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Bat Scoping Survey to

12 Broomfield Terrace
Cleckheaton
BD19 6AH.

24th May 2023



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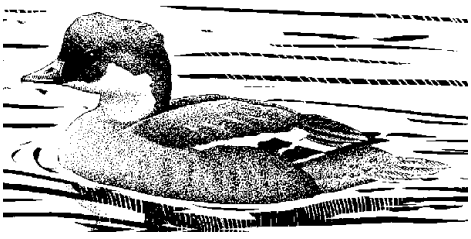

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1. Summary

1.1 A bat scoping survey has been carried out to 12 Broomfield Terrace, Cleckheaton to determine if the building is being used or has potential to be used by roosting bats. The survey is required as part of the planning application process and was undertaken during the optimal time for bat occupancy and therefore aimed to establish the presence or absence of bats in the building. The application seeks to add a small double-height extension to the west elevation.

1.2 The building is small mid-terrace dwelling with a slate roof and rendered walls to west elevation and stone wall to east elevation. Around the area of the proposed extension there are some minor gaps between the render and the gutter board, but they showed no evidence of use by bats and there was no urine spotting or droppings adhered to the window immediately beneath the gaps. Overall, there are a limited number and diversity of potential roosting features (PRFs) resulting in an assessment of ‘low’ bat roost potential.

1.3 In accordance with best practice on a site which is deemed to have ‘low’ bat roost potential, a single activity survey was carried out during the optimal period for bat occupancy and under perfect conditions. The single survey established that bats are not using the dwelling and bat numbers in the area are very low. This result was in line with the survey of the building and the surrounding habitat which, in this case, is low quality in terms of bat foraging habitat.

1.4 The building is not considered essential to species survival and there are no statutory constraints to the development of this site from the presence of bats. No further survey work is required.

2. Introduction

2.1 A bat scoping and activity survey was carried to 12 Broomfield Terrace, Cleckheaton BD19 6AH (NGR SE179249) to determine whether bats have or are using the building as a roost site. The site was also checked for the presence of nesting birds.

2.2 The current proposal seeks planning permission for a small double height extension to the front of the dwelling.

2.3 The survey took place at a time considered to be the optimal period for bat occupancy aimed to establish the following:

- The presence or absence of bats using the buildings by undertaking a scoping survey.
- Identify any potential roosting features (PRFs).
- Determine if activity surveys are required.
- Provide an impact assessment of the development on bats.
- Define mitigation proposals where required.
- Assess the requirement for a protected species licence.
- Assess the building for use by nesting birds.

3. Methodology

3.1 The site was surveyed in accordance with BCT best practice guidelines and surveyor experience by John Gardner, a surveyor with 43yrs field experience in searching for bats and is registered to use the Class Survey Licence WML CL20 (Level 4). The licence number is 2015-15656-CLS-CLS.

3.2 The interior and exterior of the building was inspected during daylight using torches, binoculars and an endoscope. All normal signs of bats were looked for including bats, dead baby bats, bat droppings, prey remains, scratching and staining of entry and exit holes.

3.3 The building was assessed for its degree of potential to support roosting bats including assessing the building design, construction, materials, and condition. This combined with an assessment of the location of the site and the surrounding habitat in terms of bat suitability allows an assessment to be made as to the potential of the building to support bats. Factors such as the proximity of good foraging areas (woodland, water bodies) and features that link the site to the wider surrounds such as linear features (hedgerows etc) were also considered.

3.4 This report sets out the findings of a daytime scoping carried out to the above site on Wednesday 24th May 2023 and an activity survey in Friday 26th May 2023. The report highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

4. Survey constraints

4.1 There were no constraints to the survey.

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5. Site Description

5.1 The site consists of a small mid-terrace dwelling in an urban area surrounded by many other residential dwellings. The habitat around the site is low quality in terms of foraging and comprises mainly of gardens and scattered small trees along street boundaries. Habitat locally is low quality and likely only to support the commoner species of bats. Slightly better habitat lies to the east and a network of linear features connects the site to the surrounding landscape.

Figure 1. Site location plan

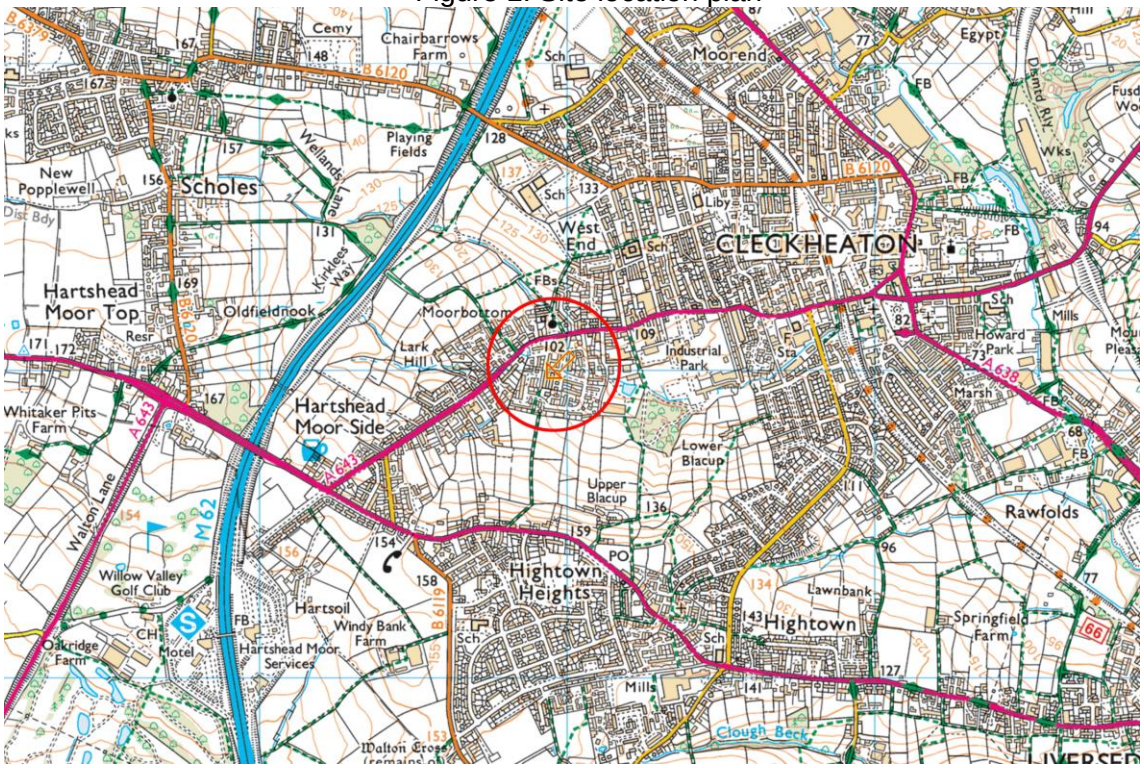



Figure 2 Aerial view of the site, surrounds and specific buildings surveyed.

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6. Desk Study

There are no records relating directly to the site and previous searches with WYE returned very few records for this area, most of which are historical. The activity survey confirmed that the bat numbers locally are unremarkable. Therefore, no data searches have been undertaken or are required at this time as the zone of impact does not extend beyond the site footprint and will have no impact on any other roosts.

7. Activity surveys

7.1 A single activity survey was undertaken on 26th May 2023.

8. Survey results

Scoping survey

The building is a small mid-terrace dwelling in an urban area. The roof is blue slate and is sound and has no slipped or missing tiles and all ridge tiles are present and without sections of failed mortar. To the rear of the house, the slates project over the wall creating a deep overhanging soffit which are sealed at the wall tops. The stone wall at the rear of the property has been repointed and displays raised mortar that is sound and without structural cracks or gaps. The front, west facing elevation, is rendered with a pebbledash cover and offers no potential roosting features with the exception of a small gap between the gutter board and the render which is the ideal size for bats. Close inspection did not reveal any bat droppings on the wall or section just behind the facia viewable from the ground. The window immediately below the gaps showed no signs of urine spotting or droppings adhered to glass or casements. There are no facia boards on the recessed section of the dwelling where the extension will go, and the dry verge is sound and sealed by the render.



Photo1 showing the various aspects of the building.

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Activity survey
As the building was assessed as having 'low' bat roost potential, a single emergence survey was carried out on Friday 26th May 2023. Both sides of the house were covered using both heterodyne and an RTE detector. The conditions were perfect with no breeze, clear skies and temperature of 14.5°C after a very warm day where temperatures reached to around 22°C. The survey commenced 30minutes prior to sunset until 90minutes after sunset.

No bats were recorded during the survey, and a negative result not unexpected given the habitat surrounding the site. At best, only small numbers of bats would be present in this habitat. Conditions were such that any bats present would have emerged as conditions were perfect for bats to be on the wing.

9. Interpretation and analysis

The house is a small, mid-terrace property with limited PRFs and is in an area that has low quality foraging habitat and previous survey experience and data from WYE suggest bat numbers are unremarkable. The emergence survey, undertaken in perfect conditions, did not record bats any bats emerging from the dwelling and no bats were recorded in the area.

Given that the building has limited PRFs and low-quality foraging habitat locally, the results are considered to be an accurate assessment of the site and the survey robust. There is some likelihood of existing gaps being lost if new gutter boarding is added but this can be compensated for in the form of an integral bat tube added into the new extension. It may be more beneficial to include sparrow terraces rather than bat tubes at this location.

10. Impact assessment

The building has been assessed as being of 'low' roosting potential and the extension works are unlikely to have any impact on bats or the local bat population. All disturbance works will remain within the site footprint and therefore, will not have any impact beyond the site although bats of a local provenance appear to be low. There will be a small loss of potential roost sites, but no loss or fragmentation of habitat caused by the development. Including permanent bat roost in the form of a bat tube would compensate for any minor loss of PRFs though, given the result of the survey, is unlikely to result in uptake. A sparrow terrace may be a better option.

11. Mitigation and Compensation

The building has been assessed as being of 'low' interest to bats and, consequently, there is no requirement for a European Protected Species Mitigation Licence (EPSML). Including a permanent bat roosting feature would compensate for any loss of minor PRFs but a sparrow terrace is likely to have greater benefit.

Timings
- There are no timing constraints from the presence of bats.

Compensation
- Inclusion of a Schwegler bat tube 1FR could easily be incorporated into the structure on the west elevation and can be covered by the render to provide a discrete permanent bat roosting feature.
- Alternatively, a Schwegler sparrow terrace 1SP could be built into the wall on the north elevation.

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12. Conclusion

A bat scoping and emergence survey established that the building has limited potential roosting features and that bats are not present in the building, and bat numbers locally are unremarkable. Incorporating a permanent roosting feature will increase the sites potential to support roosting bats but a sparrow terrace is likely to be of greater benefit. There are no statutory constraints to the development of this building from the presence of bats and no further survey work is required.