BAT ROOST POTENTIAL SURVEY REPORT

at

44 Oaklands Drive
Dalton
Huddersfield
West Yorkshire
HD5 8PR

Client Address:
44 Oaklands Drive
Dalton
Huddersfield
HD5 8PR

JCA Ref:
20485/AWe

Date of Report:
23/03/2023

JCA Limited
Arboricultural & Ecological Consultants

Quality Assurance

Version	**Desktop Survey Completed:**		**Site Surveyed:**		**Report Completed:**		**Reviewed:**	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	22/03/23	James Foster	21/03/23	Adam West	23/03/23	Adam West	23/03/23	Eve Goodwin

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct.*

Risk Assessment Completed
Bio-security Procedure Completed
Lone Worker Procedure Completed

Summary

JCA Ltd was commissioned by **Jessica Rose** to provide ecological advice to inform works at **44 Oaklands Drive**, hereafter referred to as 'the site'. The site is located at **Dalton, Huddersfield, West Yorkshire, HD5 8PR**, Ordnance Survey (OS) National Grid Reference SE 16871 16255.

The purpose of this report is to present the findings of the survey, an interpretation of the findings and to provide recommendations for undertaking the proposed works in accordance with relevant legislation.

Bats and their roosts are protected under UK law. Development works that are likely to affect bats or their roost sites must be completed under licence from the statutory conservation body, in this case Natural England (NE).

The field survey was undertaken on 21/03/2023 to identify any bat roost potential of the building. The survey found a hole in the soffit box, which has the potential to be used by roosting bats.

An evaluation of the site, likely impacts of the scheme upon bats and recommendations for proceeding with works in compliance with legislation are presented in Chapters 4, 5 and 6 of this report.

Contents

1. Introduction

1.1 Background

1.1.1 In March 2023, JCA Ltd was commissioned by **Jessica Rose** to undertake a Bat Roost Potential (BRP) survey of a site located at **Dalton, Huddersfield, West Yorkshire, HD5 8PR** hereafter referred to as 'the site'.

1.1.2 A BRP survey is required where development proposals include demolition of a structure or where a structure will be modified in such a way that bats or their roosts could be directly impacted if present. This survey type may also be needed where bats roosting in a structure could be indirectly impacted by development activities outside the roost.

1.2 Details of Proposed Development

1.2.1 The scheme is the erection of a first-floor side extension.

1.3 Site Location

1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference SE 16871 16255, with nearby postcode **HD5 8PR.** The site is bordered on all sides by residential properties with gardens. A large parcel of broadleaved woodland is present approximately 60m to the west.

1.4 Scope of Works

1.4.1 The following elements of work were included in the bat survey programme:

- Desktop study – a review of historical records of bats in the surrounding area, including the results of recent ecological surveys in the area.
- Field survey – a field survey in daylight hours to assess whether features are present within the buildings/trees on site which bats may roost in.
- Ecological report – detailing the survey results, implications for the disturbance of the buildings/trees and recommendations.

1.5 Survey and Report Aims

1.5.1 The main aim of the BRP survey was to locate and map features which bats could use for entry/exit and roosing and to search for signs of bats.

1.5.2 The BRP survey aims to:

- Identify if actual or potential roosts are present (and if so, where).
- Locate bat roost access points.
- Identify where bat roost are located and how bats get to them from the access points.
- Identify the species and numbers of bats potentially present.
- Determine the type of roost (e.g. maternity roost, transitional roost, hibernation site, etc).
- Gain sufficient information to allow the potential impacts on bats of the proposed works to be assessed and for appropriate avoidance, mitigation and/or compensation measures to be designed.

1.5.3 The aims of the report presented are to:

- Outline the legislative protection given to bats.
- Report on the findings of a desk-based study undertaken to identify any existing records for bats which are relevant to the site.
- Summarise the findings of the BRP survey and provide an assessment of the potential ecological constraints to the proposed works at the site.
- Provide recommendations for further survey, avoidance, mitigation and/or enhancement where appropriate.

1.6 Legislative Context

1.6.1 In the UK all species of bat and their roosts are fully protected under Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019, with additional protection offered under Schedule 5 of the Wildlife and Countryside (WCA) Act 1981 (as amended). This makes it an offence to:

- Deliberately or recklessly capture, injure or kill a bat;
- Deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young;

- Damage or destroy a bat roost (this is an 'absolute' offence);
- Intentionally or recklessly obstruct access to a bat roost; and/or
- Possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat.

1.6.2 Under this legislation a roost is determined as any structure or place used for shelter. As bats tend to re-use the same roosts, the roost is protected whether the bats are present at the time or not.

1.6.3 Please see Appendix 1 for a more detailed overview of the UK legislation protecting bats.

2. Methodology

2.1 Desktop Study

2.1.1 A desktop study has been undertaken in order to obtain any relevant records of bats from West Yorkshire Ecology Service (WYES) within a 2km radius of the site.

2.2 Field Surveys

2.2.1 The field survey was planned and conducted with reference to Bat Surveys: Good Practice Guidelines 3rd Edition (Collins, 2016). The survey was conducted in March 2023.

2.2.2 The site was surveyed by Adam West (Principal Ecologist) who holds an NE Level 2 bat survey class licence (registration number **2016-24724-CLS-CLS**) for foraging, commuting and roosting potential. A detailed search of the building on site was conducted during daylight hours in order to identify potential bat roosting sites and look for evidence of bat activity and photographic evidence was taken (please refer to **Appendix 4**).

2.2.3 The survey was conducted by an experienced surveyor using the following equipment to ensure an accurate assessment; a printed site map, camera, a 1 million candlelight torch, binoculars, and ladders.

2.2.4 Signs that bats have previously or are currently using a potential roost site include:

- Scratch marks, urine and oil stains around holes in buildings or trees.
- Droppings, carcasses and/or food remains found around the site.
- Bats observed flying in/out of a hole in a building or tree.
- Bats heard ‘chattering’ within a potential roost site, especially on warm summer days.

2.2.5 During the bat scoping survey, the building on site was subject to an external and internal survey to establish the suitability of the structure to support roosting bats in accordance with Collins (2016). The criteria

for assigning a roost suitability category are presented in Table 1 below:

Table 1: Guidelines used for assessing the bat roosting suitability of a site (taken from Collins, 2016)

Roosting Suitability	Potential Roosting Features (PRFs) Present
Negligible	No visible features on the site likely to be used by roosting bats. No signs of bats found during the initial assessment.
Low	A structure with one or more potential roosting opportunities that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough shelter, protection, surrounding habitats, or the appropriate conditions to be used on a regular basis by larger numbers of bats e.g. unlikely to support hibernation or maternity roosts. A tree of sufficient size and age to contain features suitable for bat roosting, but with no features seen from the ground. No signs of bat use found during the initial assessment.
Moderate	A structure or tree with one or more potential roost sites that could be used by bats due to the size of the potential roosting feature which is sufficient to provide: shelter, protection, optimal conditions and surrounding habitats. The feature(s) are unlikely to support a roost of high conservation status. Signs (potential signs) of bat use found during the initial assessment.
High	A structure or tree with one or more potential roost sites that could be used by bats due to the size of the potential roosting feature which is sufficient to provide: shelter, protection, optimal conditions and surrounding habitats. The features have the potential to support large colonies of bats (e.g. maternity or hibernation) for long periods of time. Signs of bat use present.

2.2.6 The category of roosting suitability assigned to a feature is used to determine what further survey effort is required to ascertain the presence/likely absence of bats within that feature, as shown in Table 2 below:

Table 2: Recommended minimum number of survey visits for presence/likely absence surveys *(taken from Collins, 2016)*.

Negligible roost suitability	Low roost suitability	Moderate roost suitability	High roost suitability
No futher survey required	One survey visit. One dusk emergence (structures).	Two separate survey visits.	Three separate survey visits.

	No further surveys required (trees).		

2.3 Survey Constraints

2.3.1 It must be highlighted that the absence of any signs of bat presence (droppings, feeding remains, etc.) is not proof that the site is not being used by bats. Weathering and other factors will often remove any signs of bat activity, especially when present on the exterior of a building or a tree. Many bat species will have several roost sites which they regularly move between and therefore an absence during a survey visit does not exclude their presence at a later date.

2.3.2 The site was surveyed in dry, overcast conditions with good visibility therefore there were no constraints to the survey.

2.3.3 There were no perceived limitations that would significantly impact on the conclusions and recommendations given within this report.

2.3.4 The details of this report will remain valid for 18 months. Beyond this period, if the proposed works have not commenced, a new review of the ecological conditions must be undertaken.

3 Results

3.1 Desktop study results

3.1.1 Local Data Centre Records: WYES has been commissioned to provide the records held for bat species within a 2km radius of the survey site. The results have been summarised below. It should be noted that the absence of records should not be taken as confirmation bat species are absent from the search area. Please see **Table 3** below for a summary of the bat records from the last ten years obtained from WYES. **Table 4** summarises all bat roost records within 2km of the site received from WYES.

Table 3 Summary of bat records from the last ten years held by WYES within 2km of the site.

Common Name	Scientific Name	On site	Within 500m	500-1000m	1001-2000m	Notes
Noctule	*Nyctalus noctula*	×	✓	×	✓	Two field records from 2014 and 2017.
Common pipistrelle	*Pipistrellus pipistrellus*	×	✓	✓	✓	16 field records from 2013, 2014, 2015, 2016 and 2017.
Brown long-eared bat	*Plecotus auritus*	×	✓	×	✓	Two field records from 2015 and 2017

Table 4 Summary of bat roost records held by WYES within 2km of the site.

Common Name	Scientific Name	On site	Within 500m	500-1000m	1001-2000m	Notes
Common pipistrelle	*Pipistrellus pipistrellus*	×	✓	×	✓	Four roosts recorded between 2013 and 2017. One roost record has an unknown/unrecorded date. One record is for a transitional roost type, the others were unrecorded. The closest roost is 433m from the site.

3.2 Field Survey Results

3.2.1 Habitats Present

The site contains a single residential dwelling and is surrounded by other residential dwellings and associated landscaping (gardens) such as modified grassland, scattered trees and shrubs.

3.2.2 Building Assessment

Building One

The building is a single storey, semi-detached house made from brick with some pebble dashing. It has a hipped roof, a lean-to garage (with a hipped roof) and a lean-to porch, which is connected with lead flashing. It has soffit boxes and plastic guttering.

A loft space is present within the roof of the house. The loft is insulated and boarded out. A bitumen roofing membrane is present which is mostly in good working order but has three areas of damage (Appendix 3, Photo 3).

PRFs PRESENT: On the southwest aspect of the building a hole is present in the soffit boxes (Appendix 3, Photos 5 & 6).

No evidence of bat presence was observed during the survey.

4 Interpretation of Survey Results

4.1 Bat Records

4.1.1 Three species of bat have been recorded within 2km of the site, and five of these records are within 500m. The number and location of the records suggest that the area is favoured by bats. There is suitable foraging habitat a small distance south of the site. Due to this there is a moderate likelihood that bats use the site for foraging and commuting.

4.2 BRP Survey

4.2.1 A single feature was identified on site in which bats may roost. Please refer to Section 3.2 and Appendix 1 for further details.

4.2.2 Based on the proximity of roost records, the type of PRFs present and the proximity of high quality bat foraging habitat, this site is considered to have **moderate** potential for supporting roosting bat species during their active period between May and September. Please see **Tables 1 and 2** above for the guidelines used for assessing the roosting potential of a site. Please note these guidelines are applied using the professional judgement of the licenced bat worker undertaking the assessment.

4.3 Impacts of the Proposed Development

4.3.1 The scheme is to create a first-floor extension to the building, which is going to directly affect the PRF of the building, most likely causing destruction of the PRF. But the small scale of the scheme isn't likely to affect foraging or commuting bats.

5 Recommendations

5.1.1 The following must be undertaken:

- Two bat surveys are required, consisting of dusk emergence surveys. The surveys must be carried out between May and September with at least one of the surveys between May and August. The surveys must take place in suitable weather conditions and with a minimum of 14 days between each survey. The surveys must be augmented with night vision aids (NVAs)

6 References

Bat Conservation Trust and Institute of Lighting Professionals (2018) *Guidance Note 08/18: Bats and artificial lighting in the UK*. ILP, Rugby

Mitchell-Jones, A.J. (2004) *Bat Mitigation Guidelines.* English Nature, Peterborough

Mitchell-Jones, A.J. & McLeish, A.P. (2012) *The Bat Workers' Manual.* Pelagic Publishing, Exeter.

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

Relevant Legislation:

Wildlife and Countryside Act 1981 http://jncc.defra.gov.uk/page-3614

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. https://www.legislation.gov.uk/ukdsi/2019/9780111176573

Countryside and Rights of Way Act 2000
http://www.legislation.gov.uk/ukpga/2000/37/pdfs/ukpga_20000037_en.pdf?view=interweave

Appendices

Appendix 1: Legislation Pertaining to the Protection of Bats

All bat species have, for some time, been protected under schedule 5 of the Wildlife & Countryside Act 1981. However, the effective protection for bats now comes from Schedule 2 of the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019, which defines "European protected species of animals". Changes to legislation, and devolution, mean the law is difficult to summarise succinctly across the UK, but the strong legal protection for bats and roosts remains.

It is an offence across the UK to:

- deliberately or recklessly capture, injure or kill a bat
- deliberately or recklessly disturb in a way that would affect their local distribution or abundance, or affect their ability to survive, breed or rear young
- damage or destroy a bat roost (this is an ‘absolute’ offence)
- intentionally or recklessly obstruct access to a bat roost
- possess, control, transport, sell, exchange or offer for sale/exchange any live or dead bat or any part of a bat

'Deliberately' in this context may be interpreted as someone who, although not intending to capture/injure or kill a bat, performed the relevant action, being sufficiently informed and aware of the consequence his/her action will most likely have.

In this interpretation, a bat roost is "any structure or place which any wild [bat]...uses for shelter or protection". Because bats tend to reuse the same roosts, legal opinion is that the roost is protected whether or not the bats are present at the time.

Appendix 2: Site Plan Showing Bat Roost Potential

N

W E

S

Appendix 2:
Bat Roosting Potential Map

Address: 44 Oaklands Drive,
Dalton, Huddersfield,
HD5 8PR
JCA Ref: 20485/AWe

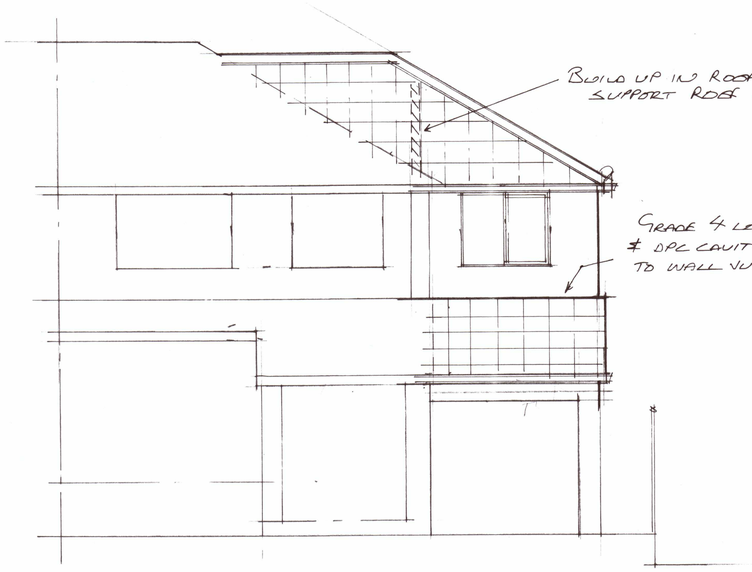
NOT TO SCALE

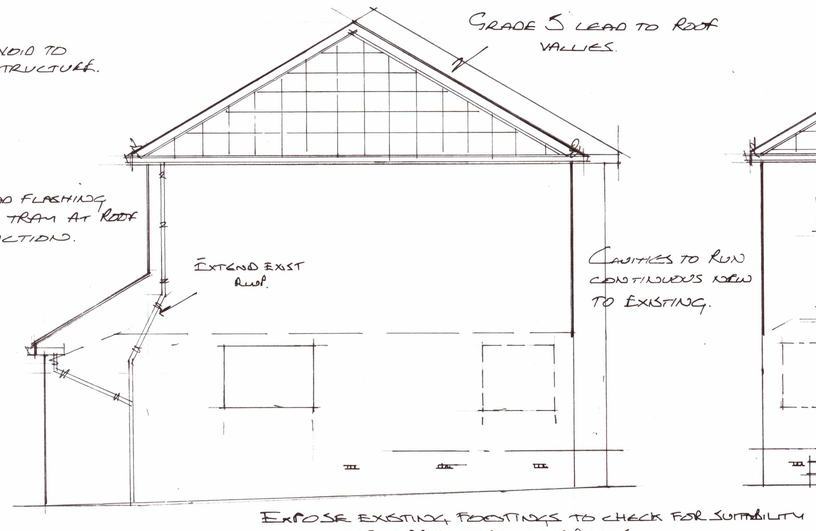
KEY	
	Surveyed building
★	Potential bat roosting feature
	Buildings (not surveyed)

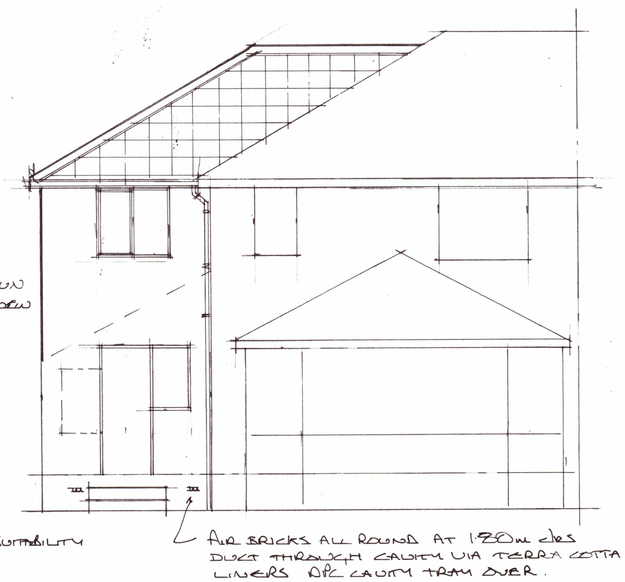
JCA Limited

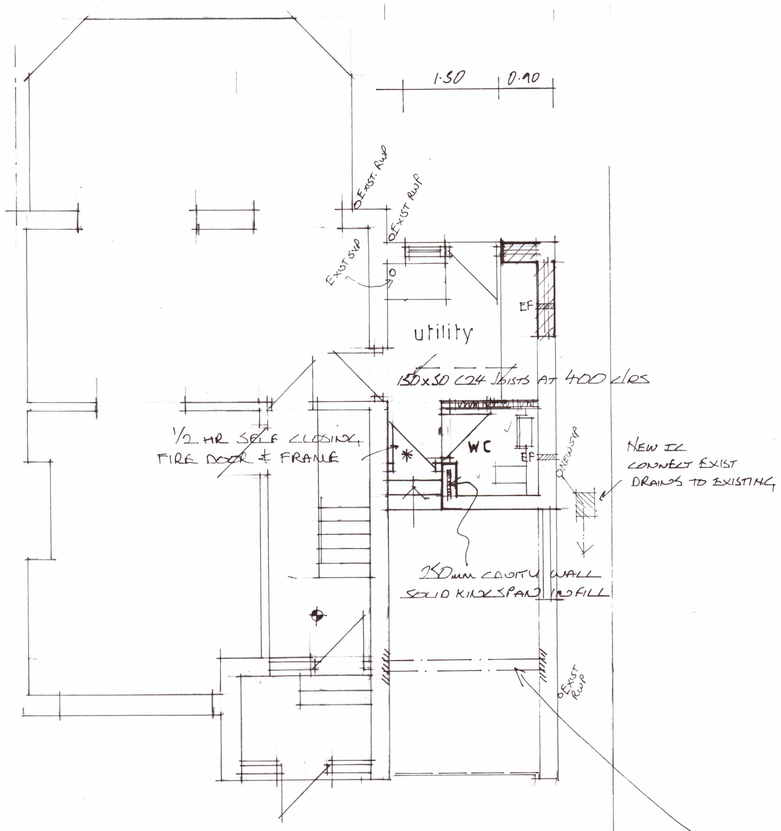
Arboricultural & Ecological Consultants

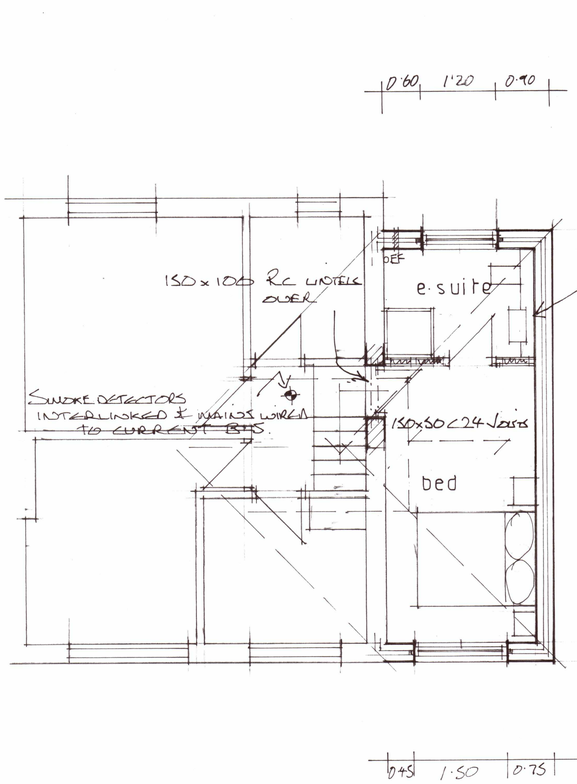
Appendix 3: Proposed Development Plan

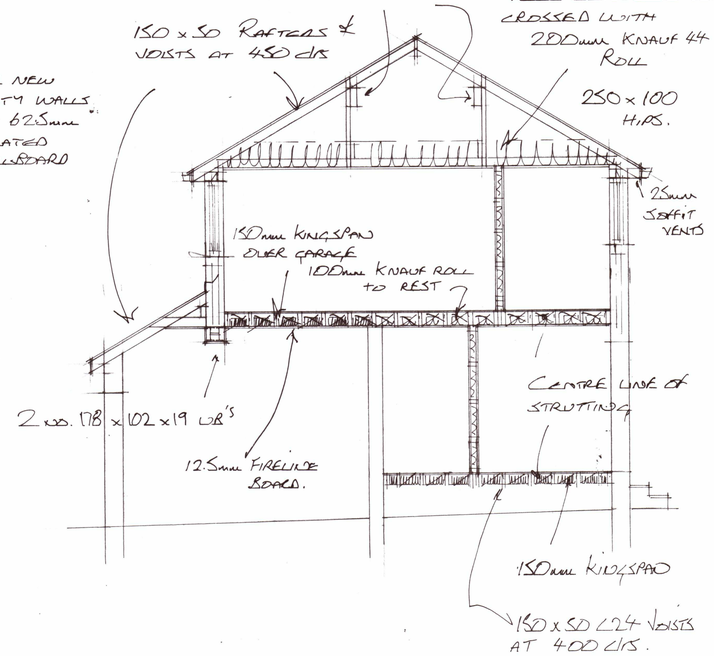












Notes :-

- ALL DIMENSIONS MUST BE CHECKED ON SITE PRIOR TO WORKS STARTING.
- DO NOT SCALE.
- THIS DRAWING AND DESIGN REMAINS THE COPYRIGHT OF J.A.OLDROYD M.R.I.C.S AND MAY NOT BE REPRODUCED WITHOUT PERMISSION.
- ALL WORKS MUST BE CARRIED OUT IN ACCORDANCE WITH CURRENT BUILDING REGULATIONS, CODES OF PRACTICE, AND PLANNING OFFICER'S REQUIREMENTS.
- ALL MATERIALS MUST COMPLY WITH CURRENT BRITISH STANDARDS IN SITUATION USED.

THIS IS A NOTIFIABLE PROJECT UNDER THE CONSTRUCTION & DESIGN REGULATIONS 2007. THE DEVELOPER MUST BY LAW INFORM THE LOCAL HEALTH & SAFETY EXECUTIVE AND ALSO OBTAIN THE SERVICES OF A C.D.M. CO-ORDINATOR.

Party Walls
The Part Wall Act etc. Act 1996 came into effect on 1st July 1997. If someone is planning to carry out building work which involves: work on an existing wall shared with another property; or new building on the boundary with a neighbouring property; or excavating near a neighbouring building, they should find out whether that work falls within the scope of the Act. If it does, they must serve the statutory notice on all affected owners. The government has produced an explanatory leaflet which is available from planning services.

EF - EXTRACT FANS
- 60 L/SEC TO KITCHEN
- 30 L/SEC TO UTILITY
- 15 L/SEC TO E·SUITE.
- FAN TO W/C TO GIVE 3 AIR CHANGES PER HOUR LINK TO POLL CORD WITH 15MIN OVER RUN.

A		
	Date	Revisions

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Drawing Title
PROPOSED

scale 1 : 50

date AUG '22 | drawn by

Drg No 22 | 123 | Rev

Appendix 4: Photographic Evidence

Photo 1: The building viewed from Oaklands Drive.

Photo 2: The building viewed from the rear garden.

Photo 3: Interior of the loft space.

Photo 4: One of three areas of torn membrane.

Photo 5: Location of the potential roost feature.

Photo 6: Close-up of the potential roost feature.

Appendix 5: Bat Survey Calendar

Figure 1: Survey timings calendar (taken from BCT: Bat surveys for professional Ecologists, Good Practice Guidelines; 3rd Edition).

Survey type	Month											
	J	F	M	A	M	J	J	A	S	O	N	D
Preliminary ecological appraisal - fieldwork												
Preliminary roost assessment – structures[a]												
Emergence/re-entry survey for maternity or summer roosts[b]												
Emergence/re-entry[c] survey for transitional roosts[b]												
Emergence survey for mating roosts[b]												
Hibernation survey – structures[a]												
Preliminary ground level roost assessment - trees[d]												
Potential roost feature (PRF) inspection survey - trees												
Ground level bat activity survey – transects and automated/static												
Pre-, during and post-hibernation – automated/static bat activity survey												
Swarming survey												
Back-tracking survey												
Trapping survey[e]												
Radio tagging and tracking survey[e]												

= optimal period = sub-optimal period

= weather or location dependent (i.e. may not be suitable due to spring and autumn conditions in any one year or in more northerly latitudes). Note that October surveys are not acceptable in Scotland.

[a] Not including trees

Appendix 6: Glossary

Activity surveys - are used to assess the level of bat activity at a site. This can be done either by using equipment such as an AnaBat device, or manually walking around a site with a heterodyne detector, documenting the number of bat passes and interceptions.

Dawn surveys - begin around 2 hours before and up to sunrise when bats are returning to their roosts from foraging, and swarming behaviour can be seen close to roost entrances.

Dusk surveys - begin around 30 minutes before sunset and up to 2 hours afterwards. These are done in order to see bats emerging from their roost sites at night.

Echolocation – is a system similar to sonar that allows bats to travel and forage even in total darkness. Bats make a call and then listen to the returning echoes in order to build up a map of their surrounding area. This allows bats to gauge the identity and distance of an object by how long the echo takes to return to them.

Habitat - the ecological or environmental area that is inhabited by a particular species of animal, plant or other type of organism.

Hibernation - is a state of inactivity and metabolic depression characterized by lower body temperature, slower breathing, and lower metabolic rate. Hibernating animals conserve energy, especially during winter when food is short, tapping energy reserves, i.e. body fat, at a slow rate.

Hibernacula - typically consist of underground sites, such as caves and cellars, which remain relatively cold and humid. Bats will hibernate to conserve energy over the winter months when falling temperatures cause a drop in the abundance of insects. These will typically be colonised around November to around March.

Insectivorous – is when an organism feeds exclusively on insects.

Nocturnal - a behaviour characterized by being active during the night and sleeping during the day.

Maternity roosts – colonised around late May early June and consist of mature females and their young. These roosts need to be warm and quiet, and are used up until around August, with females typically leaving first and then the young.

Mating roosts – mating begins around late October to November. Males of most species use special mating calls to attract females. These can include purrs, clicks and buzzing.

Roost – a site where bats live during the day, rear young and hibernate. These can be in man made structures, such as buildings, bridges, tunnels, cellars and mines, or natural features such as mature trees and caves.

Roosts in buildings – many types of buildings will be used by bats. The most likely sites are agricultural buildings (e.g. farmhouses and barns), buildings with exposed wooden beams (greater than 20cm thick), buildings with weather boarding and/or hanging tiles, and buildings close to woodland and/or water.

Roosts in trees – these are typically in mature trees with deep sheltered cracks, under loose sections of bark, or in woodpecker holes.

Species – a group of organisms in which all members can interbreed and produce viable offspring.

Summer roosts (non-breeding) - these are generally occupied by groups of males and immature females during the summer, and are usually only occupied for a short period before the group moves to another location.

Swarming – a behaviour exhibited by bats returning to their roost sites at dawn. Bats can be seen repeatedly flying to and from the roost entrance, making it much easier for consultants to identify where roosts are on a building or structure.

Temporary/Transitory roosts – These are used after hibernation (March – April) before mature females disperse to maternity roosts and male/immature females colonise summer (non-breeding) roosts. Similarly, temporary roosts form before hibernation (August -October).

Underground Roosts – these are typically used during the winter and can be mines, caves, tunnels or cellars.

Appendix 7: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Batchelor's degree in Animal and Wildlife Management, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence and a Natural England Level 2 bat survey class licence.

Eve Goodwin, Graduate Ecologist

BSc (Hons) Plant Biology

Eve gained her Royal Society of Biology accredited undergraduate degree in 2019 from Aberystwyth University in Plant Biology. She has good plant identification skills which were developed through her academic studies and field work. She has since worked as a CAD technician and has joined JCA in 2022 where she hopes to develop her field skills further.

The information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed

..

Adam West *ACIEEM*

23/03/23

Reviewed by

.. .

Eve Goodwin

23/03/23

For and on behalf of ***JCA Ltd***

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

JCA Limited

Arboricultural & Ecological Consultants

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