



Elite Ecology

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**121 Tunstall Road,
Knypersley**



Bat Tree Survey

December 2019

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0. Executive Summary

0.1 This report has been prepared at the request of Mr. John Littleton (Proprietor). It relates to the potential presence of bats at the proposed re-development site located at 121 Tunstall Road, Knypersley, Staffordshire, ST8 7AA (Central OS Grid Reference: SJ 88107 56876). To fulfill this brief, Elite Ecology undertook a field survey.

0.2 The surveyed trees are proposed to be removed as part of the proposals to develop the land. This is to fulfil the condition as part of the planning approval under the application number SMD/2017/0510.

0.3 Summary

Bat presence/absence

Due to the trees containing 'negligible' bat roosting potential, their absence from these features can be surmised. However, the surrounding habitats contain all of the necessary elements for bats to thrive and their presence within the local landscape can be assumed.

Bird presence/absence

No nests were identified during the ground level assessment survey for the trees on site. However, it is anticipated that nests could be present within the vegetation. Additionally, the surrounding landscape provides all of the necessary habitat elements that birds require, and their presence can be assumed.

0.5 Recommendations

The recommendations for '121 Tunstall Road' can be summarised as follows (please refer to section '5 – Recommendations' for a more in-depth description):

- No further bat activity surveys are required.
- Include a sensitive lighting plan on the site post development.
- No vegetation should be removed during the bird breeding season of March to August inclusive. If this timescale cannot be achieved, then an inspection of the vegetation is required no more than 24 hours before its removal by a suitably qualified ecologist.
- Enhancements can be found within the separate bat and bird enhancement document.

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1 Introduction

1.1 Report rationale

This report has been prepared at the request of Mr. John Littleton (Proprietor). It relates to the potential presence of bats at the proposed re-development site located at 121 Tunstall Road, Knypersley, Staffordshire, ST8 7AA (Central OS Grid Reference: SJ 88107 56876). To fulfill this brief, Elite Ecology undertook a field survey.

This survey effort is in relation to the planning approval for SMD/2017/0510. This document is in partial fulfilment of Condition 27. Condition 27 is as follow:

“Prior to the commencement of development (including removal of any hedgerows, trees or shrubs or works to demolish structures), the following surveys shall be submitted to and approved in writing by the Local Planning Authority:

I. An emergence survey for bats shall be carried out according to the recommendations detailed in the report by TEP Reference: 5523.001 (December 2015). This must consist of a single emergence survey following the guidelines in Bat Conservation Trust, Bat Surveys, Good Practice Guidelines (2012).

II. Further surveys to ascertain the value of trees to be removed for bats following the guidelines in Bat Conservation Trust, Bat Surveys, Good Practice Guidelines (2012).

III. Further emergence surveys shall also be carried out if recommended by these preliminary bat surveys.

Demolition of structures shall be carried out carefully by hand.

In the unlikely event bats are found, an appropriate method statement must be submitted to and approved in writing the Local Planning Authority that may include an application for a European Protected Species (EPS) Licence if applicable.

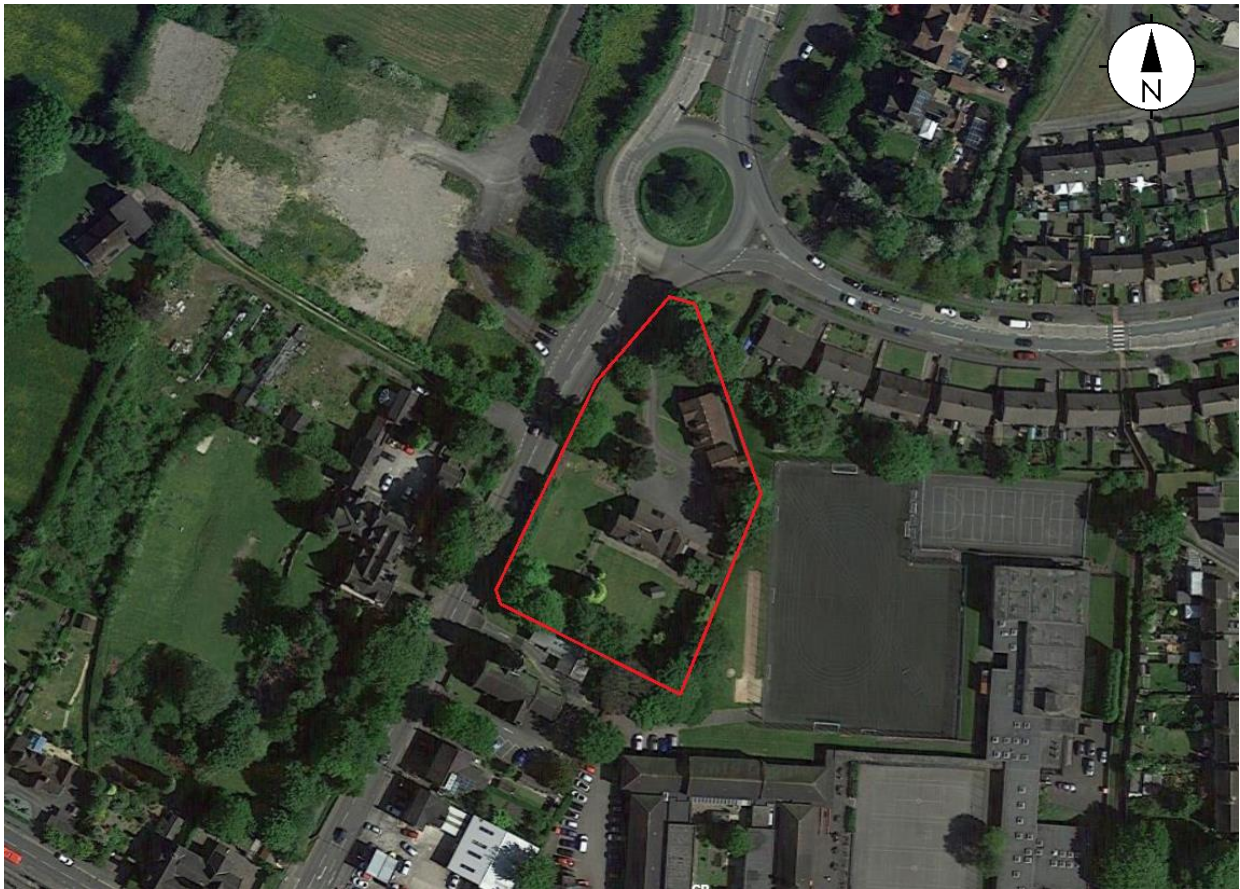
The scheme shall thereafter be implemented in accordance with the approved details prior to the development being first brought into use.

Reason:- In the interests of nature conservation.”

1.2 Site description

The site is situated in a suburban location in the settlement of Knypersley. On site, there are two bungalows, with tarmac driveways, amenity grasslands, ornamental flowers/shrubs and scattered trees present. This survey relates to all trees located on site that are proposed to be lost under the re-development of the site. Therefore, the site is considered to contain potential to support the local bat and bird populations by offering roosting/nesting, commuting and foraging opportunities.

Figure 1: An aerial photograph of the surveyed site at 121 Tunstall Road, Knypersley (as shown by the red outline).



1.3 **Proposed works**

The surveyed trees are proposed to be removed as part of the proposals to develop the land. This is to fulfil the condition as part of the planning approval under the application number SMD/2017/0510.

1.4 **Aims of surveys**

The aims of the surveys were to undertake an assessment of the trees, vegetation and surrounding area to establish whether any Bats and Birds may be present and, if so, in what way they are using the site. The actions of the surveyors on the site and during the production of this report were conducted in accordance with Bat Conservation Trust (BCT) guidelines (3rd edition).

1.4.1 This survey effort considered the potential for all **bat and bird species (including barn owls)** onsite:

- To establish the possibility of bat roosts and bird nests being present at the proposed development site.
- To assess any roost/nest status (i.e. what type and numbers of individuals).
- To assess suitable food, resources and habitat requirements on site and in the local landscape.

- 1.4.2 The information will subsequently be used in conjunction with the knowledge of the proposed works at the site to determine the potential need for further survey effort, the impacts of the proposed scheme of works, to establish whether a Natural England Development Licence is required along with species-specific mitigation and compensation. This is done in order to keep any protected species at a favourable conservation status on site.

2 Survey Methodology

2.1 Desktop Survey Methodology

2.1.1 A variety of resources were independently consulted to assess the known local records within the nearby area and the importance of the site within the local landscape from an ecological perspective. The resources used were the Local Records Centre, www.naturalengland.org.uk, www.ordnancesurvey.co.uk, Google Maps, Google Earth and Bing Maps. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.

2.1.2 The local records centre was not contacted to provide data on all bat species within 2km of the proposed development site as planning consent had already been granted.

2.2 Field Survey Methodology

All field surveys are undertaken on survey areas follow the guidelines stipulated in the Bat Conservation Trust (BCT) Good Practice Guidelines (2016).

2.2.1 Ground Level Assessment

This is where trees are assessed from ground level through the aid of equipment such as torches, binoculars and endoscopes. This process is undertaken on all trees located on the proposed works area to identify any features of interest to the local bat populations. These include, but are not limited to, the following features:

- Bat or bird boxes.
- Cankers – these features are caused by localised bark death causing cavities to develop.
- Compression of forks with included bark, forming potential cavities.
- Cracks/Splits in stems or branches that have been cut either horizontally or vertically.
- Crossing stems or branches with suitable roosting space between.
- Ivy stems with diameters in excess of 50mm with suitable roosting space behind or where roosting space can be seen where a mat of thinner stems has left a gap between the mat and the trunk.
- Man-made Holes – these are created when cavities develop from flush cuts or when cavities have been created by branches tearing out from parent stems.
- Natural Holes (such as knot holes) – these arise from previously shed branches and branches that have been pruned back to the branch collar.
- Other hollows or cavities such as butt rots.
- Other suitable places of rest and/or shelter.
- Partially detached, loose or bark plates.
- Woodpecker Holes – these are holes that have been excavated by a woodpecker

Other factors were also taken into consideration upon inspection of the trees on the survey site. This includes orientation of the feature, the height above ground level, the adjacent land use and its location within the local landscape. The positioning of the trees is important in establishing the potential for a feature to be in use by the local bat populations.

2.2.2 Building/Vegetation Classification

A building/vegetation classification will be assigned to each surveyed feature that is proposed to be impacted by the scheme of works. This classification is based on the features potential to support roosting Bats. The rating is also influenced by the location of the structure(s) in the local landscape, along with the number of suitable alternative roosting features, the type of features present in the landscape and the surveyor's experience.

The amount of additional survey effort required for each feature will depend on its rating:

- Negligible – No further survey effort is required.
- Low – No further survey effort is required, but a precautionary working method statement may be required.
- Moderate – A combination of an aerial assessment by tree climbing bat workers and/or two activity survey on the trees.
- High – A combination of an aerial assessment by tree climbing bat workers and/or three activity survey on the trees.

2.2.3 Potential Roost Feature (PRF) Survey (Aerial)

These surveys, if required, are undertaken on trees that have been deemed to be of either moderate or high potential to support roosting Bats. This survey effort involves a thorough inspection of bat roosting features located on the tree being surveyed. Features are inspected using equipment such as torches, endoscopes and extendable mirrors. These surveys are undertaken by suitably qualified tree climbers that have Natural England bat survey licences. All climbing methodology follows the Arboriculture and Forestry Advisory Group (AFAG) Tree Climbing Operations Leaflet. This survey effort aims to identify any anecdotal evidence of bat presence (e.g. bat droppings, the physical presence of Bats, urine staining etc.).

2.2.4 Roost Categories

Any structures with evidence of Bats will be further evaluated to assess which of the following roost categories may be present onsite:

➤ **Day Roost:**

A place where individual Bats or small groups of males, rest or shelter during the daytime. These Bats are rarely found at night at these sites.

➤ **Feeding Roost:**

A place where individual Bats rest or feed during the night, but are rarely present in the day.

➤ **Hibernation Roost:**

A place where Bats may be found either individually or together during the winter months. These roosts often have a constant cool temperature and high humidity.

➤ **Maternity Roost:**

A place where female Bats give birth and raise their young to independence.

➤ **Mating Roost:**

A place where mating/copulation takes place between male and female Bats. These can continue through the winter months.

➤ **Night Roost:**

A place where Bats rest and/or shelter during the night but will rarely be found here during the day. These can be used colonially or individually by the Bats.

➤ **Satellite Roost:**

These are alternative roosting sites that are found within close proximity to the main nursery colony within the maternity roost. These are used throughout the breeding season by individual or small groups of female Bats.

➤ **Swarming Site:**

A place where large numbers of Bats come together during the latter summer months through until Autumn. These sites are classed as being important mating areas.

➤ **Transitional/Occasional Roost:**

A place that is used by individuals or small groups of Bats for a small period of time. These are used by the Bats prior to hibernation and/or shortly after hibernation.

2.2.5 Bat Detector Survey (presence/absence survey)

If required, the object for this survey method is to detect any Bats leaving or returning to their roost sites within the surveyed features. This is achieved by undertaking dusk and dawn activity surveys under the following protocol:

- Commencing the survey 15 minutes before sunset (dusk survey) and 2 hours before sunrise (dawn survey).
- Listening for any social calls at potential roost sites using bat detectors.
- Standing at different survey points around the building(s) and/or vegetation using bat detectors to hear the bat echolocation.
- The survey will attempt to witness the first Bats emerging (dusk) and the Bats returning (dawn) to their roosts.
- Standing at different transect points at foraging/commuting areas around the site.
- Carrying out this survey methodology for up to two hours after sunset (dusk) and up to 15 minutes after sunrise (dawn). This will cover the emergence and re-entry of the Bats at the potential roost site, for some bat species.

- 2.2.7 In order to comply with the required legislation, the results from the surveys will be collated to establish whether a European Protected Species (EPS) development licence will be required. If required, project appropriate species-specific compensation and mitigation measures will be devised to ensure the species remains at a favourable conservation status at the impacted site.

2.3 Surveyors Information

- 2.3.1 The survey was undertaken by licensed bat ecologist and Elite Ecology staff members:

Mr. Matthew Hodgson, Ecologist, Natural England Bat Survey Licence Number: 2019-41695-CLS-CLS Bat Survey Level 2.

2.4 Field surveys

2.4.1 Site Surveys

Elite Ecology were made aware of previous site surveys that have been used as a point of reference during this report.

2.4.2 Roost Surveys

The trees at 121 Tunstall Road were externally and internally inspected for the presence of Bats and Birds with the use of various types of equipment (including binoculars, torches, endoscope and ladders) in full daylight.

Environmental variables	GLA Survey of the Vegetation – 22 nd November 2019. Daytime
Temp Start:	8°C
Temp Finish:	8°C
Humidity Start:	86%
Humidity Finish:	86%
Cloud Cover Start:	0%
Cloud Cover Finish:	0%
Wind Speed Average:	5.5m/s
Precipitation:	None

3 Results

3.1 Desktop Survey Results

Elite Ecology did not undertake another desktop study. TEP undertook a desktop study of the site. The results from this can be found within their report on the planning portal.

3.1.3 Designated sites

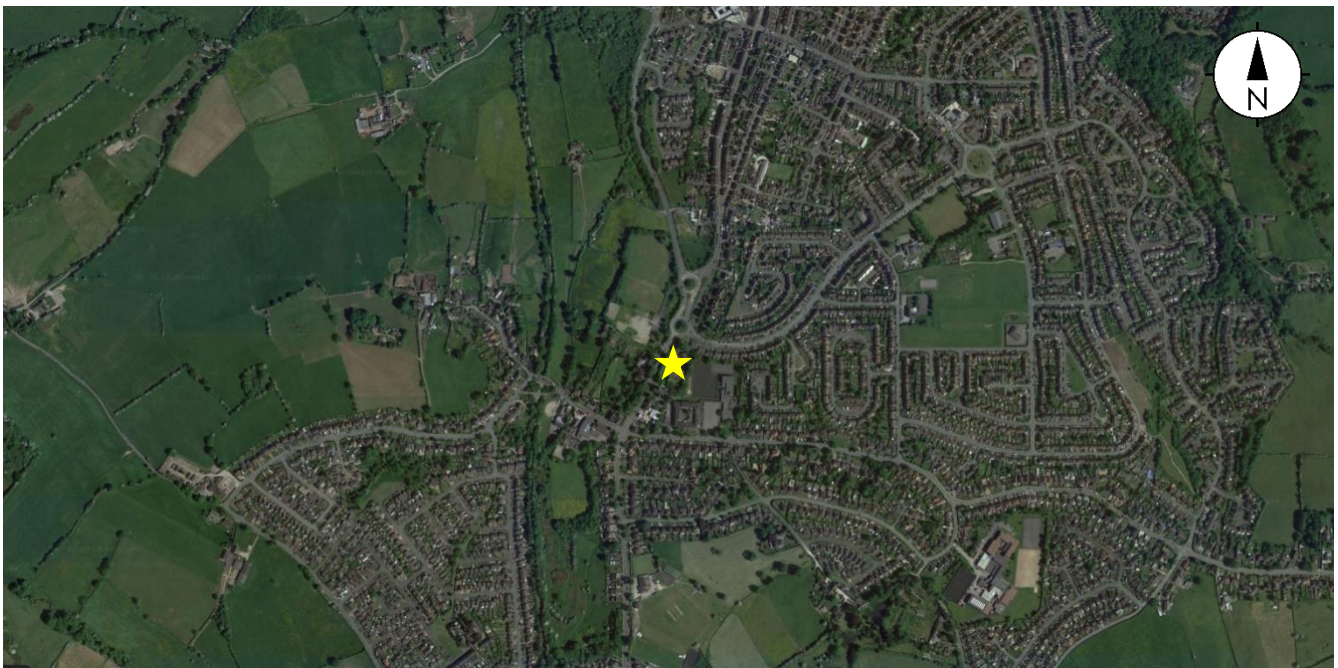
As the current proposals remain within the site boundary, it was not necessary to obtain any further information regarding both Statutory and Non-Statutory Nature Conservation Designations. This is due to the proposed works not altering any of the landscape surrounding the site.

3.2 Field surveys

3.2.1 Habitat description

The site is located in the Staffordshire village of Knypersley. On site, there is hard standing ground, buildings, amenity grassland, hedgerows and scattered trees. Within the wider landscape, further habitats are present. These come in the form of additional structures (with their associated gardens and yards), hard standing ground, hedgerows, pastureland, arable land, woodland and scattered trees. Therefore, the habitats that are present in and around the site contains all of the elements that are considered to be critical in both bat and bird life cycles.

Figure 2: An aerial photograph of the surveyed site (yellow star) and some of the nearby habitats to the land at 121 Tunstall Road, Knypersley.



3.2.2 Ground Level Assessment

The ground level assessment for all trees can be seen in the following table:

Tree Reference	Species		Potential Roosting Features (PRF's)	Bat Roost Classification (Neg/Low/Mod/High)	Notes (if applicable)
	Common Name	Latin Name			
T1					
T2					
T3					
T4					
T5					
T6					
T7					
T8					
T9					
T10					
T11					
T12					
T13					
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T32					
T33					
T34					
T35					
T36					
T37					
T38					
T39					
T40					
T41					
T42					
T43					
T44					

3.2.3 Potential Roost Feature (PRF) Survey Aerial

No PRF survey was undertaken as the trees were all deemed to be of 'negligible' bat roosting potential, with no roosting features present.

3.2.4 Activity Surveys

Due to the 'negligible' bat roost potential of the trees, no activity surveys were deemed necessary as it can be assumed bats are absent from the trees on site.

4 Impact Assessment

4.1 Constraints

Constraints on:	Survey Information	Equipment Used
Constraint (Yes or No):	No	No
Explanation of Constraints:	N/A	N/A
Action Taken:	N/A	N/A

4.2 Potential Impacts of the re-development

The current planning proposals are for the removal of trees to allow for the construction of multiple residential dwellings. The impacts have been identified as follows:

4.2.1 Designated sites

As the proposed works are due to remain within the site boundary, the presence of any designated sites nearby is not applicable to this project. This, therefore, means that any building works would be of no detriment to the surrounding habitats and landscape.

4.2.2 Bat Roosts

Impact	Short-term Impacts: Disturbance	Long-term Impacts: Roost Modification	Long-term Impacts: Roost Loss
Classification:	Negligible	Negligible	Negligible
Justification:	The Ground Level Assessment (GLA) of the trees classed all specimens as 'negligible' bat roosting potential. Therefore, bat absence can be assumed.	The Ground Level Assessment (GLA) of the trees classed all specimens as 'negligible' bat roosting potential. Therefore, bat absence can be assumed.	The Ground Level Assessment (GLA) of the trees classed all specimens as 'negligible' bat roosting potential. Therefore, bat absence can be assumed.
Any further action:	No further action required.	No further action required.	No further action required.

4.2.3 Bird Nests

Due to the trees potential to support nesting birds, the proposed scheme of works will be of a '**moderate**' effect to the local bird populations if no mitigation is put in place. Please refer to section 5 for the recommendations in relation to this species group.

4.2.4 Foraging and commuting habitat

It is considered that the re-development of the site would have a '**low**' effect on potential foraging and commuting habitat. The habitats on site are not uncommon within the local landscape, and the removal of the trees will not impose any significant impacts. The proposed scheme of works will be of no detriment to the wider landscape, and should a sensitive lighting plan be incorporated, the impacts will be minimal.

5 Recommendations

All of the trees on site were deemed to be of 'negligible' bat roosting potential. Therefore, no further survey action is required.

Artificial lighting should be avoided unless necessary. If artificial lighting is required, a sensitive lighting plan is necessary for the courtyard to ensure that no increase in artificial lighting is apparent. This should be censored lights that are triggered by large bodies (to ensure moths do not set the lights off).

As some of the habitats located on site were found to have the potential to support breeding birds, these features can only be removed outside of the bird breeding season (the bird breeding season runs from March to August, inclusive). If these features are required to be altered during the bird breeding season, then a further inspection by a suitably qualified ecologist is required no more than 24 hours before this process commences. This is to ensure that no active nest site is illegally destroyed, due to the protection afforded to all active bird nests under the Wildlife and Countryside Act 1981. If an active nest is found during a site inspection, an exclusion zone around the nest will be necessary to preserve this feature until the chicks have fledged the nest.

Please see the bat and bird enhancement document for information in relation to further measures for these species.

6 Summary

6.1 Bat presence/absence

Due to the trees containing 'negligible' bat roosting potential, their absence from these features can be surmised. However, the surrounding habitats contain all of the necessary elements for bats to thrive and their presence within the local landscape can be assumed.

6.2 Bird presence/absence

No nests were identified during the ground level assessment survey for the trees on site. However, it is anticipated that nests could be present within the vegetation. Additionally, the surrounding landscape provides all of the necessary habitat elements that birds require, and their presence can be assumed.

6.3 Recommendations

The recommendations for '121 Tunstall Road' can be summarised as follows (please refer to section '5 – Recommendations' for a more in-depth description):

- No further bat activity surveys are required.
- Include a sensitive lighting plan on the site post development.
- No vegetation should be removed during the bird breeding season of March to August inclusive. If this timescale cannot be achieved, then an inspection of the vegetation is required no more than 24 hours before its removal by a suitably qualified ecologist.
- Enhancements can be found within the separate bat and bird enhancement document.

7 References

Bat Conservation Trust (2016). *Bat Surveys – Good Practice Guidelines*. 3rd Edition. Bat Conservation Trust: London.

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8 Appendices

Appendix A: Site Plans

Appendix B: Eco Data Map

Appendix C: Artificial Light and Bats

Appendix D: Photographic Records

Appendix E: The Annual Bat Year (BCT)

Appendix F: Legislation

Appendix A: Site Plans

These site plans have been obtained from the Staffordshire Moorlands planning portal.



Appendix B: The Ecological Data Search Maps

No ecological data search was ordered by Elite Ecology.

Appendix C: Artificial Lighting and Bats

Artificial lighting is known to affect bat's roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting Bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying Bats such as the myotis Bats (*Myotis* spp.) showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specifies that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where Bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

➤ **To introduce lighting curfews or use of PIR sensors.**

Lighting curfews can be an effective way of avoiding impacts on Bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

➤ **To consider no lighting solutions where possible.**

Options such as white lining, good signage and LED cat's eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

➤ **To use only high pressure sodium or warm white LED lamps where possible.**

High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

➤ **To minimise the spread of light.**

The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

➤ **To consider the height of the lighting column.**

While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to Bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

➤ **To avoid reflective surfaces below lights.**

The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

Appendix D: Photographic Records

Plate 1: A photograph of the trees surveyed.



Plate 2: An image showing some of the trees to be pollarded.



Plate 3: An image showing some of the trees to be trimmed back.



Appendix E: The Annual Bat Year (BCT)

A Year in the Life of a Bat			
January		February	
	Hibernating; using up fat reserves.		Still hibernating; few fat reserves left.
March		April	
	Some activity; occasional bat seen feeding.		Awake and feeding at night.
May		June	
	Females looking for nursery sites.		Young born, usually only one.
July		August	
	Young still suckling.		Young start catching insects; females leave nursery to find males.
September		October	
	Mating season begins; start building fat reserves for hibernation.		Search for suitable hibernation site.
November		December	
	Hibernation begins although still some activity in warm weather.		Hibernating.

Appendix F: Legislation and Policy

All species of bat are fully protected under a variety of domestic, European and international legislation and conventions. These include:

- Bern Convention (Appendix II)
- Bonn Convention (Appendix II)
- Conservation Regulations (Northern Ireland) 1995
- Conservation of Habitats and Species Regulations 2010
- Countryside Rights of Way Act 2000
- EuroBats Agreement
- Habitats Directive (Annexes IV and II)
- Habitats Regulations 1994 (as amended) Scotland
- NERC Act 2006
- Wildlife and Countryside Act 1981 (as amended)
- Wild Mammals Protection Act

In addition to this, some species have additional protection by being listed on the UK Biodiversity Action Plan (UKBAP).

The legislation afforded to Bats makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose.

All nesting Birds are protected under the Wildlife and Countryside Act 1981 (as amended), which protects Birds, nests, eggs and nestlings from harm. In addition to this, some rarer species, such as barn owls are afforded extra protection.

National Planning Policy Framework, Section 15:

In early 2012, the National Planning Policy Framework (NPPF) replaced much previous planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. The government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9, still remains valid. A presumption towards sustainable development is at the heart of the NPPF. This presumption does not apply however where developments require appropriate assessment under the Birds or Habitats Directives. The latest National Planning Policy Framework was updated in February 2019, with the section in relation to conserving the natural environment being located within section 15.

Section 15, on conserving and enhancing the natural environment, sets out how the planning system should contribute to and enhance the natural and local environment by minimising impacts on biodiversity and, where possible, provide net gains in biodiversity. Opportunities to incorporate biodiversity gains into a development should be encouraged.

Biodiversity 2020:

This sets out to halt overall biodiversity loss and support healthy well-functioning ecosystems by establishing coherent ecological networks, with more and better places for nature, to the benefit of wildlife and people. The government's policy is aimed at individuals, communities, local authorities, charities, business and government, which all have a role to play in delivering Biodiversity 2020.

9 Notice to Readers: Conditions of this Report

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Elite Ecology agrees to supply ecological consulting services and advice of a preliminary or thorough nature as advised or commissioned. Upon commissioning Elite Ecology to undertake the work, the client(s) grant access to the site upon the agreed date. If no site access is available upon this date, Elite Ecology holds the right to charge the client(s) for lost staffing time and additional travel costs.

Elite Ecology undertake all site surveys with reasonable skill, care and diligence, within the terms of the contract that has been agreed with the client and abiding by the Elite Ecology Terms and Conditions. The actions of the surveyors on site, and during the production of the report, were undertaken in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management.

The latest good practice guidelines put in place by Natural England or the relevant statutory conservation bodies have been followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to Elite Ecology. If any of these guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then Elite Ecology takes no responsibility for this.

Should any equipment be damaged or lost on site at the fault of the client(s), then Elite Ecology withholds the right to charge 100% above the current market value for that exact product or the nearest similar product.

The survey results purport the current status of the site and its potential for protected species utilisation at the time of surveying. It should not be viewed as a complete list of the possible flora and fauna species that could be using the site at different times of the year.

Elite Ecology has been provided with full payment for this report and thus the product has been released to the client(s) for the purpose of their planning application. If any part of the report is lost or altered without the written permission of Elite Ecology, then the entire report becomes invalid. Due to the potential for continual change within the natural world, this report is valid for **2 years only** from the date of the last survey visit. If this report is submitted after the 2 year deadline, then a further updated inspection will be required to ascertain whether the site remains in the same condition as it was when initially inspected.

No reliance should be made on any such comments in relation to the structural integrity of the features located on the surveyed site. All information within the report is based solely on evidence that has been found on site during the service provided. No individual opinion or inference will be made other than that of the suitably qualified ecologist appointed to the project.