
**Survey & Evaluation for Bats
in relation to
proposed development at
WOODHEAD ROAD
Planning Application 2016/ Pending
Holmbridge, HOLMFIRTH
West Yorkshire**

2015

SUMMARY

SURVEY & EVALUATION FOR BATS: PROPOSED DEVELOPMENT AT WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE

- 1.1 Richard Hallam is proposing to demolish a derelict former fish and chip shop together with a derelict garage and garden shed at Woodhead Road, Holmbridge, Holmfirth, West Yorkshire. The proposals constitute Change of Use from commercial use to residential development (**Kirklees Unitary Development Plan (UDP) adopted March 1999**) and are subject to a planning decision notice:

(1) Planning Application No. **2016/Pending**

Status: Pre-validation

Outline application for the erection of detached dwelling

This report comprises an assessment of the application site (for bats) based upon field survey undertaken during September 2015. As such, this report is applicable to the current planning application (1 above) and to a previous (approved) planning application (2 below):

(2) Planning Application No. **2010/60/90633/W1**

Received: 03 March 2010

Validated: 20 October 2010

Status: Approved (Conditional Outline Permission) 24 November 2010

Outline application for the erection of detached dwelling

- 1.2 Prior to 27 March 2012, national guidance for assessing proposals that could impact upon protected species was given in **UK Government Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) (August 2005)** which was accompanied by a Government Circular: **Biodiversity and Geological Conservation - Statutory obligations and their Impact within the Planning System (ODPM Circular 06/2005, Defra Circular 01/2005)** and in **Planning for Biodiversity and Geological Conservation: A Guide to Good Practice**.

UK Government Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) (August 2005) was replaced on 27 March 2012 by the **National Planning Policy Framework (NPPF). Section 11 (109-125) of the NPPF: Conserving and Enhancing the Natural Environment** provides the latest guidance for assessing proposals that may impact upon protected species and/or species of nature conservation/biodiversity importance.

The **Kirklees Local Plan** (Local Development Framework or LDF – the name has changed to reflect the NPPF) will become the statutory development plan for the Kirklees District. The main planning documents of the Kirklees Local Plan will include: the **Core Strategy** – the over-arching strategic policy document of the LDF (all other LDF documents must be in general conformity with the Core Strategy) and the respective **policies document** replacing many of the former policies of the Kirklees Unitary Development Plan (UDP).

The Core Strategy was withdrawn (unadopted) on 23 October 2013 and planning applications are currently being determined in terms of compliance with the National Planning Policy Framework (NPPF) and the saved policies of the Kirklees Unitary Development Plan.

- 1.3 Ecological Survey & Evaluation of buildings subject to proposed development (including demolition) should be undertaken in order to identify potential negative impacts of such development, upon protected species and/or species of nature conservation/biodiversity importance. In relation to the current proposals these potential impacts are most likely to include:

Impacts upon breeding birds (loss of breeding sites or habitat used for refuge; damage to nests or eggs or injury to unfledged young);

Impacts upon bats (disturbance of bats; loss of habitat used for refuge (roosting features); injury to immatures incapable of flight or to adults).

- 1.4 It is considered that the proposed development could potentially affect breeding birds and bats, and that appropriate consideration of breeding birds and bats is required. The proposals are otherwise considered to comply with relevant statutory legislation (Wildlife & Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010) and with the National Planning Policy Framework (NPPF) in relation to breeding birds and bats.

1.5 **Potential Impacts upon Breeding Birds**

Survey and assessment of buildings subject to proposed development (e.g. demolition) should be undertaken to ensure that protected species such as breeding birds would not be detrimentally affected by the development proposals.

All species of British wild bird are protected under the **Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000)**.

1.6 **Potential Impacts upon Bats**

Survey and assessment of buildings subject to proposed development (e.g. demolition) should be undertaken to ensure that protected species such as bats would not be detrimentally affected by the development proposals.

All species of native British bat and their roosts are protected under the **Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000)** and are further protected under **Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994**.

Guidance for developers is given in English Nature's **Bat Mitigation Guidelines (2004)**.

West Yorkshire Ecology has recently published **Minimum Standards for Bat Surveys in West Yorkshire Version 5 (West Yorkshire Ecology, July 2012)** and these standards should be adopted as a baseline compliance standard prerequisite for any development where potential risks to bats exist.

- 1.7 During early September 2015 Entotax Consultants UK (ecological consultants) were commissioned by ADP Architects (agent acting on behalf of Richard Hallam) to undertake a Survey & Evaluation for Bats at a derelict former fish and chip shop together with a derelict garage and garden shed, at Woodhead Road, Holmbridge, Holmfirth, West Yorkshire. The general aims of the Survey & Evaluation for Bats were to:

Determine the likelihood of the presence/absence of breeding birds within the building and the likelihood of the building being used by breeding birds within the immediate/near future i.e. prior to commencement of development.

Determine the likelihood of the presence/absence of bats within the property (by appropriate survey) and the likelihood of the property being used by bats within the immediate/near future i.e. prior to commencement of development.

Provide a report to Kirklees Council (Planning Services) detailing the results of the Survey & Evaluation for Bats, together with appropriate mitigation aimed at ensuring that bats are unaffected by the development proposals.

Survey & Evaluation for Bats was previously undertaken for the application site during June 2010 (Planning Application Number 2010/60/90633/W1). The findings of the 2010 survey were fully detailed within **Entotax Contract Science Report No. 1010BAT** and were provided to Kirklees Council (Planning Services) during September 2010 (see Building Suitability Survey & Evaluation for Bats / Dusk Emergence Survey & Evaluation for Bats - in relation to Development at Woodhead Road (former Fish and Chip Shop), Holmbridge, Holmfirth, West Yorkshire).

Although the previous Planning Application was approved on 24 November 2010 (Conditional Outline Permission), it would appear that the permission has since lapsed. However, it would also appear that the findings of the previous report remain largely unchanged.

Site survey visits were undertaken on 05 September 2015 (Building Suitability Survey) and 06 September 2015 (Dusk Emergence Survey).

The results of the surveys are fully discussed in the relevant sections of this report.

- 1.8 The application site is located towards the centre of Holmbridge village and to the immediate south of the A6024 Woodhead Road (opposite and approximately midway between the Moss Edge View and Broadfield Park road junctions) within 1km national grid reference square SE 1206 (Central National Grid Reference: SE 122 068 = 4122E 4068N) at an altitude of approx. 190-200m Above Ordnance Datum (AOD).
- 1.9 In addition to the former fish and chip shop, two smaller ancillary buildings (a garage and a garden shed) lie within the application site boundary. The proposals also include the demolition of these derelict structures and the application site therefore includes three distinct buildings varying considerably in size, construction and condition:

Fish & Chip Shop

A tall, somewhat narrow, rectangular, three-storey building of timber above brick above stone construction. The roof of the building is simple, lengthwise duo-pitch (approx. 28°), comprising a timber rafter and purlin framework (hidden by internal cladding) overlaid with timber sheets (plywood?) covered

with roofing felt atop. The building is completely open to roof level with no independent roof space. The building is in a very poor state of repair and is currently unsecured (see Appendix 10.2 Photographic Record: 1510BAT.P1-P4).

Dimensions (approx.)

6m (length) x 3m (width) x 7m (apex height).

Garage

A rectangular, single-storey building of single brick and timber construction. The building is internally divided into two interconnected partitions by a brick partition wall. The roof of the building is simple, lengthwise single-pitch (approx. 12°), comprising a timber framework (hidden by internal cladding) overlaid with corrugated asbestos sheets. The building is completely open to roof level with no independent roof space and is in a very poor (potentially very dangerous) state of repair. The building has been subjected to a significant degree of vandalism i.e. the main supporting Rolled Steel Joist (RSJ) above the doorway has been removed and sections of internal roof cladding are missing in places with the asbestos* roofing sheets exposed. Furthermore, the floor of the building is littered with rubble and asbestos* debris (see Appendix 10.2 Photographic Record: 1510BAT.P5-P7).

Dimensions (approx.)

10m (length) x 4m (width) x 2m-3m (apex height).

Note

(*Regulation 4 of CAR 2012 requires those who manage non-domestic premises to ensure that asbestos is appropriately managed where it presents an environmental health hazard)

Garden Shed

A rectangular, single-storey building of timber construction. The roof of the shed is simple, lengthwise duo-pitch (pitch approx. 28°), comprising a timber framework overlaid with timber boards covered with roofing felt atop (see Appendix 10.2 Photographic Record: 1010BAT.P8).

Dimensions (approx.)

3.5m (length) x 2.5m (width) x 2.25m (apex height).

- 1.10 The application site lies within a rural landscape and is orientated along a southwest-northeast axis running parallel with the A6024 Woodhead Road. The immediate wider environs comprise residential properties to the north (with extensive areas of improved/semi-improved grassland beyond); residential properties to the west (with extensive areas of broadleaved woodland beyond), and amenity grassland (recreation ground) to the immediate south and east (with broadleaved woodland flanking both sides of the River Holme watercourse beyond). The woodland edge and wetland habitats provide good potential foraging opportunities for a number of bat species and there is good connectivity between these habitats and the wider, extensive rural landscape. A significant area of valuable broadleaved woodland habitat and associated watercourse (Digley Stream - a main feed of the River Holme) lies to the south of Bank Top Lane (running onto Field End Lane) and Digley Road (<350m to the west-southwest). A large waterbody (Digley Reservoir) also lies some 1.2km to the west of the application site boundary. Another significant area of valuable broadleaved woodland habitat and associated watercourse lies to the north of Brownhill Lane (running onto Bank Lane) (<300m to the southwest). A large waterbody (Brownhill Reservoir) also lies some 800m to the southwest of the application site boundary. Furthermore, the numerous field boundary and roadside

hedgelines are also likely to provide additional habitat of potential value to foraging bats. In addition to these habitats, mature trees (either as individuals or in groups) are scattered throughout the immediate and wider rural landscape.

- 1.11 Field Survey was undertaken on 05 September 2015 with the buildings and adjacent habitats being assessed as to their suitability for roosting and foraging bats. A Dusk Emergence Survey was undertaken on 06 September 2015.

The results of the Survey & Evaluation for Bats are fully discussed in the relevant sections of this report, which details the findings of the Field Survey and Dusk Emergence Survey in respect of the proposed works and describes the methodologies used throughout this process. Measures to avoid, compensate or mitigate potentially significant adverse impacts upon bats are included as appropriate.

- 1.12 There are 14 records for at least two bat species (within the 2km radial search area) held by the Local Biological Records Office (West Yorkshire Ecology) and the West Yorkshire Bat Group. This is a modest number of records, with only four records lying within 500m of the application site boundary and the majority of records (approx. 40%) lying well to the northeast (>1.0km) of the application site boundary.

- 1.13 A Building Survey and Dusk Emergence Survey were undertaken in accordance with the relevant sections of The JNCC Bat Workers Manual 3rd Edition (2004); Natural England's Bat Mitigation Guidelines (2004); The Bat Conservation Trust's Bat Surveys - Good Practice Guidelines (2007) and West Yorkshire Ecology's Minimum Standards for Bat Surveys in West Yorkshire Version 5 (2012).

- 1.14 Dusk Emergence Survey was undertaken at acceptable time of year (early September) and at appropriate time of day (19:30 - 22:30hrs.). The survey protocols included the use of **Pettersson D-240x** hand-held bat detectors with CF cards (these are sophisticated hand-held bat detectors combining heterodyne and time expansion capabilities) and **Yukon Ranger Pro Night Vision** (x5) binoculars.

Dusk Emergence Survey was undertaken by three Entotax surveyors, with particular attention being paid to any of the features identified as potential access/refuge points for bats.

A maximum count of three echolocating 46.5kHz (Peak Frequency Range: 41.7-51.8kHz) common pipistrelle bats were recorded foraging along the woodland edge to the north of the River Holme some 70-80m to the east and southeast of the application site boundary. In addition, a maximum count of five or six echolocating 46.5kHz (Peak Frequency Range: 41.7-51.8kHz) Common Pipistrelle *Pipistrellus pipistrellus* bats were also recorded flying around and within the curtilage of The Bridge Tavern public House with most of the observed bat activity appeared to be focused near the rear roofline edge of the east-facing gable, suggesting the potential presence of a small roost.

Bats were not recorded entering or exiting any of the buildings subject to the development proposals.

- 1.15 The Building Survey (undertaken on 05 September 2015) found no evidence of past or present usage by bats.

- 1.16 The conclusions drawn from the Survey & Evaluation for Bats are that bats are not using the buildings at the present time (September 2015) with the buildings being considered to be between **Negligible** and **Low** potential for roosting bats. Internal roosting potential (mainly for species such as Brown Long-eared Bat *Plecotus auritus*) and external roosting potential (mainly for species such as Pipistrelle spp. *Pipistrellus spp.*) were independently determined as follows:

Internal Roosting Potential (roofspaces etc.)

Building Ref.	Internal Roosting Potential (maternity)	Internal Roosting Potential (hibernation)	Internal Roosting Potential (transient)
Fish and Chip Shop	Negligible	Negligible	Negligible
Garage	Negligible	Negligible	Negligible
Garden Shed	Negligible	Negligible	Negligible

External Roosting Potential (cracks in masonry, behind fascias etc.)

Building Ref.	External Roosting Potential (maternity)	External Roosting Potential (hibernation)	External Roosting Potential (transient)
Fish and Chip Shop	Negligible	Negligible	Low
Garage	Negligible	Negligible	Low
Garden Shed	Negligible	Negligible	Negligible

Fish and Chip Shop

The building is considered to be of **Negligible** potential for an internal or external maternity roost or for an internal or external winter hibernation roost. The building lacks suitable ingress points and has no suitable internal roof space. Furthermore, there are few gaps behind the gable fascias capable of supporting roosting bats. External roosting potential is therefore determined at most as **Low**.

Garage

The building is considered to be of **Negligible** potential for an internal or external maternity roost or for an internal or external winter hibernation roost. Although the building is totally open (with obvious ingress points) there is no suitable internal roof space or internal features that offer roosting potential to bats. There are a few small gaps behind the end fascias capable of supporting roosting bats but the height of the building is considered to be too low to be of interest to roosting bats and external roosting potential is therefore determined at most as **Low**.

Garden Shed

The building is considered to be of **Negligible** potential for an internal or external maternity roost or for an internal or external winter hibernation roost. This building is totally open to the elements with most of the roof missing and with no suitable roosting features for bats. External roosting potential is therefore determined as **Negligible**.

- 1.17 The conclusions drawn from the Survey & Evaluation for Bats are that bats are not using the buildings at the present time and are unlikely to do so prior to commencement of development (demolition).

The works will entail the careful stripping of the roofs under the guidance of a suitably qualified and licenced bat worker who will be available (contactable) at all times to guide the works and advise on all matters in relation to bats.

In keeping with best practice guidelines, bat boxes will be erected within the curtilage of the property i.e. attached to any new build or to available nearby mature trees. Guidance as to the exact number, location and orientation of bat boxes will be provided in full consultation with Kirklees Council Environment Unit.

- 1.18 A European Protected Species Licence (EPSL) is considered unnecessary for the proposed demolition works. However, the works should proceed with care and in the knowledge that in the unlikely eventuality of bats being discovered during the works, the works must cease immediately and the Statutory Authority (Natural England) and the Local Planning Authority – Kirklees Council (Planning Services) should be notified. An appropriate (licenced) mitigation scheme would then be required for the works to continue.

- 1.19 No significant ecological impacts upon nesting birds are anticipated as a result of any proposed works undertaken outside the breeding season (October-February inclusive).

Blackbird *Turdus merula* and Robin *Erithacus rubecula* have previously bred within the garage and garden shed respectively (recorded when the buildings were surveyed on 31 July 2010). It is therefore accepted that the Statutory Authority (Natural England) and/or Local Authority (Kirklees Council - Planning Services) may request a Monitoring Survey (Watching Brief) for nesting birds prior to commencement and during ongoing development, should the proposed works be undertaken during the breeding season. Therefore, where potential disturbance to nesting birds cannot be reasonably avoided (i.e. if the proposed works need to be undertaken during the breeding season) a nesting bird survey will be carried out by an appropriately trained/experienced ecologist to determine whether nests are present. If nesting birds are subsequently discovered, works within the immediate area will cease and any nests will be monitored by the ecologist until fledglings have left the nest.

There was no evidence of external nesting species such as House Martin *Delichon urbicum* when the building was surveyed on 05 September 2015.

SYNOPSIS

A report giving the results of a Survey & Evaluation for Bats, undertaken at Woodhead Road (former fish and chip shop), Holmbridge, Holmfirth, West Yorkshire by Entotax Consultants UK (ecological consultants) on behalf of ADP Architects (agent acting on behalf of Richard Hallam) is presented. Inferences drawn from the survey data are discussed in terms of the current (and potential) value of the site for bats and the potential risk to bats from the proposed development (demolition).

This report is the final report to ADP Architects (Entotax Contract Science Report 1510BAT) and covers the period up to and including 17 November 2015. Work for this contract commenced 05 September 2015.

Chapter

3

INTRODUCTION

3.1 OVERVIEW

Richard Hallam is proposing to demolish a derelict former fish and chip shop together with a derelict garage and garden shed at Woodhead Road, Holmbridge, Holmfirth, West Yorkshire. The proposals constitute Change of Use from commercial use to residential development (**Kirklees Unitary Development Plan (UDP) adopted March 1999**) and are subject to a planning decision notice:

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This report comprises an assessment of the application site (for bats) based upon field survey undertaken during September 2015. As such, the report is applicable to the current planning application (1 above) and to one previously approved planning application (2 below):

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Received: 03 March 2010

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Outline application for the erection of detached dwelling

3.2 OBJECTIVES

During early September 2015 Entotax Consultants UK (ecological consultants) were commissioned by ADP Architects (agent acting on behalf of Richard Hallam) to undertake a Survey & Evaluation for Bats at a derelict former fish and chip shop together with a derelict garage and garden shed, at Woodhead Road, Holmbridge, Holmfirth, West Yorkshire. The general aims of the Survey & Evaluation for Bats were to:

Determine the likelihood of the presence/absence of breeding birds within the building and the likelihood of the building being used by breeding birds within the immediate/near future i.e. prior to commencement of development.

Determine the likelihood of the presence/absence of bats within the property (by appropriate survey) and the likelihood of the property being used by bats within the immediate/near future i.e. prior to commencement of development.

Provide a report to Kirklees Council (Planning Services) detailing the results of the Survey & Evaluation for Bats together with appropriate mitigation aimed at ensuring that bats are unaffected by the development proposals.

Survey & Evaluation for Bats was previously undertaken for the application site during June 2010 (Planning Application Number 2010/60/90633/W1). The findings of the 2010 survey were fully detailed within **Entotax Contract Science Report No. 1010BAT** and were provided to Kirklees Council (Planning Services) during September 2010 (see Building Suitability Survey &

SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

Evaluation for Bats / Dusk Emergence Survey & Evaluation for Bats - in relation to Development at Woodhead Road (former Fish and Chip Shop), Holmbridge, Holmfirth, West Yorkshire).

Although the previous Planning Application was approved on 24 November 2010 (Conditional Outline Permission), it would appear that the permission has since lapsed. However, it would also appear that the findings of the previous report remain largely unchanged.

Field Survey was undertaken on 05 September 2015 with the buildings and adjacent habitats being assessed as to their suitability for roosting and foraging bats. A Dusk Emergence Survey was undertaken on 06 September 2015.

The results of the Survey & Evaluation for Bats are fully discussed in the relevant sections of this report, which details the findings of the Field Survey and Dusk Emergence Survey in respect of the proposed works and describes the methodologies used throughout this process. Measures to avoid, compensate or mitigate potentially significant adverse impacts upon bats are included as appropriate.

Chapter

4

METHODOLOGY

4.1 DESK STUDY & DATA SOURCE CONSULTATION

4.1.1 SCHEDULE OF CONSULTEES

A Desk Study was undertaken in order to collate and evaluate all the existing data for bats currently available for the site and the near wider environs (i.e. within a radius of 2km). Consultation was undertaken with statutory and non-statutory nature conservation organizations to supplement the information obtained during survey.

A desk based survey was also conducted using the Internet with the Multi-Agency Geographic Information for the Countryside (MAGIC) website www.magic.gov.uk being consulted for records relating to designated sites and selected habitat inventories.

Table 1: Summary of Consultee Responses

Consultee	Issues Highlighted	Consultee Response
<u>Natural England</u> Yorkshire and The Humber Region (Leeds)	Species protected under the Wildlife & Countryside Act 1981 (as amended)	No information
<u>West Yorkshire Ecology</u> (Wakefield)	Species protected under the Wildlife & Countryside Act 1981 (as amended)	Records for bats within 2km radius
<u>West Yorkshire Bat Group</u>	Species protected under the Wildlife & Countryside Act 1981 (as amended)	Records for bats within 2km radius

4.2 LEGISLATION AND THE PLANNING SYSTEM

4.2.1 NATIONAL PLANNING POLICY FRAMEWORK (NPPF)

Prior to 27 March 2012, national guidance for assessing proposals that could impact upon protected species was given in **UK Government Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9)** (August 2005) which was accompanied by a Government Circular: **Biodiversity and Geological Conservation - Statutory obligations and their Impact within the Planning System** (ODPM Circular 06/2005, Defra Circular 01/2005) and in **Planning for Biodiversity and Geological Conservation: A Guide to Good Practice**.

UK Government Planning Policy Statement 9: Biodiversity and Geological Conservation (PPS9) (August 2005) was replaced on 27 March 2012 by the **National Planning Policy Framework (NPPF)**. **Section 11 (109-125) of the NPPF: Conserving and Enhancing the Natural Environment** provides the latest guidance for assessing proposals that may impact upon protected species and/or species of nature conservation/biodiversity importance. Compliance with this guidance will ensure that species of nature conservation/biodiversity importance

protected under the **Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000)** and also protected under **Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994** will be unaffected by the development proposals (roofline modification).

The NPPF makes the presence of a protected species or habitat a material consideration in the assessment of development proposals and requires planning authorities to take particular care to avoid harm to species or habitats protected under the **Wildlife and Countryside Act (1981)**, **European Directives** and/or identified as priorities in the **UK Biodiversity Action Plan (UK BAP)**.

The Framework places great emphasis upon sustainable development and states that this gives rise to the need for the planning system to perform a number of roles including improving biodiversity. The specific policies within the Framework relating to biodiversity reaffirm the protection previously afforded through PPS9 to designated sites, priority habitats and priority species, ancient woodland and veteran trees. Within the Framework, more emphasis is placed upon ecological networks than in PPS9, requiring their creation rather than simply their maintenance and repair. The Framework also states that the planning system should provide a net gain for biodiversity wherever possible and should contribute to the Government's commitment to halt the loss of biodiversity (not specifically required under PPS9). However, the Framework places less emphasis on legally protected species than does PPS9, referring instead to the need to maintain biodiversity and the protection of priority species, presumably those listed in the UK Biodiversity Action Plan.

The protection afforded to wildlife on proposed development sites through planning policy appears largely unchanged. There are still requirements to avoid, mitigate and compensate for significant harm to biodiversity and protect Sites of Special Scientific Interest and irreplaceable habitats, such as ancient woodland.

The **Kirklees Local Plan** (Local Development Framework or LDF – the name has changed to reflect the NPPF) will become the statutory development plan for the Kirklees District. The main planning documents of the Kirklees Local Plan will include: the **Core Strategy** – the overarching strategic policy document of the LDF (all other LDF documents must be in general conformity with the Core Strategy) and the respective **policies document** replacing many of the former policies of the Kirklees Unitary Development Plan (UDP).

The Core Strategy was withdrawn (unadopted) on 23 October 2013 and planning applications are currently being determined in terms of compliance with the National Planning Policy Framework (NPPF) and the saved policies of the Kirklees Unitary Development Plan.

Ecological Survey & Evaluation of buildings subject to proposed development (including modifications to rooflines) should be undertaken in order to identify potential negative impacts of such development, upon protected species and/or species of nature conservation/biodiversity importance. In relation to the current proposals these potential impacts are most likely to include:

Impacts upon breeding birds (loss of breeding sites or habitat used for refuge; damage to nests or eggs or injury to unfledged young);

Impacts upon bats (disturbance of bats; loss of habitat used for refuge (roosting features); injury to immatures incapable of flight or to adults).

It is considered that the proposed development could potentially affect breeding birds and bats, and that appropriate consideration of breeding birds and bats is required. The proposals are otherwise considered to comply with relevant statutory legislation (Wildlife & Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010) and with the National Planning Policy Framework (NPPF) in relation to breeding birds and bats.

4.2.1 BREEDING BIRDS

Birds are protected under the Wildlife and Countryside Act 1981 (as amended) whereby it is an offence to:

- Willfully kill, injure or take any wild bird or attempt to do so.
- Take, damage or destroy the nest of any wild bird while that nest is in use or being built.
- Take or destroy an egg of any wild bird

4.2.2 BATS

All species of native British bat and their roosts are protected under the **Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000)** and are further protected under **Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994** whereby it is an offence to:

- Intentionally kill, injure or take a bat [Section 9 (1)].
- Possess or control any live or dead specimen or anything derived from a bat [Section 9 (2)].
- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat [Section 9 (4)(a)].
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose [Section 9 (4)(b)].

Potential adverse operational impacts of the proposed development (together with appropriate mitigation) are given in Table 2 (below):

Table 2: Potential Adverse Operational Impacts (together with appropriate mitigation) for all species of bat.

BATS (all species)	
Potential Adverse Operational Impact	Appropriate Mitigation
Damage to structures used for shelter, breeding or hibernation.	Identify suitable structures and assess risk (where risk is negligible proceed with care under the supervision of an appropriately qualified ecologist).
Injury to roosting bats.	Undertake appropriate survey if risk is above negligible. Appropriate timing of works.

SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

Disturbance of roosting bats.	Obtain appropriate licence for continuation of works if bats are present .
	Undertake appropriate survey if risk is above negligible.
	Appropriate timing of works.
	Obtain appropriate licence for continuation of works if bats are present .
Loss of roosting sites.	Provide appropriate mitigation for loss of roosting sites.
BREEDING BIRDS (all species)	
Potential Adverse Operational Impact	Appropriate Mitigation
Damage to nests and eggs.	Appropriate timing of works.
Injury to nestlings.	Appropriate timing of works.
Loss of nesting sites.	Provide appropriate mitigation for loss of nesting sites.
Disturbance of breeding birds (Schedule 1 - Part 1 only).	Obtain appropriate licence where applicable.

Guidance for developers is given in English Nature's **Bat Mitigation Guidelines (2004)**.

West Yorkshire Ecology has recently published **Minimum Standards for Bat Surveys in West Yorkshire Version 5 (West Yorkshire Ecology, July 2012)** and these standards should be adopted as a baseline compliance standard prerequisite for any development where potential risks to bats exist.

Chapter

5

SURVEY FOR BATS

5.1 SURVEY RATIONALE

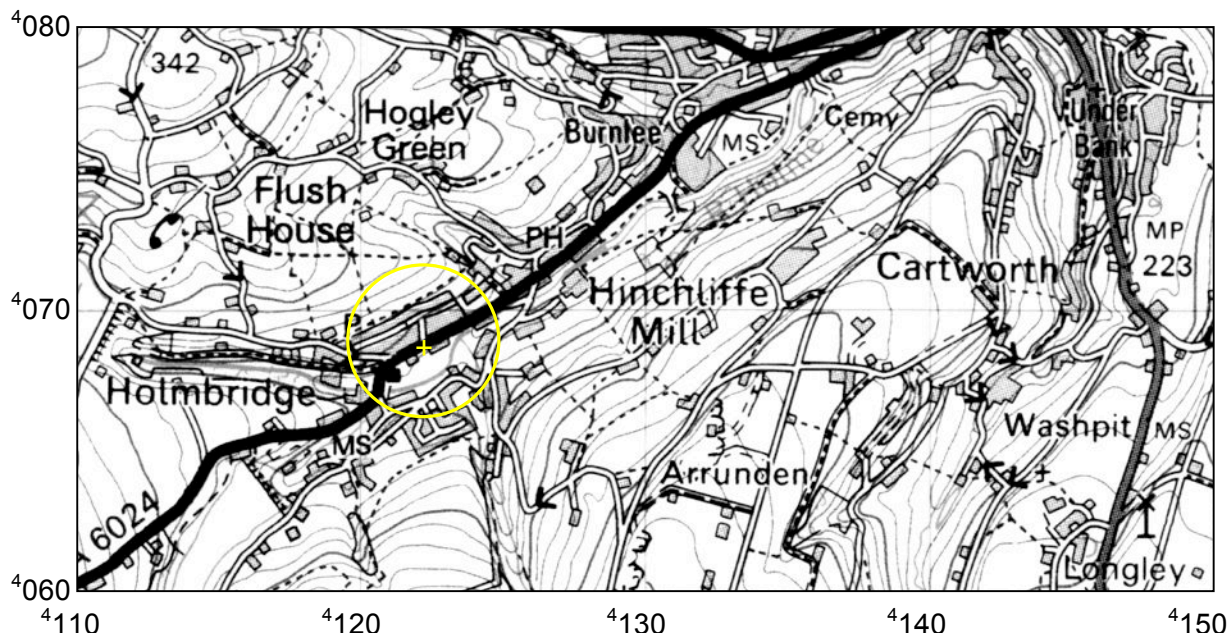
The Survey & Evaluation for Bats was based upon:

- A Desk Study for records of bats from within the site boundary and/or the immediate wider environs (within a 2km radius of the site) (see Chapter 4).
- Field Survey employing appropriate methodology in order to determine the presence/absence and suitability of the site for bats.

5.2 SURVEY AREA

The application site is located towards the centre of Holmbridge village and to the immediate south of the A6024 Woodhead Road (opposite and approximately midway between the Moss Edge View and Broadfield Park road junctions) within 1km national grid reference square SE 1206 (Central National Grid Reference: SE 122 068 = 4122E 4068N) at an altitude of approx. 190-200m Above Ordnance Datum (AOD).

Figure 1: Map showing Site Location



The application site lies within a rural landscape and is orientated along a southwest-northeast axis running parallel with the A6024 Woodhead Road. The immediate wider environs comprise residential properties to the north (with extensive areas of improved/semi-improved grassland beyond); residential properties to the west (with extensive areas of broadleaved woodland beyond), and amenity grassland (recreation ground) to the immediate south and east (with broadleaved woodland flanking both sides of the River Holme watercourse beyond). The woodland edge and wetland habitats provide good potential foraging opportunities for a number of bat species and there is good connectivity between these habitats and the wider, extensive

rural landscape. A significant area of valuable broadleaved woodland habitat and associated watercourse (Digley Stream - a main feed of the River Holme) lies to the south of Bank Top Lane (running onto Field End Lane) and Digley Road (<350m to the west-southwest). A large waterbody (Digley Reservoir) also lies some 1.2km to the west of the application site boundary. Another significant area of valuable broadleaved woodland habitat and associated watercourse lies to the north of Brownhill Lane (running onto Bank Lane) (<300m to the southwest). A large waterbody (Brownhill Reservoir) also lies some 800m to the southwest of the application site boundary. Furthermore, the numerous field boundary and roadside hedgelines are also likely to provide additional habitat of potential value to foraging bats. In addition to these habitats, mature trees (either as individuals or in groups) are scattered throughout the immediate and wider rural landscape.

5.3 BUILDING SURVEY

In addition to the former fish and chip shop, two smaller ancillary buildings (a garage and a garden shed) lie within the application site boundary. The proposals also include the demolition of these derelict structures and the application site therefore includes three distinct buildings varying considerably in size, construction and condition:

Fish & Chip Shop

A tall, somewhat narrow, rectangular, three-storey building of timber above brick above stone construction. The roof of the building is simple, lengthwise duo-pitch (approx. 28°), comprising a timber rafter and purlin framework (hidden by internal cladding) overlaid with timber sheets (plywood?) covered with roofing felt atop. The building is completely open to roof level with no independent roof space. The building is in a very poor state of repair and is currently unsecured (see Appendix 10.2 Photographic Record: 1510BAT.P1-P4).

Dimensions (approx.)

6m (length) x 3m (width) x 7m (apex height).

Garage

A rectangular, single-storey building of single brick and timber construction. The building is internally divided into two interconnected partitions by a brick partition wall. The roof of the building is simple, lengthwise single-pitch (approx. 12°), comprising a timber framework (hidden by internal cladding) overlaid with corrugated asbestos sheets. The building is completely open to roof level with no independent roof space and is in a very poor (potentially very dangerous) state of repair. The building has been subjected to a significant degree of vandalism i.e. the main supporting Rolled Steel Joist (RSJ) above the doorway has been removed and sections of internal roof cladding are missing in places with the asbestos* roofing sheets exposed. Furthermore, the floor of the building is littered with rubble and asbestos* debris (see Appendix 10.2 Photographic Record: 1510BAT.P5-P7).

Dimensions (approx.)

10m (length) x 4m (width) x 2m-3m (apex height).

Note

(*Regulation 4 of CAR 2012 requires those who manage non-domestic premises to ensure that asbestos is appropriately managed where it presents an environmental health hazard)

Garden Shed

A rectangular, single-storey building of timber construction. The roof of the shed is simple, lengthwise duo-pitch (pitch approx. 28°), comprising a timber framework overlaid with timber boards covered with roofing felt atop (see Appendix 10.2 Photographic Record: 1010BAT.P8).

Dimensions (approx.)

3.5m (length) x 2.5m (width) x 2.25m (apex height).

Field Survey was undertaken on 05 September 2015 with the buildings and adjacent habitats being assessed as to their suitability for roosting and foraging bats. A Dusk Emergence Survey was undertaken on 06 September 2015.

The results of the Survey & Evaluation for Bats are fully discussed in the relevant sections of this report, which details the findings of the Field Survey and Dusk Emergence Survey in respect of the proposed works and describes the methodologies used throughout this process. Measures to avoid, compensate or mitigate potentially significant adverse impacts upon bats are included as appropriate.

External survey of the buildings for suitable access points and for gaps and cracks in external stonework, or between external brickwork and abutting soffits/fascias etc., was undertaken either by direct visual inspection or with 15x field glasses with particular attention being paid to features identified as potential access/refuge points for bats. Internal survey of the building for external light ingress (potential access points for bats) was also undertaken, and ledges, recesses and gaps between internal structures were examined using a 1.0 million candlepower (halogen) flashlight in order to determine if bats were present or if field signs of bats were evident.

Field signs indicating that bats are present typically include:

- Bat droppings on floors, on internal ledges or stuck to walls, doors and windows.
- Insect feeding remains, particularly the wings of moths.
- Grease/fur marks on masonry and timbers (joists etc.), particularly near access points.
- Odour.

Survey was supported by compilation of a photographic record (see Appendix 10.2 Photographic Record: 1510BAT.P1-P8).

5.4 DUSK EMERGENCE & SUNRISE RE-ENTRY SURVEYS

Dusk Emergence and Sunrise Re-entry surveys are undertaken when bats are active i.e. in suitable weather between spring and early autumn. Dusk Emergence surveys are undertaken from one hour before dark to one hour after, in order to record bats leaving buildings to forage for food. Sunrise Re-entry surveys are undertaken from one hour before sunrise to one hour after, in order to record bats swarming around and then re-entering buildings prior to roosting.

5.4.1 CHOICE OF SURVEY

On the basis of the location of the building (good survey accessibility on all sides) and complexity (architecturally simple), it was determined that the building could be adequately surveyed by Dusk Emergence Survey but would require three surveyors located at appropriate survey stations in order to ensure full survey coverage of the buildings.

Dusk Emergence Survey was undertaken in accordance with the relevant sections of The JNCC Bat Workers Manual 3rd Edition (2004); Natural England's Bat Mitigation Guidelines (2004); The Bat

Conservation Trust's Bat Surveys - Good Practice Guidelines (2007) and West Yorkshire Ecology's Minimum Standards for Bat Surveys in West Yorkshire Version 5 (2012).

5.4.2 SURVEY DATES

Dusk Emergence Survey was undertaken on 06 September 2015 under suitable conditions (temperature and weather) in order to determine if bats were roosting within the buildings subject to proposed development (demolition). The application site was surveyed by three Entotax surveyors, with particular attention being paid to the features identified as potential access/refuge points for bats.

5.4.3 TIMING

Dusk Emergence Survey was undertaken at acceptable time of year (early September) and appropriate time of day (19:30 - 22:30hrs).

5.4.4 WEATHER

06 September 2015 (Dusk Emergence Survey)

Daytime: fine and dry; mild; bright with sunny spells (approx. 40% high cloud cover); slight breeze.

Evening: fine and dry; mild; high cloud (few stars visible); gentle westerly breeze.

Time	Light	Temperature (°C)
19:45	Sunset	-
20:15	Twilight	12.3
20:30	Dusk	12.1
20:45	Dark	11.1
21:00	Dark	10.9
21:15	Dark	10.5
21:30	Dark	10.5
21:45	Dark	10.1
22:00	Dark	9.6
22:15	Dark	9.2

A fairly high level of chironomid and moth activity was observed throughout the survey. These are good conditions for the undertaking of a Dusk Emergence Survey with anticipated bat activity relatively high.

LIMITATIONS OF SURVEY

This report should not be seen in any way as the definitive survey of the buildings for bats - it presents a description and assessment of the buildings on the basis of the data gathered. However, it is considered more than adequate to make a reasonable assessment as to the suitability of the buildings for roosting bats; the likelihood of the presence/absence of bats within the buildings, and the risk of injury to roosting bats during the proposed development (demolition).

Chapter

7

RESULTS & EVALUATION

7.1 DESK STUDY

There are 14 records for at least two bat species (within the 2km radial search area) held by the Local Biological Records Office (West Yorkshire Ecology) and the West Yorkshire Bat Group. This is a modest number of records, with only four records lying within 500m of the application site boundary and the majority of records (approx. 40%) lying well to the northeast (>1.0km) of the application site boundary.

Table 3: Records for Bats within a radius of <2.0km of NGR SE 1223 0685 (Woodhead Road (former fish and chip shop), Holmbridge, Holmfirth, West Yorkshire).

Distance from Building/s (m)	Site Locality NGR	Species Recorded	Record Status	Date Recorder
95 (0.95km)	Holmbridge SE12309 06828	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	ABD	03/09/2010 Entotax
420 (0.42km)	Holmbridge SE12530 07140	Pipistrelle sp. <i>Pipistrellus sp.</i>	Roost (?)	10/07/2007 WYE
430 (0.43km)	Holmbridge SE1247 0721	vespertilionid bat	Grounded (1 adult)	17/08/2007 WYE
460 (0.46km)	Holmfirth SE1254 0651	vespertilionid bat	In Building (1 adult)	21/08/2003 WYE
530 (0.53km)	Holmbridge SE127 071	Daubenton's Bat <i>Myotis daubentonii</i>	ABD	18/08/2007 WYE
530 (0.53km)	Holmbridge SE127 071	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	ABD	18/08/2007 WYE
800 (0.8km)	Holmbridge SE128 074	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	Field Record	30/06/2008 WYE
1,200 (1.2km)	Holmfirth SE1287 0786	vespertilionid bat	Casualty (1 adult)	06/09/2004 WYE
1,250 (1.25km)	Holmfirth SE13104 07737	vespertilionid bat	Roost (?)	11/08/2003 WYE
1,650 (1.65km)	Upperthong SE1331 0810	Pipistrelle sp. <i>Pipistrellus sp.</i>	Grounded (1 adult)	08/05/2006 WYE
1,720 (1.72km)	Holme SE10630 06210	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	Field Record	03/06/2005 WYE
1,950 (1.95km)	Holmfirth SE142 068	vespertilionid bat	Roost? (?)	1997 WYE

SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

Distance from Building/s (m)	Site Locality NGR	Species Recorded	Record Status	Date Recorder
1,970 (1.97km)	Holmfirth SE13676 08204	vespertilionid bat	Roost (?)	01/08/2003 WYE
2,000 (2km)	Holmfirth SE139 080	vespertilionid bat	Grounded (1 adult)	20/09/2007 WYE
14 Records		Records kindly provided by Evie Bell (West Yorkshire Ecology – WYE)		

Roost? = possible roost

(?) = number of bats present not recorded

ABD = Aural Bat Detector

7.2 SITE VISITS

7.2.1 SITE SUITABILITY

The application site is of relatively high potential for foraging bats, primarily due to it lying proximal to significant areas of valuable broadleaved woodland and wetland habitats with good connectivity between these habitats and the wider, extensive rural landscape. Foraging bats prefer to follow linear features (such features act as echolocation reference markers) and hedgelines and field margins are ideal for this purpose. Furthermore, the numerous field boundary, roadside hedgelines and nearby residential gardens are likely to provide additional habitat of potential value to foraging bats. In addition to these habitats, mature trees (either as individuals or in groups) are scattered throughout the immediate and wider rural landscape.

7.2.2 BUILDING SUITABILITY SURVEY

The buildings were thoroughly examined for field signs indicating that bats were or had been present but there was no evidence of such. There were no bat droppings on floors, on internal ledges or stuck to walls, doors and windows, and no detectable odour (ammonia etc.) indicating potential presence. No insect feeding remains (wings of moths etc.) were evident and there were no grease or fur marks on masonry or timbers (joists etc.).

7.2.3 ROOSTING POTENTIAL

It is considered unlikely that the building will support a significant number of bats at any time of year and that only transient animals are ever likely to be present (if at all). For defined categories of roosting potential see Chapter 8 Conclusions & Mitigation: 8.1 Roosting Bats.

The conclusions drawn from the Survey & Evaluation for Bats are that bats are not using the buildings at the present time (September 2015) with the buildings being considered to be between **Negligible** and **Low** potential for roosting bats. Internal roosting potential (mainly for species such as Brown Long-eared Bat *Plecotus auritus*) and external roosting potential (mainly for species such as Pipistrelle spp. *Pipistrellus spp.*) were independently determined as follows:

Internal Roosting Potential (roofspaces etc.)

Building Ref.	Internal Roosting Potential (maternity)	Internal Roosting Potential (hibernation)	Internal Roosting Potential (transient)
Fish and Chip Shop	Negligible	Negligible	Negligible
Garage	Negligible	Negligible	Negligible
Garden Shed	Negligible	Negligible	Negligible

External Roosting Potential (cracks in masonry, behind fascias etc.)

Building Ref.	External Roosting Potential (maternity)	External Roosting Potential (hibernation)	External Roosting Potential (transient)
Fish and Chip Shop	Negligible	Negligible	Low
Garage	Negligible	Negligible	Low
Garden Shed	Negligible	Negligible	Negligible

Fish and Chip Shop

The building is considered to be of **Negligible** potential for an internal or external maternity roost or for an internal or external winter hibernation roost. The building lacks suitable ingress points and has no suitable internal roof space. Furthermore, there are few gaps behind the gable fascias capable of supporting roosting bats. External roosting potential is therefore determined at most as **Low**.

Garage

The building is considered to be of **Negligible** potential for an internal or external maternity roost or for an internal or external winter hibernation roost. Although the building is totally open (with obvious ingress points) there is no suitable internal roof space or internal features that offer roosting potential to bats. There are a few small gaps behind the end fascias capable of supporting roosting bats but the height of the building is considered to be too low to be of interest to roosting bats and external roosting potential is therefore determined at most as **Low**.

Garden Shed

The building is considered to be of **Negligible** potential for an internal or external maternity roost or for an internal or external winter hibernation roost. This building is totally open to the elements with most of the roof missing and with no suitable roosting features for bats. External roosting potential is therefore determined as **Negligible**.

7.2.4 DUSK EMERGENCE SURVEY

A Building Survey and Dusk Emergence Survey were undertaken in accordance with the relevant sections of The JNCC Bat Workers Manual 3rd Edition (2004); Natural England's Bat Mitigation Guidelines (2004); The Bat Conservation Trust's Bat Surveys - Good Practice Guidelines (2007) and West Yorkshire Ecology's Minimum Standards for Bat Surveys in West Yorkshire Version 5 (2012).

Dusk Emergence Survey was undertaken at acceptable time of year (early September) and at appropriate time of day (19:30 - 22:30hrs.). The survey protocols included the use of **Pettersson D-240x** hand-held bat detectors with CF cards (these are sophisticated hand-held bat detectors combining heterodyne and time expansion capabilities) and **Yukon Ranger Pro Night Vision** (x5) binoculars.

Dusk Emergence Survey was undertaken by three Entotax surveyors, with particular attention being paid to any of the features identified as potential access/refuge points for bats.

A maximum count of three echolocating 46.5kHz (Peak Frequency Range: 41.7-51.8kHz) common pipistrelle bats were recorded foraging along the woodland edge to the north of the River Holme some 95m to the east-southeast (SE 12309 06828) of the application site boundary. In addition, a maximum count of five or six echolocating 46.5kHz (Peak Frequency Range: 41.7-51.8kHz) Common Pipistrelle *Pipistrellus pipistrellus* bats were also recorded flying around and within the curtilage of The Bridge Tavern Public House some 105m to the west-southwest (SE12117 06818) with most of the observed bat activity appeared to be focused near the rear roofline edge of the east-facing gable, suggesting the potential presence of a small roost.

Bats were not recorded entering or exiting any of the buildings subject to the development proposals.

Table 3: Survey Data for Bats (Woodhead Road, Holmbridge, Holmfirth, West Yorkshire).

The following data set should be read in conjunction with the respective bat activity schematic (see Appendix 10.3: Dusk Emergence Survey).

Legend

Bat Species

CP = Common Pipistrelle *Pipistrellus pipistrellus*

Bat Activity

com. = commuting

for. = foraging

? = indeterminate

Direction/Specific Building Locations

W = west

SE = southeast

SW = southwest

WSW = west-southwest

> = direction of flight (towards)

SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

Date Survey Method	Time	Activity
06 September 2015 (19:30 – 22:30) Dusk Emergence Survey	20:37	CP (x1) comm. SE > SW across playing field
	20:39	CP (x2) for. to SE in tall tree canopy
	20:44	CP (x1/x2) for. to SE in tall tree canopy
	20:52-21:08	CP (x2/x3) for. WSW (Bridge Tavern)
	21:12-21:25	CP (x1) for. WSW (Bridge Tavern)
	21:43	CP (x4/x5) for. WSW (Bridge Tavern)
	21:50	CP (x2) for. WSW (Bridge Tavern)
	21:53	CP (x1) comm. SE > SW across playing field
	21:54	CP (x4/x5) WSW (Bridge Tavern)
	22:02-22:15	CP (x2) comm. SE > SW across playing field
	22:18	CP (x1) comm. W along Woodhead Road

8.1 ROOSTING BATS

Appraisal undertaken to determine the potential of the building to contain features of interest to roosting bats (cracks, crevices etc.) is based upon the following defined categories of roosting potential:

- **Negligible** This category is usually applied to a feature that appears initially to have significant bat roost potential but upon closer inspection is considered to have low or negligible potential to support roosting bats. During surveys it is usually applied to confirm that the inspection of a feature has been undertaken but has found that the feature does not 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 tree cavity that is open at the top or timbers below missing roof slates 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 squirrels; it may be subject to disturbance or may have sub-optimal connectivity with navigational features. Surveyors 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 tree cavities of appropriate dimensions and height from the ground with no obstructions below the cavity entrance. The tree 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 Natural England is likely to be required if the bat roost is to be disturbed by the development.

The conclusions drawn from the Survey & Evaluation for Bats are that bats are not using the buildings at the present time and are unlikely to do so prior to commencement of development (demolition).

The buildings are considered to be unsuitable internally for a maternity roost or winter hibernation roost and are considered to be of **Low** to **Negligible** potential value for transient (external) summer roosting bats such as pipistrelle bats. There were few external features

typically suitable for transient summer roosting bats and it is considered unlikely that the buildings would support a significant number of bats at any time of year and that only transient animals are ever likely to be present (if at all).

The works will entail the careful stripping of the roofs under the guidance of a suitably qualified and licenced bat worker who will be available (contactable) at all times to guide the works and advise on all matters in relation to bats.

In keeping with best practice guidelines, bat boxes will be erected within the curtilage of the property i.e. attached to any new build or to available nearby mature trees. Guidance as to the exact number, location and orientation of bat boxes will be provided in full consultation with Kirklees Council Environment Unit.

A European Protected Species Licence (EPSL) is considered unnecessary for the proposed works (roofline modifications). However, the works should proceed with care and in the knowledge that in the unlikely eventuality of bats being discovered during the works, the works must cease immediately and the Statutory Authority (Natural England) and the Local Planning Authority – Kirklees Council (Planning Services) should be notified. An appropriate (licenced) mitigation scheme would then be required for the works to continue.

8.2 BIRDS

No significant ecological impacts upon nesting birds are anticipated as a result of any proposed works undertaken outside the breeding season (October-February inclusive).

Blackbird *Turdus merula* and Robin *Erithacus rubecula* have previously bred within the garage and garden shed respectively (recorded when the buildings were surveyed on 31 July 2010). It is therefore accepted that the Statutory Authority (Natural England) and/or Local Authority (Kirklees Council - Planning Services) may request a Monitoring Survey (Watching Brief) for nesting birds prior to commencement and during ongoing development, should the proposed works be undertaken during the breeding season. Therefore, where potential disturbance to nesting birds cannot be reasonably avoided (i.e. if the proposed works need to be undertaken during the breeding season) a nesting bird survey will be carried out by an appropriately trained/experienced ecologist to determine whether nests are present. If nesting birds are subsequently discovered, works within the immediate area will cease and any nests will be monitored by the ecologist until fledglings have left the nest.

There was no evidence of external nesting species such as House Martin *Delichon urbicum* when the building was surveyed on 05 September 2015.

Chapter

9

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Chapter
10

APPENDICES

10.1 AERIAL SITE PHOTOGRAPHS

1510BAT.A1 Aerial Photograph: Woodhead Road (disused former fish and chip shop),
Holmbridge, Holmfirth, West Yorkshire.

1. Application Site Boundary.



10.2 PHOTOGRAPHIC RECORD

1510BAT.P1 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Northwest-facing frontage and southwest-facing side of former fish and chip shop (due east perspective).



SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

1510BAT.P2 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Northwest-facing frontage of former fish and chip shop (southeast perspective).



1510BAT.P3 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Rear of former fish and chip shop (northwest perspective).



SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

1510BAT.P4 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Northeast-facing timber side of former fish and chip shop (southwest perspective).



SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

1510BAT.P5 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Derelict Garage [southwest perspective].



1510BAT.P6 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Derelict Garage (northwest perspective).



SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

1510BAT.P7 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Derelict Garage (northeast perspective).



1510BAT.P8 Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

Derelict Garden Shed (southwest perspective).



10.3 SURVEY DATA: ACTIVITY PATTERN 06.09.2015

Aerial Photograph: Former Fish and Chip Shop, Woodhead Road, Holmbridge, Holmfirth, West Yorkshire.

1. Activity Patterns for Common Pipistrelle Bats (yellow lines) 06 September 2015.



SURVEY & EVALUATION FOR BATS
IN RELATION TO PROPOSED DEVELOPMENT AT
WOODHEAD ROAD, HOLMBRIDGE, HOLMFIRTH, WEST YORKSHIRE
PLANNING APPLICATION NUMBER: 2016/PENDING

Aerial Photograph: Woodhead Road (disused former fish and chip shop), Holmbridge, Holmfirth, West Yorkshire.

2. Main Survey Stations (location of surveyors).



10.4 MINIMUM STANDARDS FOR BAT SURVEYS IN WEST YORKSHIRE (2012)



Minimum Standards for Bat Surveys in West Yorkshire (Version 5)

Bats are legally protected under the EC Habitats Directive and in UK legislation by the Conservation of Habitats and Species Regulations 2010 and by the Wildlife and Countryside Act (1981) (as amended). Subject to some specific exceptions this makes it a criminal offence to intentionally or recklessly capture or kill, disturb in a place of shelter or destroy the resting place of any bat. **A roost site is protected even when bats are not present.** Bat surveys need to be undertaken before a planning application can be determined (ODPM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System).

All surveys are to be conducted in accordance with the relevant section of the JNCC Bat Workers Manual 3rd Edition (2004). For larger or more complex sites it is recommended that the scope of the survey be discussed with the local authority ecologist prior to starting. The most up-to-date good practice guidance should be followed as a basic minimum (refer to Bat Surveys – Good Practice Guidelines, Bat Conservation Trust, 2nd Edition (2012) and Bat Mitigation Guidelines, English Nature (2004)) and should include:

- The use of an appropriately qualified and experienced licensed bat surveyor and assistants as needed to carry out such work.
- A desktop study to establish existing records (including a search with West Yorkshire Ecology and the West Yorkshire Bat Group).
- A walkover of the survey site to assess the presence of features of importance to bats, in particular feeding, roosting, swarming and hibernating opportunities.
- A detailed internal and external inspection of buildings and structures to search for indications of bat activity and identify any limitations of such a survey.
- Trees with cracks, crevices, hollow trunks or broken limbs which are to be affected by the proposed development either directly, by lopping or felling, or indirectly, such as by lighting, should be surveyed for evidence of bat roosts.

- A dusk emergence or dawn re-entry survey will normally be expected to identify roost sites that cannot be located by a visual inspection of the building or structure. More than one may often be required. These should be undertaken at suitable times of the year (normally May to August – September to mid-October is sub-optimal but may be acceptable); suitable times of day (around dusk and/or dawn); and weather conditions (not during heavy rain, strong wind or cold). It is important that sufficient surveyors are present to cover the site.
- Use of heterodyne detectors alone, is not normally acceptable. If surveys are undertaken without frequency division or time expansion detectors, a justification must be given.
- Where dawn/dusk surveying is not appropriate due to the time of year, the bat surveyor will be expected to provide a detailed, reasoned statement (including photographs) of:
 - the opportunities available within the structure for bats and
 - whether or not emergence or re-entry surveys are considered necessary.
- Where survey limitations leave inconclusive results, precautionary mitigation may be acceptable with the approval of the local authority ecologist. This should adopt the format used for protected species licence applications (see <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/licences/applicationforms.aspx#bat>) with less detail where it is not available to reflect the situation.
- This should cover the timing of the work, designs and location plans for permanent bat roosting / hibernation features, and be aimed at the types of bat which might be expected to use the features at the proposal site. This option is unlikely to be acceptable for larger proposals or known bat roosts.
- Where a proposal involves a bat roost requiring a protected species licence, a Method Statement in the Natural England format should accompany the application. This includes an assessment of how the proposal and mitigation will meet the 'three tests' set out in Regulation 53 of the Conservation of Habitats and Species Regulations 2010.

The bat survey report should include:

- an outline of the proposed development;
- details of the surveyors' experience and licence number;
- site location (including grid reference);
- survey objectives and methodology, including the equipment used;
- results of desktop survey, building searches, emergence/re-entry surveys (or alternative reasoned statement where applicable) and the species recorded, including details of the output from remote recording devices;
- date, time and weather conditions;
- a plan of the site with areas searched, bat habitat features, the location and direction of static detectors and cameras, the route taken/position and timing of surveyors with manual detectors and roost/activity areas;

- any limitations of the survey;
- photographs to help assess the adequacy of the report;
- any mitigation proposals and any requirement for European Protected Species Licences including a Natural England 'Method Statement' (and assessment against the 'three tests');
- a conclusion stating the potential impacts upon bats.

Electronic copies of reports should be supplied to the local authority planning department and directly to West Yorkshire Ecology to add to the Ecological Record. There is an expectation that the ecologist will note any other significant species using the site. See also 'Bat Surveys out of season flow diagram' for small applications outside of the active season for bats, between October and April (www.ecology.wyjs.org.uk).

Revised 18 July 2012.

Survey & Evaluation for Bats
in relation to proposed development at Woodhead Road
Planning Application 2016/Pending
Holmbridge, HOLMFIRTH, West Yorkshire

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