikely to impact designated sites within a 2km radius of the site due to the small size of the proposed development, the site will continue to function as present, and that any construction works will be contained within the site boundaries.

5.2 Roosting, foraging and commuting bats

- The application building did not feature any suitable PRFs, and was assessed as negligible potential for roosting bats. The building was also assessed to be of negligible potential for foraging and commuting bats.

- The proposed works will not impact upon any roosting, foraging, commuting bats or their habitats.

- Owing to the absence of any impacts to bat roosts or habitat associated with the propose development, no further surveys or mitigation is required.

- A Natural England bat development licence is not required in order for the development works to proceed.

- To prevent any potential indirect disturbance to foraging and commuting bats, any new lighting on site (both during and post works) should be sympathetic to reduce and/or avoid light spill towards the southern boundary of the site:
    - Where possible, new lighting should be:
        - Fully shielded (enclosed in full glass cut-off fitments)
        - Directed downwards (mounted horizontally to the ground and not tilted
        - upwards)
        - Switched on only when needed (no dusk to dawn lamps)
        - White light low energy lamps (Philips Cosmopolis or fluorescent)

5.2.1 During Works

- In the unlikely event, any evidence of bats are found at any point during the development, work must stop immediately, and advice sought from Natural England or a professional bat ecologist.

- If the development of the site does not begin within twelve months of this initial assessment it will be necessary to conduct an additional assessment to determine if bats are roosting within the building on site

5.2.2 **Site enhancements**

- The provision of at least 1x artificial bat boxes/bricks/tube placed high up on the southern/western elevations of the proposed building would provide enhanced roosting opportunities for potential bats within the local area. Depending on the material used to construct the new building, bat bricks or tubes could also be incorporated into the building design.

5.3 **Breeding Birds**

- The building was assessed to have potential to support nesting birds. Therefore, proposed works to the building should be undertaken outside of the breeding bird season (March to August incl.), or be preceded by a check for nesting birds (within 24 hours prior to the commencement of works) to avoid infringing on legislation which protects all nesting birds.

- The provision of at least 1x Generalist Schwegler 1B nest box would have a positive effect on nesting birds at the site.

    - Generalist bird boxes should be fixed two to five metres high, out of the reach of predators such as domestic cats.
    - Boxes are best mounted facing between north and east, thus avoiding strong sunlight and the wettest winds.
    - Boxes should also be tilted forward slightly to minimise the effect of any driving rain.

Appendix 1. References

Bat Conservation Trust's '*Good Practice Survey Guidelines*' (Rev 2012).

Bell, S. McGillivary, D. (2006) *Environmental Law*. 6th ed. Oxford University Press.

Byron, H (2000) *Biodiversity and Environmental Impact Assessment: A Good Practice Guide for Road Schemes*. The RSPB, WWF-UK, English Nature and the Wildlife Trusts, Sandy.

CIEEM (2015) Guidelines on Ecological Report Writing. Chartered Institute of Ecology and Environmental Management, Winchester

Collins, J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (3rd edition), Bat Conservation Trust, London

Gilbert G, Gibbons DW, Evans J. (1998) *Bird Monitoring Methods: Breeding Bird Survey* (pages 389-393). RSPB.

Harris S, Cresswell P and Jefferies D (1989). *Surveying Badgers*.

Mitchell-Jones A.J. McLeish, A.P. (2004) *Bat Workers Manual* (3rd Edition). Joint Nature Conservation Committee.

Mitchell-Jones A.J. *Bat Mitigation Guidelines* 2004. English Nature.

Sutherland, W.J. (1996) *Ecological Census Techniques*. Cambridge University Press.

Treweek, J. (1999) *Ecological Impact Assessment*. Blackwell Science.

Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*. Riba Publishing.

Appendix 2. Legislation, Guidance and Methodology

Roosting Bats
All bats in the United Kingdom and their habitats are fully protected under the Wildlife and Countryside Act 1981 (as amended), and the Conservation of Habitats and Species Regulations 2010 (as amended).
It is an offence to damage or destroy any bat roost, intentionally or recklessly obstruct a bat roost, deliberately, intentionally or recklessly disturb a bat or intentionally kill, injure or take any bat.
Areas of concern; can be encountered in many types of structure and care should therefore be taken when undertaking maintenance or demolition of suitable structures and trees.

Site assessments of buildings, commuting and foraging habitat and trees are undertaken in accordance with:

Collins, J (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines, (3rd edition), Bat Conservation Trust, London

Preliminary Ecological Surveys look for evidence of bat presence such as feeding remains, bat droppings, roosting individuals and staining around potential access points.

The suitability of site features were also assessed because absence of bat evidence, is not confirmation of a negative result. Within buildings these features include suitable enclosed spaces such as slipped or missing roof tiles, gaps and cracks in brickwork, enclosed roof voids, accessibility into wall spaces, gaps along ridge rafters, joints in roof beams and the presence of suitable soffits and fascia.

Within tree features searched for include; natural holes, woodpecker holes, cracks/splits in major limbs, loose bark, hollows, and dense cover of ivy over the tree.

If evidence is found, or a building supports features conducive to supporting roosting bats then further presence / absence bat surveys and/or roost characterisation surveys are recommended.

The following tables are only to be used as a basic indication as to how potential is judged. They are not to be used as a complete definitive source of guidance. The final result is based upon the surveyor's professional opinion, experience and knowledge from various in depth sources.

Category	Description of roosting habitat	Number of presence / absence surveys required
No Potential	The building is wholly unsuitable for a bat roost.	None
Negligible Potential	Suitable cavities may exist but these are open to wind, rain or disturbance.	None
Low Potential	This category describes a structure with one or more potential roost sites that could be used by individual bats opportunistically, that less than ideal in some way. For example, the feature may be subject to intermittent disturbance, and does not provide enough shelter, conditions* space and/or suitable surrounding habitat (e.g. unlikely to support a maternity or hibernation roost). This category described a tree of sufficient size and age to support rooting bats, but	One survey between May and August

	with no features observed from the ground, or the features only have a limited potential to support roosting bats.	Trees – No further surveys required
Moderate Potential	This category describes a structure or tree considered to have one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but are unlikely to support a roost of high conservation status (With regard to roost type only – assessments are made irrespective of species conservation status, which is established after presence is confirmed) Features considered to have adequate potential would include cavities of appropriate dimensions that are generally free from disturbance and free from fluctuations in the weather.	Two surveys between May and September (with at least one survey undertaken between May and August) One Dusk emergence and One Dawn re-entry survey to be ideally undertaken at least two weeks apart.
High Potential	A structure or tree 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* and surrounding habitat.	Three surveys between May and September (with at least two surveys undertaken between May and August) One Dusk emergence and One Dawn re-entry survey to be undertaken. The third survey can be either Dusk or Dawn. The surveys should ideally be undertaken at least two weeks apart.
Confirmed	This category is where positive evidence of bats has been recorded. For example, bats are found; bat droppings may be present at a suitable location for roosting bats; existing bat records may be associated with the structure.	Three surveys between May and September (with at least two surveys undertaken between May and August) One Dusk emergence and One Dawn re-entry survey to be undertaken. The third survey can be either Dusk or Dawn. The surveys should be undertaken at least two weeks apart.

If bats are discovered emerging or re-entering any structure, the survey schedule should be appropriately adjusted to increase the survey effort so that sufficient information for roost characterisation can be collected to advise the planning application or EPS development license.

Foraging and Commuting bats
Habitat features on site were assessed for their suitability to support foraging and commuting bat populations. This assessment was independent from the suitability of the site to support roosting bats, and provides information on the likeness of bat foraging activity within the local environment, and the dependence of individuals on these features for commuting to alternative roosting sites, foraging and migration.

Potential suitability of foraging and commuting habitat within an application boundary. Features should be assessed following this guide and professional judgement. Adapted from Collins J (2016). The following tables are only to be used as a basic indication as to how potential is judged. They are not to be used as a complete definitive source of guidance. The final result is based upon the surveyor's professional opinion, experience and knowledge from various in depth sources.

Category	Description of commuting and foraging habitat	Survey effort to establish the value of commuting and foraging habitat**
Negligible Potential	Negligible habitat features on site likely to be used by commuting or foraging bats	None
Low Potential	Habitat which could be used by low numbers of commuting bats such as an isolated gappy hedgerow, or an unvegetated stream unconnected to suitable habitat in the wider environment. Suitable, yet isolated habitat that could be used by foraging bats such as individual trees, or a patch of scrub.	**Transect /spot count/ timed search survey:** One survey visit per season: Spring- April/ May Summer- June/July/ Aug Autumn – Sept/ Oct In weather conditions conducive to finding bats **AND** **Static automated surveys:** One location per transect, over a five-night period, per season: Spring- April/ May Summer- June/July/ Aug Autumn – Sept/ Oct In weather conditions conducive to finding bats *Further survey may be required if surveys reveal higher activity than predicted from habitat alone*
Moderate Potential	Continuous habitat connected to the wider landscape that could be used by commuting bats, notably tree lines, hedgerows or linked back gardens. Habitat that is connected to the wider landscape which could be used by bats for foraging such as trees, open water, scrub or grassland.	**Transect /spot count/ timed search survey** One survey visit per month (April to October) In weather conditions conducive to finding bats At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period.

		AND **Static automated surveys:** Two locations per transect, over a five-night period, per month (April to October) In weather conditions conducive to finding bats
High Potential	Continuous, High-quality habitat that is well connected to the wider landscape which is considered to be highly conducive to commuting bats including river valleys, stream, hedgerows, 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.	Transect /spot count/ timed search survey Up to two survey visit per month (April to October) In weather conditions conducive to finding bats At least one survey should comprise dusk and pre-dawn (or dusk to dawn) within one 24-hour period. **AND** **Static automated surveys:** Three locations per transect, over a five-night period, per month (April to October) In weather conditions conducive to finding bats

Breeding Birds

All nesting birds are protected under the Wildlife and Countryside Act 1981, which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy its nest whilst in use or being built, or take or destroy its eggs. In addition, for species listed on Schedule 1 of the Wildlife and Countryside Act 1981 it is an offence to intentionally or recklessly cause disturbance at, on or near an 'active' nest.

The bird breeding season is typically accepted to start in February and continue through until August, however breeding birds can be found all year round depending on the given species and climatic conditions.

A sites habitat composition, locality, association to designated sites as well as current usage and management are all considered in the decision as to whether further bird related surveys are required. In addition, surveys may be recommended based on incidental bird records collected during a Preliminary Ecological Appraisal, species identified within an ecological data search or target species listed within a local biodiversity action plan.

Bird surveys are carried out in accordance with:
Gilbert G, Gibbons DW, Evans J. (1998) Bird Monitoring Methods. RSPB.

Barn Owls are included in Schedule 1 of the Wildlife & Countryside Act 1981 which affords them protection against disturbance whilst nesting. Specifically, under Part 1, Section 1 (5) it is an offence to intentionally or recklessly:

- Disturb any wild bird included in Schedule 1 while it is building a nest or is in, on or near a nest containing eggs or young.
- Disturb dependent young of such a bird.

Ecological Enhancement

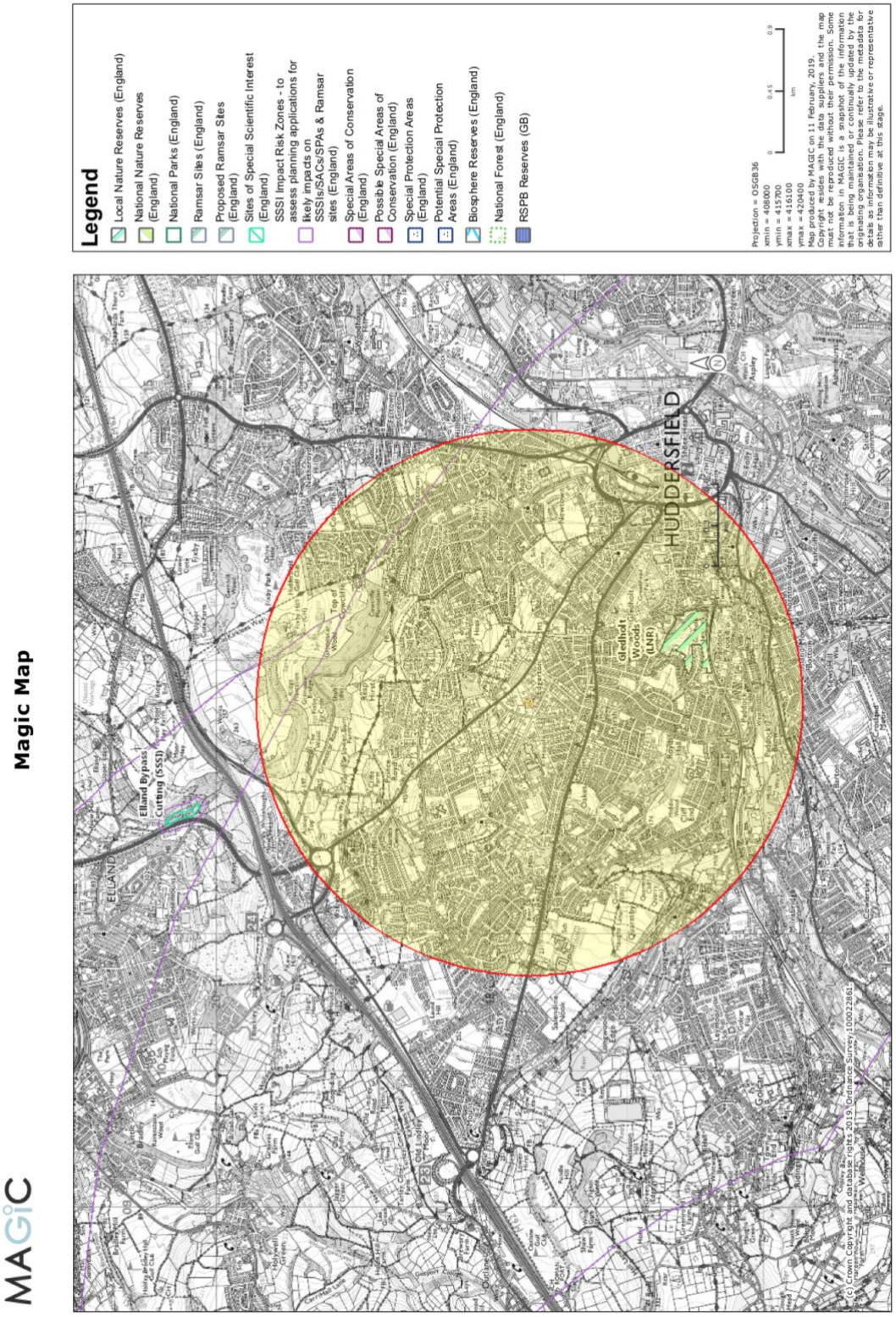
In March 2012 the Department for Communities and Local Government published the National Planning Policy Framework. This sets out planning policies on protection of biodiversity through the planning system. The document states - *opportunities to incorporate biodiversity in and around developments should be encouraged*.
Usually when reviewing how ecological enhancements can be implemented the Local Biodiversity Action Plan for the area is considered.

For new buildings guidance such as in the following will be used:
Williams, C. (2010) *Biodiversity for Low and Zero Carbon Buildings, A Technical Guide for New Build*. Riba Publishing

Designated Protected Areas

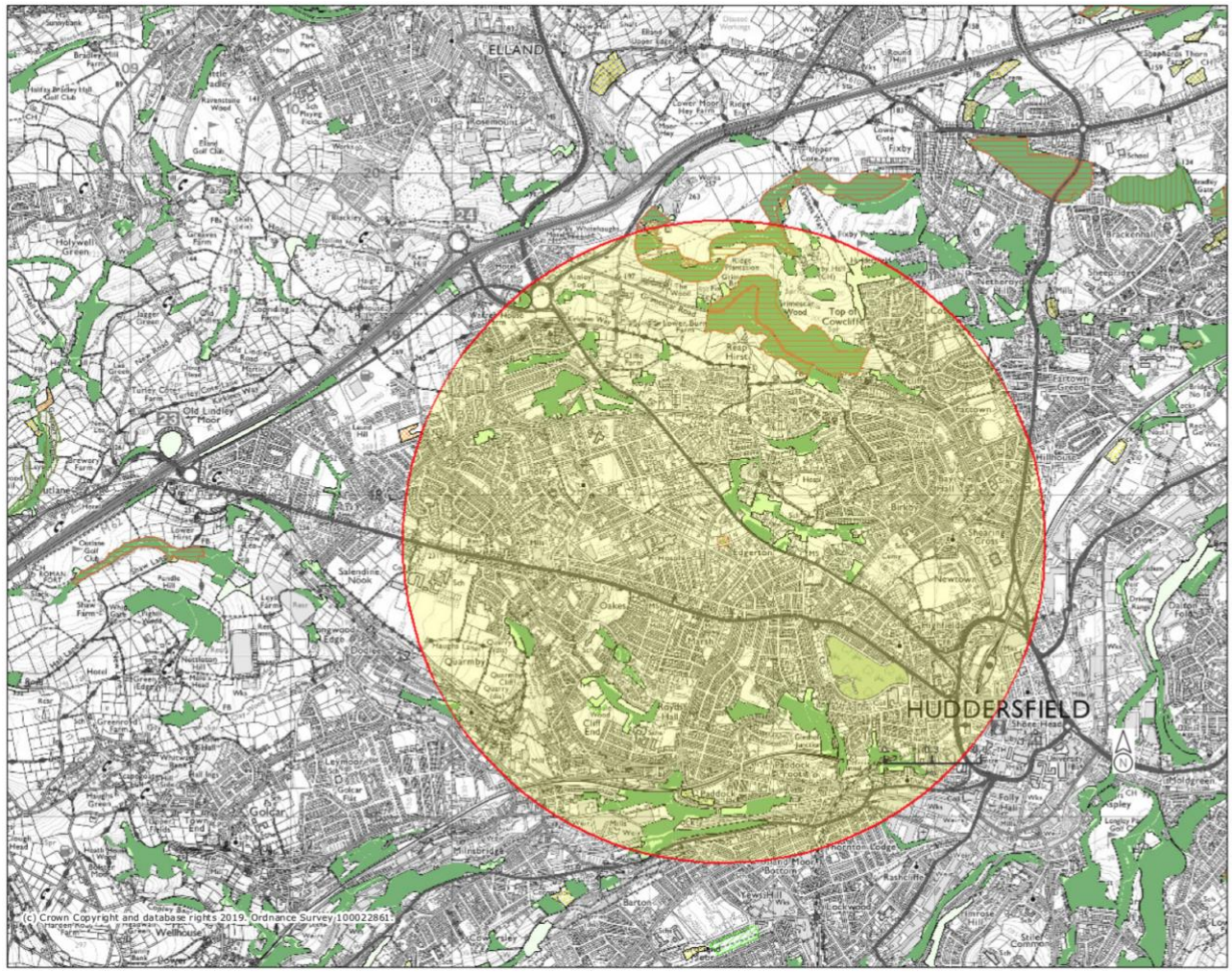
Designated areas are Sites of Special Scientific Interest (SSSI) while others have been designated as having European protection status. Local authorities can also designate areas for nature conservation and in doing so may impose local authority byelaws to support local nature conservation objectives.
European designated status includes Special Protection Areas (SPAs) that preserve areas for birds and Special Areas of Conservation (SACs) which provides protection for habitats and the species which these habitats supports. Laws stipulate that SSSIs, SPAs and SACs have to be maintained in a ‘favourable condition’ which requires efforts to preventing any potential impacts to these sites.

Appendix 3. Magic Map



MAGiC

Magic Map



Legend

Ancient Woodland (England)
- Ancient and Semi-Natural Woodland
- Ancient Replanted Woodland
- Priority Habitat Inventory - Deciduous Woodland (England)
- Forestry Commission Legal Boundary (England)

National Forest Inventory (GB)
- Assumed woodland
- Broadleaved
- Cloud \ shadow
- Conifer
- Coppice
- Coppice with standards
- Failed
- Felled
- Ground prep
- Low density
- Mixed mainly broadleaved
- Mixed mainly conifer
- Shrub
- Uncertain
- Windthrow
- Young trees
- Priority Habitat Inventory - Traditional Orchards (England)
- Woodpasture and Parkland BAP Priority Habitat (England)

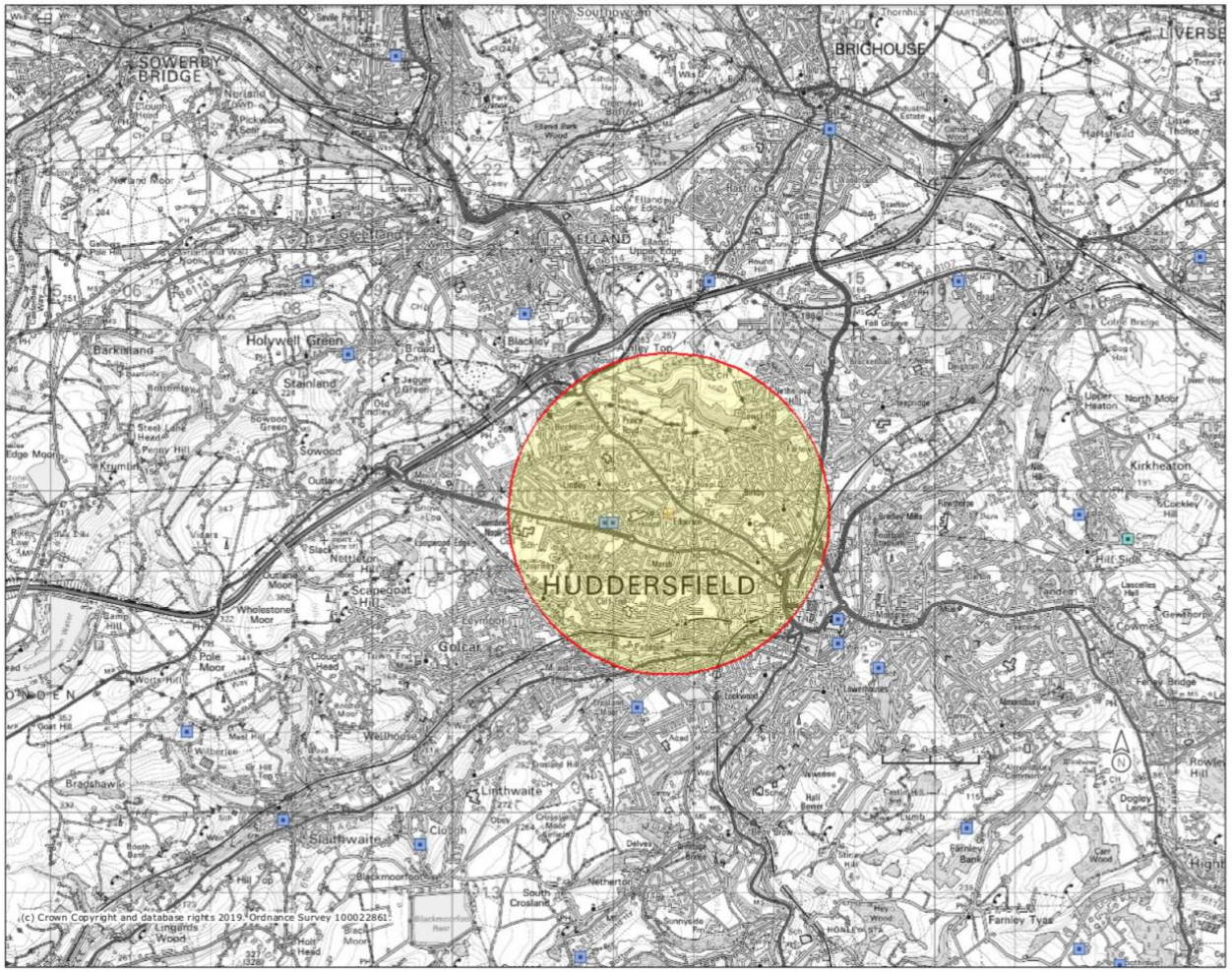
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xmax = 416100
ymax = 420400

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km

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MAGIC

Magic Map



Legend

Granted European Protected Species Applications (England)

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

Projection = OSGB36
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ymin = 413400
xmax = 420200
ymax = 422700

0 0.9 1.8
km

Map produced by MAGIC on 11 February, 2019.
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Appendix 4. Existing and Proposed Plans

Not provided.

Appendix 5. Site Location

