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Bat Scoping Survey to

Land adjacent to
3 Knowler Hill
Liversedge
West Yorkshire
WF15 6PH

29th January 2024

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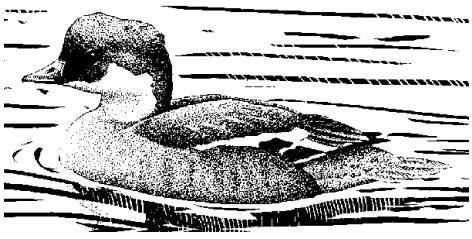

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1. Summary

1.1 A bat scoping survey has been carried out to land adjacent to 3 Knowler Hill, Liversedge to determine if there are features or habitat that have any potential to be used by roosting bats and whether bats are present. The survey is required as part of the planning application process and was undertaken outside the optimal time for bat occupancy, and therefore aimed to establish the *likelihood* of bats being present. The application seeks to erect a detached dwelling on the land.

1.2 The site is a small triangular piece of land adjacent to 3 Knowler Hill and has been cleared of all vegetation and has a covering of hardcore. A prefabricated concrete garage and a cladded steel shipping container stand on the site but are deemed to have no value to bats and there are no other structures on the site that would offer any potential bat roosting features (PRFs). The site is in an urban area with very little foraging habitat close by and local bat numbers will be unremarkable and limited to small numbers of the more common species.

1.3 The site has no potential to support roosting bats and the complete absence of any vegetation on the site means that the site also has no foraging value and is assessed as being of **negligible** value to bats.

1.4 The erection of a single dwelling within the footprint of the site will have no impact on bats and will not harm or destroy roosts or prevent bats using roosting features in nearby dwellings. 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 survey was carried to land adjacent to 3 Knowler Hill, Liversedge WF15 6PH (NGR SE200239) to determine whether bats have or are using the site for roosting. The site was also checked for the presence of nesting birds.

2.2 The current proposal seeks planning permission remove the shipping container and erect a detached dingle dwelling.

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

- The likelihood of bats using any 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 exterior of any buildings present 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 site was assessed for its degree of potential to support roosting bats including assessing the potential 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 survey carried out to the above site on Monday 29th January 2024. 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 very small urban garden that has been cleared of all vegetation and now has a hardcore covering. There is no foraging habitat on the site and only limited low-quality habitat locally, though the site is connected to the wider landscape by a series of linear features. There are many other dwellings close by that will offer far greater roost potential.

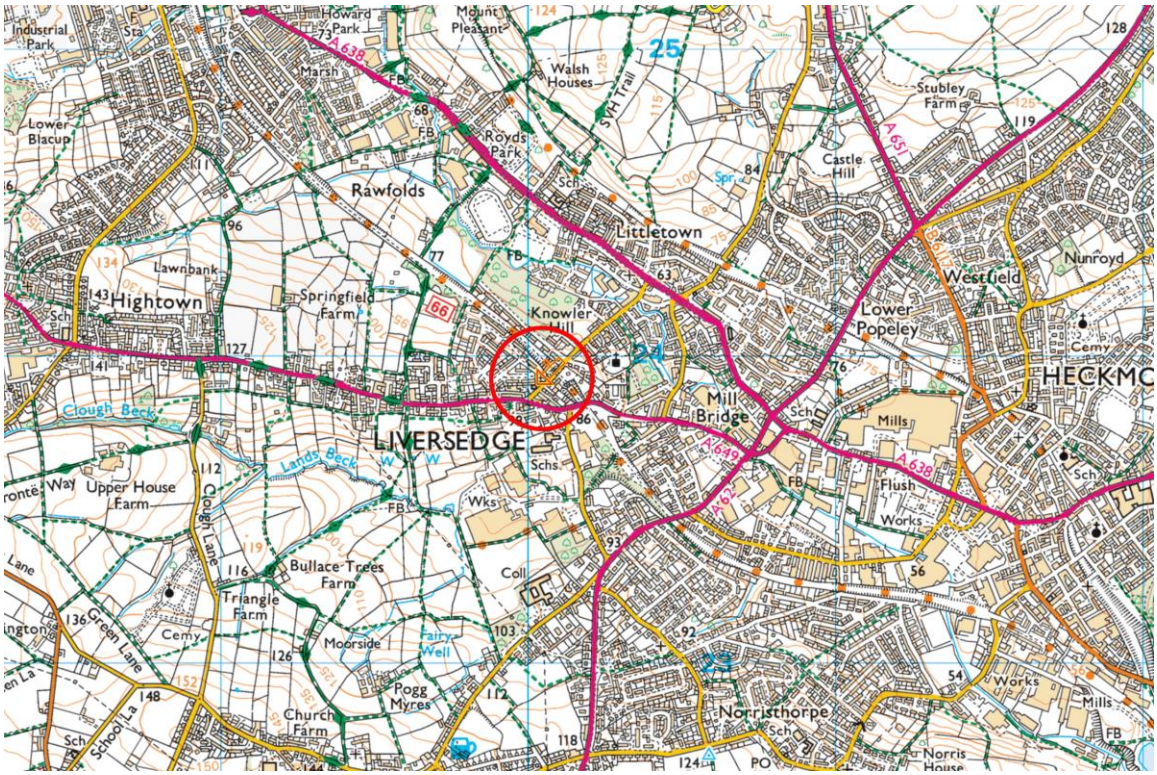

Figure 1. Site location plan

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

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6. Desk Study

The plot is regarded as being of negligible value to bats and has no features that would support bats, therefore, data searches have not been undertaken and are not considered necessary at this time.

7. Activity surveys

7.1 No activity surveys were carried out during the present survey as it was undertaken outside the optimal period for bats.

8. Survey results

Scoping survey

The site comprises a small garden area to the side of 3 Knowler Hill and has been cleared of all vegetation and now simply is a patch of hard standing. There is a metal shipping container on site that has a wooden cladding of pine but the gap between the steel and the wood was very easily searched with a torch and no bats were found. There is also a flat-roofed, single storey prefabricated concrete garage on site which has negligible value to bats.

Photo 1. A view showing hardstanding, garage and shipping container

The site lacks any potential roosting features and has no value to bats and it has been assessed as being of negligible value to bats.

9. Interpretation and analysis

This is a small plot of hardcore adjacent to the end terrace dwelling on Knowler Hill. The site lacks any potential to support roosting bats and has no value in terms of foraging. The area surrounding the site is very built up and there is very little foraging habitat surrounding the site other than a few small gardens. The foraging habitat is poor and it is unlikely that there would be any significant numbers of bats locally. Adding the new dwelling on this small patch of bare land will not affect bats in any way.

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10. Impact assessment

The land is of no value to bats and has no permanent structures that would offer roosting potential. The end wall of 3 Knowler Hill has no features that would allow bats to roost and is very unlikely to support roosting bats. Therefore, erection of a dwelling on the hard standing will have no impact on bats or the local bat population. There will be no loss of foraging habitat and the development will not result in a fragmentation of habitat.

11. Mitigation and Compensation

The site has no potential to support roosting bats and it is highly unlikely that bats would be found there. Consequently, there is no requirement for a European Protected Species Mitigation Licence (EPSML) or compulsory requirement for mitigation. A permanent roosting feature could be added to the west elevation in the form of an Ibstock bat house but is likely to have limited success given the lack of immediate foraging. Sparrow terraces on the north elevation would provide a greater opportunity for increasing the site's biodiversity.

Timings

- There are no restrictions on timings as to when the works can be carried out.

Compensation and enhancements

- A bat roosting feature will be incorporated within the coursework of the west elevation (either a Schwegler 1FR tube or Ibstock bat house) and will be place high up towards the apex. A sparrow nesting terrace could be included on the north elevation and is likely to prove more successful than the bat roosting feature.

12. Conclusion

A bat scoping survey carried out to the plot of land adjacent to 3 Knowler Hill, Liversedge determined that the site is of negligible interest to either roosting or foraging bats given there are no permanent structures of features that would support bats. The proposed new dwelling is likely to provide a much higher potential to attract bats and the addition of a permanent bat roosting feature and sparrow nesting terrace will significantly increase the site's biodiversity potential.