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STERLING CAPITOL PLC

CAPITOL PARK, BARNSLEY

BAT SURVEY REPORT (UPDATE)

JUNE 2019

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CAPITOL PARK, BARNSLEY

BAT SURVEY REPORT (UPDATE)

JUNE 2019

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CONTENTS

EXECUTIVE SUMMARY 1
1 INTRODUCTION 2
1.2 Scope of Assessment 2
1.3 Preliminary Ecological Appraisal 2
1.4 Site Context 3
2 METHODS 4
2.1 Desk Study 4
2.2 Building Roost Assessment Survey 4
2.3 Dusk Emergence Survey 5
2.4 Bat Activity Survey 6
2.5 Automated Bat Survey 6
2.6 Limitations 7
2.7 Quality 7
3 RESULTS 8
3.1 Desk Study 8
3.2 Building Roost Assessment Survey 8
3.3 Dusk Emergence Survey 8
3.4 Bat Activity Survey 9
3.5 Automated Bat Survey 9
4 DISCUSSION 11
4.1 European Protected Species Licence 11
4.2 Avoidance, Mitigation and Compensation 11
5 CONCLUSION 13
6 REFERENCES 14

APPENDICES

Appendix 1 Legislation and Policy Summary

DRAWINGS	**TITLE**	**SCALE**
SH11957/002	Bat Activity Transect Route, SM2 Locations and Building Location	1:2,000@A3

EXECUTIVE SUMMARY

Wardell Armstrong LLP (WA) was commissioned by Sterling Capitol PLC to undertake bat surveys for a proposed industrial development scheme on land adjacent to Capitol Park, near Barnsley (Ordnance Survey Central Grid Reference: SE 31567 06364). The following surveys were undertaken:

- Building roost assessment survey;
- dusk emergence survey;
- bat activity survey; and
- automated bat survey

No bat roosts or evidence of bats were identified during the building roost assessment or the dusk emergence survey. Overall, bats of six species were recorded across the site. Observed/recorded activity levels are considered to be low. Higher levels of bat activity were recorded along the hedgerow to the east of the site, however adverse impacts can be avoided through mitigation and compensation measures, including:

- Design of a sensitive lighting scheme during the construction and operational phases; and
- Replacing any hedgerows to be lost where possible to maintain connectivity especially along the western edge of the site.

This report has been updated following the receipt of desk study records from South Yorkshire Bat Group. The data confirms that the site is of limited habitat quality for roosting and foraging bats and hence the report conclusions remain unchanged.

1 INTRODUCTION

1.1.1 Wardell Armstrong LLP (WA) was commissioned by Sterling Capitol PLC to undertake bat surveys for a proposed industrial development scheme on land adjacent to Capitol Park, near Barnsley (Ordnance Survey Central Grid Reference: SE 31567 06364). Drawing No. SH11957 outlines the boundary of the site.

1.1.2 The site is proposed for B2/B8 industrial use following allocation for this purpose in the adopted Local Plan.

1.2 Scope of Assessment

1.2.1 The aims of the bat roost assessment and activity surveys are as follows:

i. determine the likely presence/absence of bats and their roosts;

ii. if present, determine the species, number of bats, access points and status of roost;

iii. summarise the current site condition, including arrangement of lighting and vegetation;

iv. assess whether additional surveys are required;

v. assess the conservation value of the site for bats;

vi. determine likely impacts of the proposed development; and

vii. to inform whether a European Protected Species Licence is required and inform appropriate mitigation measures.

1.3 Preliminary Ecological Appraisal

1.3.1 This report follows a Preliminary Ecological Appraisal (PEA) report (Wardell Armstrong 2017), which identified foraging habitat and the presence of a building on site (a bungalow) which has features suitable for roosting bats. The bungalow will be demolished in order to create the main site access. No trees were identified as being suitable for bat roosts.

1.3.2 The site has suitable bat foraging habitat on site, in the form of hedgerows and adjacent woodland. The presence of the adjacent M1 corridor is anticipated to reduce the viability of parts of the site for foraging bats, especially those species which are considered to be more sensitive to such disturbance.

1.4 Site Context

1.4.1 The area of detailed ecological study referred to as the site, comprises agricultural land covering approximately 5.7 ha. The site is bounded on all sides by hedgerows, fencing, or stone walls, with the M1 corridor immediately beyond the north-eastern site boundary and Higham Lane to the south and west. The Capitol Park industrial estate is located on land to the south east.

1.4.2 The town of Barnsley lies immediately beyond the Motorway corridor to the north and east and the village settlement of Dodworth lies 0.5 km to the south. Open arable and pastoral farmland dominates the wider landscape particularly to the west and south.

1.4.3 Suitable bat foraging habitat was identified on site and within the wider area (woodland, scattered trees and hedgerows). Adjacent to Higham Lane to the south and east is a large block of woodland with some connectivity to the site.

2 METHODS

2.1 Desk Study

2.1.1 The desktop study was informed by review of existing available information provided by Sheffield Biological Records Centre (SBRC), South Yorkshire Bat Group (SYBG) and MAGIC[1] for a 2km search radius from the sites central grid reference. Ordnance Survey (OS) and satellite mapping was also used to gain contextual habitat information. **Data from SYBG was received during June 2019 and has been used to update the previous assessment**.

2.2 Building Roost Assessment Survey

2.2.1 A detailed inspection of a bungalow on site was undertaken on 10th October 2018 to assess the suitability of the building to support roosting bats and search for signs of use. The inspection was undertaken by a Natural England Bat Licensed (Natural England Class Licence CL18 (Bat Survey Level 2): 2016-23725-CLS-CLS) Senior Ecologist, from Wardell Armstrong LLP. The survey was assisted by the use of binoculars, torches and an endoscope.

2.2.2 Buildings present in the west of the site were not inspected due to the retention of these throughout and following the development.

2.2.3 The external inspection included a systematic search of the exterior of the building to identify suitable access points, roosting places and evidence of bats. Where safe, the internal inspection included a systematic search of the interior of the building. The search was undertaken working upwards from the entrance and search each area bats may have gained access to.

2.2.4 Any evidence recorded (internally or externally) was noted and the locations recorded on a site plan. Evidence searched for included: bats (dead or alive); staining; droppings; and feeding remains. In addition, notes on features which would lower the suitability of a structure were included within the assessment. This may include disturbance levels, lighting levels, and presence of wasps nests etc.

2.2.5 Based on the location, age, type of building, features and evidence recorded, habitat and lighting present, the building was placed into one of the following categories (Collins 2016):

[1] www.magic.gov.uk

- Confirmed roost – Bats or signs of bats discovered during the survey;
- High – A building with one or more suitable roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat;
- Moderate – A building with one or more suitable roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status;
- Low – A building with one or more suitable roost sites that could be used by individual bats opportunistically. However, these suitable roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by a large number of bats. i.e. unlikely to be used as a maternity roost or hibernation site; and
- Negligible – No roosting features present likely to be utilised by bats.

2.3 Dusk Emergence Survey

2.3.1 A dusk emergence survey was undertaken in October 2018, during favourable weather conditions, as outlined in Table 1.

Table 1: Survey Conditions

Date	Weather Conditions	Sunrise / Sunset	Start Time	Finish Time	Ecologists
10/10/2018	20-17°C, 0% cloud cover, slight breeze and dry.	18:21	18:06	21:06	KS, JH

2.3.2 During the survey two experienced bat surveyors were located around the building, in order to monitor potential bat egress points. The survey was led by a suitably qualified ecologist from Wardell Armstrong LLP. See Drawing No. SH11957/002 for building location.

2.3.3 The dusk emergence survey was undertaken approximately 15 minutes prior to sunset, for an hour and a half hour following sunset.

2.3.4 Echo Meter Touch (Wildlife Acoustics, Inc., Massachusetts) bat detectors and iPads (Apple Inc., California) were used to detect bats and the built-in Kaleidoscope classifiers were used to assist species identification. If required, the results were later

analysed using BatSound sonogram analysis software (Version 3.31, Petterson Elektrik).

2.4 Bat Activity Survey

2.4.1 The dusk transect survey commenced at sunset and continued for approximately two hours beyond local sunset time. Drawing No. SH11957/002 shows the bat transect route walked by the surveyor.

2.4.2 All bat activity was recorded both at and between point counts, and all passes tallied. This enabled a Bat Activity Index Value (BAIV – bat passes per point count and per hour) to be calculated for each bat species recorded for each point count and for the site overall. Observations of bat behaviour, bat species, number of bats and the direction of flight paths were also noted, where possible.

2.4.3 Echo Meter Touch (Wildlife Acoustics, Inc., Massachusetts) bat detectors and iPads (Apple Inc., California) were used to detect bats and the built-in Kaleidoscope classifiers were used to assist species identification. If required, the results were later analysed using BatSound sonogram analysis software (Version 3.31, Petterson Elektrik).

2.4.4 The survey was carried out by a Licensed Bat Ecologist (Natural England Class Licence CL18 (Bat Survey Level 2): 2016-23725-CLS-CLS), with over 5 years' experience of undertaking bat surveys.

2.5 Automated Bat Survey

2.5.1 Song Meter SM2BAT+ Ultrasonic Recorder (Wildlife Acoustics, Inc.) automated bat detector units were deployed for five consecutive nights, twice each month between 10th October to 15th October 2018.

2.5.2 The devices were positioned on the ground with the microphone pointing upwards at an angle of approximately 45 degrees. The recording period was 30 minutes prior to local sunset to 30 minutes after local sunrise. After retrieval of the recording devices the data files were downloaded as Waveform Audio File Format Files (WAV) and converted to ZCA (zero crossing analysis) format using Kaleidoscope.Ink audio conversion software (Version 1.1.19, Wildlife Acoustics, Inc.). The converted files

were then analysed using AnalookW sonogram analysis software (Version 3.8m, 2010, Chris Corben).

2.5.3 If call parameters could not be accurately determined by this method, the files were subsequently analysed using BatSound (Version 3.31, Petterson Elektrik) analysis programme. This software retains and displays amplitude information and can facilitate more accurate identification of calls with overlapping characteristics.

2.5.4 Drawing No. SH11957/002 shows the locations of the automated detectors on site.

2.6 Limitations

2.6.1 The results of the surveys undertaken by Wardell Armstrong are representative at the time of surveying.

2.6.2 The absence of desk study records has not been relied upon to infer absence of a species/habitat. Often, the absence of records is a result of under-recording within the given search area.

2.6.3 It should be noted that Long-eared bats *Plecotus* spp. and barbastelle *Barbastella barbastellus* in particular echolocate more quietly than other bat species and so can sometimes be more difficult to detect.

2.6.4 Specific species are notoriously difficult to identify precisely in the field and from recorded sonograms, as there is considerable overlap in their echolocation characteristics. Where the bat species cannot be accurately determined from sampled calls, only the genus is stated i.e. Nyctalus or Myotis spp.

2.7 Quality

2.7.1 The surveys and assessments have been overseen by and the report checked and verified by a member of CIEEM, whom is bound by its code of professional conduct. All surveys and assessments have been undertaken with reference to the recommendations given in British Standard BS 42020: 2015.

3 RESULTS

3.1 Desk Study

3.1.1 There are no conservation sites designated for bats within 2 km. There are two Local Wildlife Sites approximately 1km from site; neither of which are designated specifically for bats, with no obvious ecological connectivity to the application site.

3.1.2 **Records of at least 3 bat species have been supplied within 2 kilometres of the site; namely Brown Long-eared, Common pipistrelle, Soprano pipistrelle, Leislers, Noctule, *Plecotus* spp., *Pipistrellus* spp., and *Nyctalus* spp.**

3.1.3 **There are no records of any bat roosts in the supplied data set within the past ten years.**

3.2 Building Roost Assessment Survey

3.2.1 One house/bungalow (B1) which is considered to be of 'moderate' suitability for roosting bats is present within the survey area. This was identified in the original PEA report (Wardell Armstrong LLP, 2017).

3.2.2 The building is a small single story occupied residential bungalow, constructed of red brick with a pitched roof covered in small clay (Rosemary) tiles and clay ridge tiles. Soffit boxes are present on all elevations, with a number of small gaps. A single story lean to is present to the east of the main house. The lean-to has a flat roof covered bituminous felt, fascia boards are present around the building. Lead flashing is present where the lean to joins the house. Windows and doors are all intact.

3.2.3 The building is close to Higham Lane which has frequent traffic passing by, and security lighting on the bungalow is often switched on at night.

3.2.4 Building B1 has some limited potential for hibernating bats, within ridge tiles and areas of loose mortar. Building B1 is considered to be of 'Low' hibernation suitability for Pipistrelle spp. only.

3.3 Dusk Emergence Survey

3.3.1 No bats were recorded emerging from the building during the dusk bat survey and so no roosts were recorded within the building. Common pipistrelle were recorded foraging in the area from 41 minutes after sunset, and continuously from 19:33 until the end of the survey.

3.4 Bat Activity Survey

3.4.1 Site Bat Activity Index (BAI) values have been calculated for the walked bat transect carried out in October for each recorded species by averaging the number of passes recorded during the manual survey period to give the mean number of passes per hour. This is displayed in Table 1 below.

Table 1 – BAI values for the walked bat transect	
Species	**Manual Survey BAI Passes per hour**
Common Pipistrelle (PIPI)	3.6 (86)
Brown long-eared bat (PLEAUR)	0.6 (14)

Common pipistrelle (PIPI)

3.4.2 A total of six passes were recorded during the walked bat transect. These were brief foraging passes at point 6, point 8 and between points 8 and 9 of the transect route.

3.4.3 *Brown long-eared bat (PLEAUR)*

3.4.4 One foraging pass was recorded during the walked bat transect between points 9 and 10 of the transect route.

3.5 Automated Bat Survey

3.5.1 Site Bat Activity Index (BAI) values have been calculated for the automated bat survey for each recorded species by averaging the number of passes recorded during the manual survey period to give the mean number of passes per night. This is displayed in Table 2 and visually represented in Chart 1 (BAI values) and Chart 2 (values as a percentage).

Table 2 – BAI values for the automated bat survey		
Species	**Automated survey BAI hedgerow habitat[2] Passes per night**	**Automated survey BAI open habitat[3] Passes per night**
Nyctalus sp. (NYsp)	3.4 (7)	0.2 (2.6)
Noctule (NYNO)	5.4 (11.2)	0
Leisler's (NYLE)	3.2 (6.6)	0
Myotis sp. (MYsp)	6.8 (14)	0.2 (2.6)

[2] Automated detector location 1 on Drawing SH11957/002
[3] Automated detector location 2 on Drawing SH11957/002

Common pipistrelle (PIPI)	29.4 (60.7)	7 (92)
Soprano pipistrelle (PIPY)	0.2 (0.4)	0
Brown long-eared bat (PLEAUR)	0	0.2 (2.6)

Chart 1 – BAI values showing Species per Location

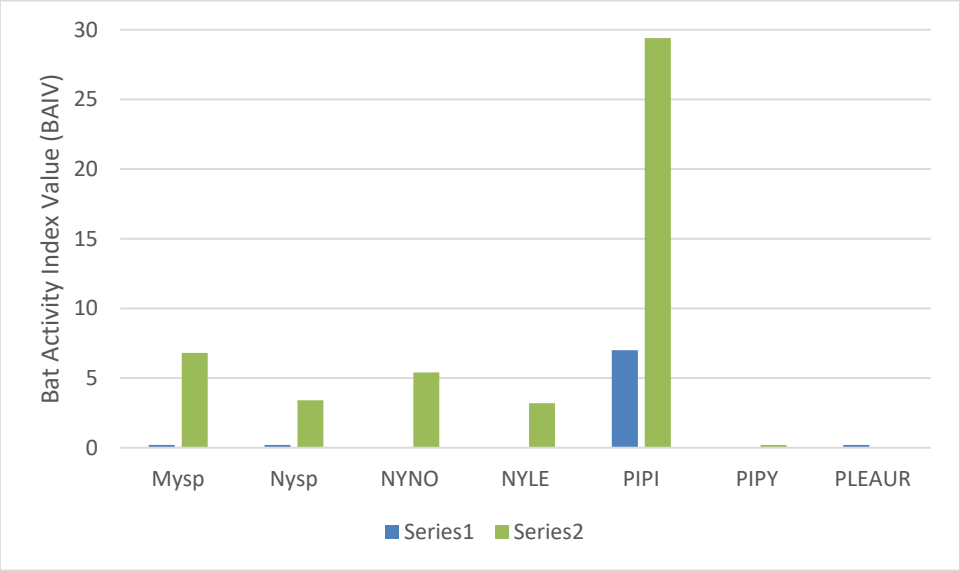
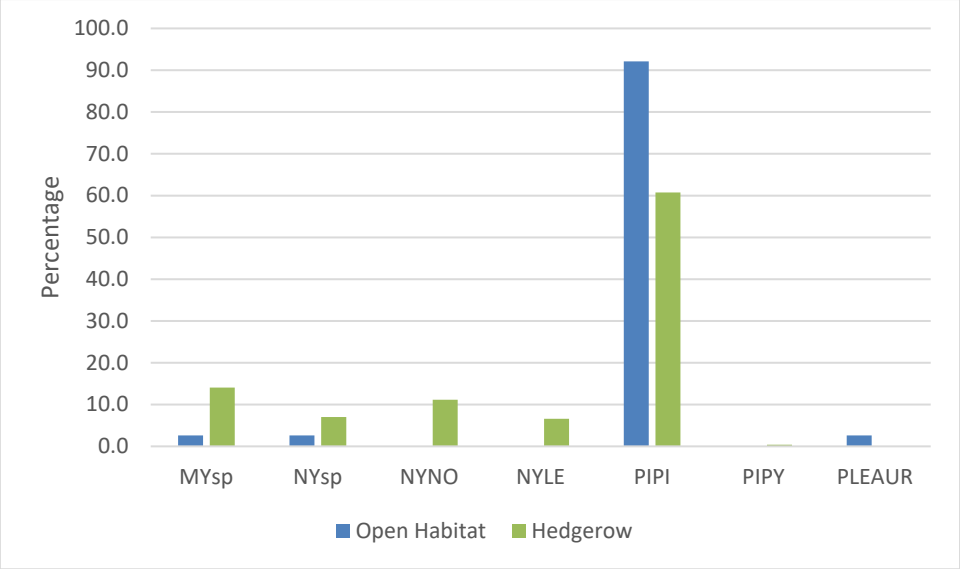


Chart 2 – Percentage of Species per Location



3.5.2 Overall, bat levels on site during the survey period were low. The Bat Activity Index value (BAIV) for all species on site during the walked transect was calculated at 5.2 (BAIV) and the BAIV for the automated bat survey was calculated at 48.4 (BAIV).

4 DISCUSSION

4.1 European Protected Species Licence

4.1.1 At present there is no requirement for a European Protected Species (EPS) Licence due to no roosts being identified in the bungalow on site.

4.2 Avoidance, Mitigation and Compensation

4.2.1 As a result of the development there will be some loss of low value foraging habitat on site, however significant impacts will be avoided due to more favourable habitat being present to the west of the site which will not be affected by the development. This consists of woodland and fields adjacent to Higham Lane maintaining connectivity between habitats.

4.2.2 Mitigation is recommended in the form of a sensitive lighting scheme during the construction and operational phases of the development. This would broadly consist of the direction of light away from retained hedgerows on site (particularly the existing hedgerow to the east of the site). Guidance by the International Lighting Professionals and Bat Conservation Trust (2018) discusses the following mitigation options that would be recommended along the boundaries of the site:

- Any external security lighting should be set on motion-sensors and short (1min) timers;
- Luminaires should always be mounted on the horizontal, i.e. no upward tilt;
- LED luminaires should be used where possible due to their sharp cut-off, lower intensity, good colour rendition and dimming capability;
- Baffles, hoods or louvres can be used to reduce light spill and direct it only to where it is needed.

4.2.3 Additional information regarding bats and lighting can be sought from Guidance note 08/18 published by the Bat Conservation Trust and Institution of Lighting Professionals (2018).

4.2.4 As outlined in the PEA report (WA, 2017), where hedgerows are to be lost these should be replaced where possible across the site. These should be located especially along the western site boundary where better quality foraging habitats are present in the form of established woodland.Species selected should be appropriate to the local area and contain a diverse species mix. These can maintain connectivity across the site and provide foraging and commuting opportunities in the long term. Soft landscaping

features can also act to reduce the impacts of lighting on foraging and commuting bats across the site.

4.2.5 Considering that B1 has 'Low' hibernation potential, the demolition of B1 should be undertaken outside of the core hibernation period; mid-November to March, inclusive (weather dependent).

5 CONCLUSION

5.1.1 Following a bat roost assessment and dusk emergence survey, no roosts have been recorded within the building on site that is to be demolished. Additional buildings on site were not surveyed due to their retention throughout the project.

5.1.2 Bats of six species were found to be using the site during the walked bat transect and the automated bat survey. It is considered that the site is of Local value to bat populations.

5.1.3 **In terms of species occurrence, the survey results correlate with the records provided by SYBG with no rare or EU Annex 1 species records being supplied. The surveys and desk study confirm the assessment provided.**

5.1.4 Whilst some habitat will be lost on site, it is considered that this is of low value to bats, and significant impacts will be avoided as a result of more suitable habitat being located to the west of the site, and the retention of the hedgerow to the east of the site.

5.1.5 Mitigation and compensation measures discussed in this report will additionally reduce any significant impacts resulting from the development.

6 REFERENCES

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Appendix 1

Legislation

Appendix 1: Legislation

Legislation for Habitats/Sites

Designated Site/Habitat	Status
Ramsar Sites	Ramsar Sites are wetlands of international importance designated following The Ramsar Convention. RAMSAR sites have the same level of protection as SSSIs under the Wildlife and Countryside Act 1981 (as amended).
SPA (Special Protection Areas)	SPAs are classified in accordance with Article 4 of the EC Directive on the Conservation of Wild Birds (79/409/EEC), the Birds Directive. They are they seek to protect the habitats of rare and vulnerable birds, listed in Annex I of the Birds Directive, and for regularly occurring migratory species. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 implement the Birds Directive in the UK.
SAC (Special Areas for Conservation)	SACs are strictly protected areas which represent typical European Union of habitats and (non-bird) species listed in Annexes I and II of the EC Habitats Directive. The Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 implement the Habitats Directive in the UK.
SSSI (Sites of Special Scientific Interest)	SSSIs protect the best examples of the UK's flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs were re-notified under the Wildlife and Countryside Act 1981 (as amended). Modified provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000.
NNR (National Nature Reserves)	NNRs are examples of some of the most important natural and semi-natural terrestrial and coastal ecosystems in Great Britain. NNRs are declared by the statutory country conservation agencies under the National Parks and Access to the Countryside Act 1949 and the Wildlife and Countryside Act 1981 (as amended). Legal protection of NNRs is provided under The Wildlife and Countryside Act 1981 (as amended).

Designated Site/Habitat	Status
Hedgerows	All hedgerows are protected by the Hedgerows Regulations 1997, under which it is an offence to remove or destroy certain hedgerows without planning consent or permission from the Local Planning Authority. These regulations do not apply to any hedgerow within the curtilage of, or marking the boundary of the curtilage of, a dwelling house.
LNR (Local Nature Reserves)	Designated by the National Parks and Access to the Countryside Act 1949, LNRs may be declared for nature conservation by local authorities after consultation with the relevant statutory nature conservation agency. Legal protection of LNRs is provided under The Wildlife and Countryside Act 1981 (as amended).

Legislation for Species

Species	Legal Status
European Legislation	
Creeping Marshwort, Early Gentian, Fen Orchid, Floating-leaved Water Plantain, Killarney Fern, Lady's Slipper, Shore Dock, Slender Naiad, Yellow Marsh Saxifrage	Under the Conservation of Habitats and Species Regulations 2017 (and as amended), it is illegal to deliberately pick, collect, uproot or destroy any such species.
Bats, Dormouse, Otter, Wild Cat, Great Crested Newt, Natterjack Toad, Sand Lizard, Smooth Snake, Large Blue Butterfly	These animals and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017 (and as amended), which makes it illegal to: • Deliberately capture, injure or kill any such animal or to deliberately take or destroy their eggs; • Deliberately disturb[4] such an animal; and • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licenses can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed, namely:

[4] Under the Conservation Regulations, disturbance of protected animals includes in particular any disturbance which is likely to: (i) impair their ability to survive, breed or reproduce, or to rear or nurture their young or to hibernate or migrate; (ii) significantly affect the local distribution or abundance of the species in question.

Species	Legal Status
	• The development is for reasons of overriding public interest; • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a duty to 'have regard to the requirements of the EC Habitats Directive' i.e. LPA's must consider the above 3 'tests' when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations.
Domestic (UK) Legislations	
Bats, Dormouse, Great Crested Newt, Heath Fritillary, High Brown Fritillary, Large Blue, Marsh Fritillary, Natterjack Toad, Pine Martin, Otter, Red Squirrel, Sand Lizard, Smooth Snake, Swallowtail, Water Vole, Wildcat	These animals receive full protection under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to certain exceptions) to: • Intentionally kill, injure or take any such animal; • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and • Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Adder, Common Lizard, Grass Snake, Slow Worm, White-clawed Crayfish	These animals receive partial protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which provide protection against intentional killing or injury of any such animal.
Nesting Birds	All wild birds (as defined by the act) are protected under the Wildlife and Countryside Act 1981 (and as amended), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any wild bird; • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
WCA Schedule 1 listed Birds	Additional protection is provided to birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (and as amended). In addition to the offences detailed above relating to all wild birds, it is illegal to: • Intentionally or recklessly disturb any bird listed on Schedule 1, or their dependent young while nesting.
Badgers	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger, or attempt to do so and to intentionally or recklessly interfere with a Badger sett. This includes: • damaging or destroying an active sett;

Species	Legal Status
	• obstructing access to a sett; and • disturbing a Badger while it is occupying a sett. Licences can be granted to permit sett closure and/or disturbance between July and November inclusive (i.e. outside the sow pregnancy/birth period).
Wild Mammals	The Wild Mammals (Protection) Act 1996 provides legal protection to all wild mammals (as defined by the act) against the following actions: mutilate, kick, beat, nail, or otherwise impale, stab, burn, stone, drown, crush, drag or asphyxiate any wild mammal with intent to inflict unnecessary suffering.
Invasive Species	
WCA Schedule 9 listed animals (Part 1) and plants (part 2)	Certain species of plants and animals that do not naturally occur in Great Britain have become established in the wild and represent a threat to the natural fauna and flora. Section 14 of the Wildlife & Countryside Act prohibits the release of any animal species that are: "*not ordinarily resident in and is not a regular visitor to Great Britain in a wild state*"

Policy Summary

Section 40 of the Natural Environment and Rural Communities (NERC) Act imposes a legal duty on Planning Authorities to 'have regard' to the conservation of biodiversity when considering planning applications.

Section 41 of the NERC Act requires the Secretary of State to publish a list of species and habitats of principal importance for conserving biodiversity in the UK. Such Biodiversity Action Plan (BAP) Habitats and Species (2007) do not offer the species any specific protection but help to highlight the species importance at a national level. This list is used by Local Planning Authorities to identify the species and habitats that should be afforded priority when applying the requirements of the National Planning Policy Framework (NPPF).

The NPPF underpins the Government's planning policies for England and how these are to be applied. The central theme of the NPPF is a presumption in favour of sustainable development. This presumption does not apply where development requiring Appropriate Assessment because of its potential impact on a habitats site is being planned or determined.

The NPPF states:

Planning policies and decisions should contribute to and enhance the natural and local environment by:

- *if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons58 and a suitable compensation strategy exists; and;*
- *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity;*
- *The following should be given the same protection as habitats sites:*

  a) potential Special Protection Areas and possible Special Areas of Conservation;

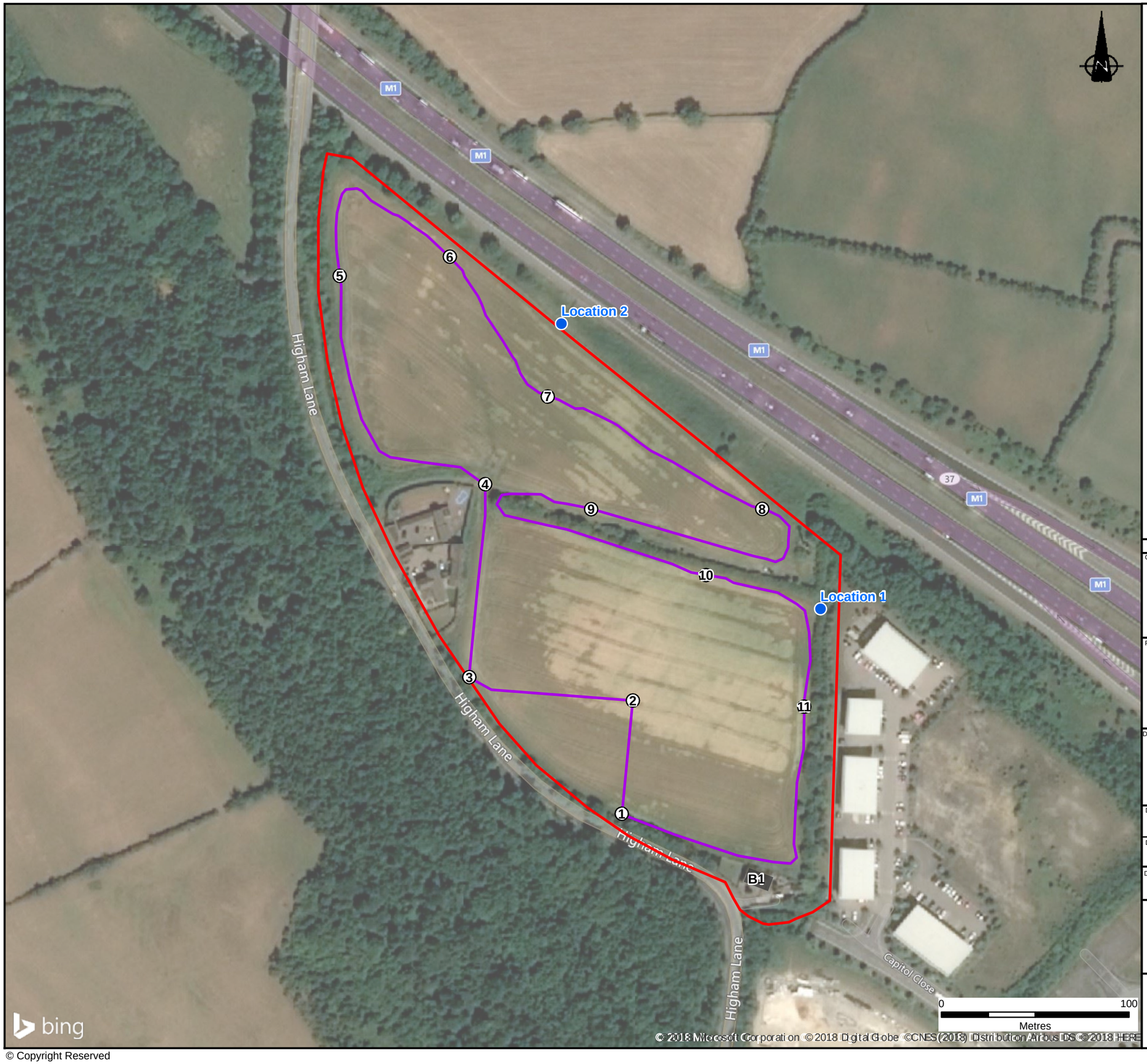
  b) listed or proposed Ramsar sites; and

  c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

The presumption in favour of sustainable development does not apply where development requiring appropriate assessment because of its potential impact on a habitats site is being planned or determined.

The NPPF requires the Planning Authority to have a responsibility to promote the preservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species populations, linked to national and local targets, and identify suitable indicators for monitoring biodiversity in the plan. In addition, the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

DRAWINGS



Key

- Site Boundary
- Bat Activity Transect Route
- SM2 Locations
- ① Point Count Locations
- Building Location

Notes:

Boundaries are indicative.

Aerial imagery shown for context purposes only.

REVISION	DETAILS	DATE	DRAWN	CHK'D	APP'D

CLIENT

Sterling Capitol PLC

PROJECT

Capitol Park, Barnsley

DRAWING TITLE

Bat Activity Transect Route, SM2 Locations and Building Location

DRG No		REV
SH11957/002		A
DRG SIZE	SCALE	DATE
A3	1:2,000	November 2018
DRAWN BY	CHECKED BY	APPROVED BY
SW	KS	TP

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