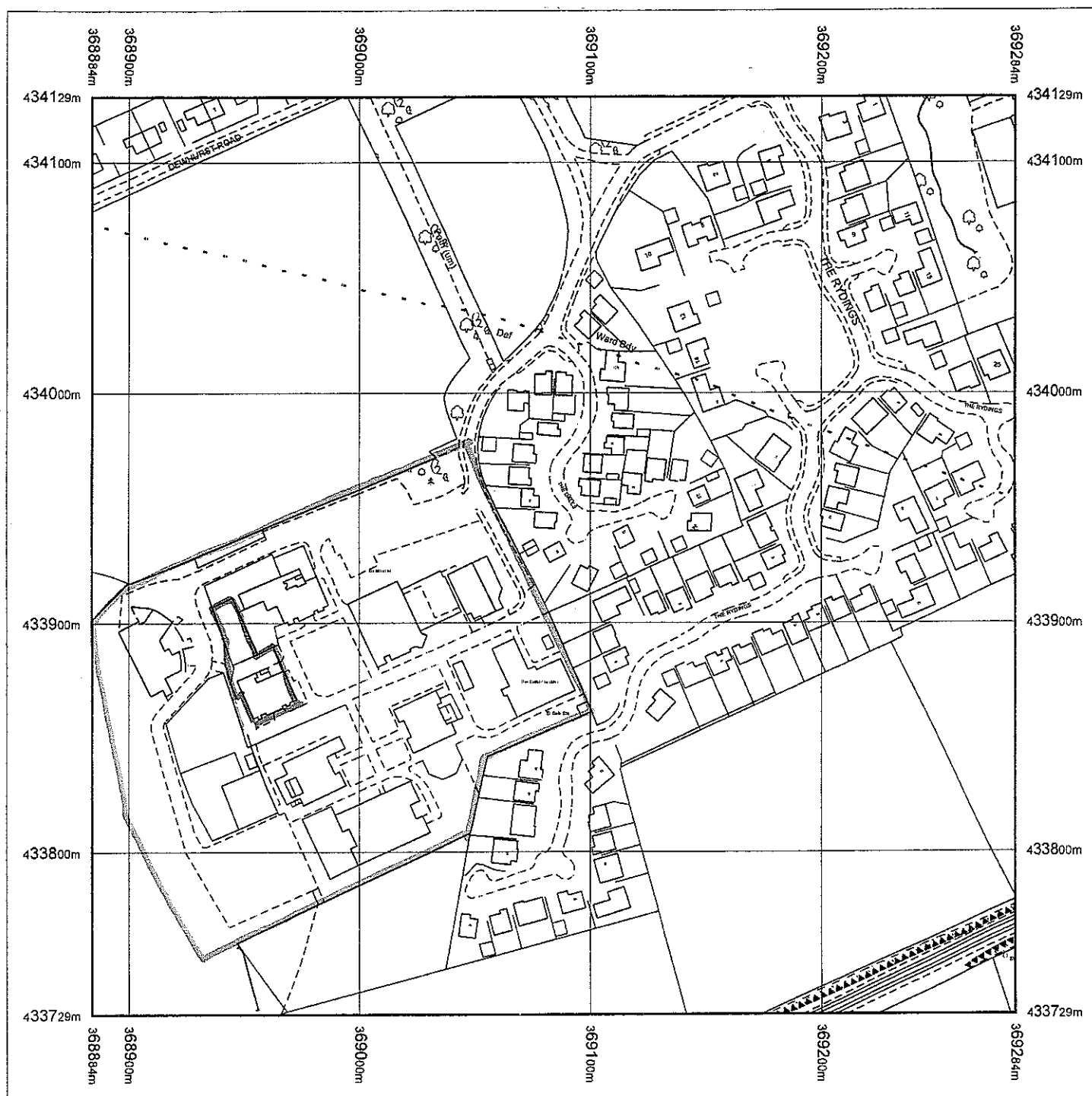




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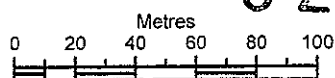
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The representation of a road track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary

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Scale 1:2500

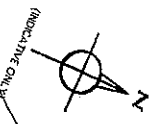
Supplied by: **Centremaps**

Serial number: 00951400

Centre coordinates: 369084 433928.75

Further information can be found on the OS Sitemap Information leaflet or the Ordnance Survey web site:
www.ordnancesurvey.co.uk

Water proof space



(6 spaces & 1 mobility impaired space)

drop off point

cycle parking

Admin Building

OT Garden

Car Park

10 Bed Unit

FAIRHAVEN

16 Bed Unit

Car Park

Car Park

OT Building

Gym Building

Car Park

ACCESS SITE

SKETCH LOCATION PLAN

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Partnerships In Care
Kemple View

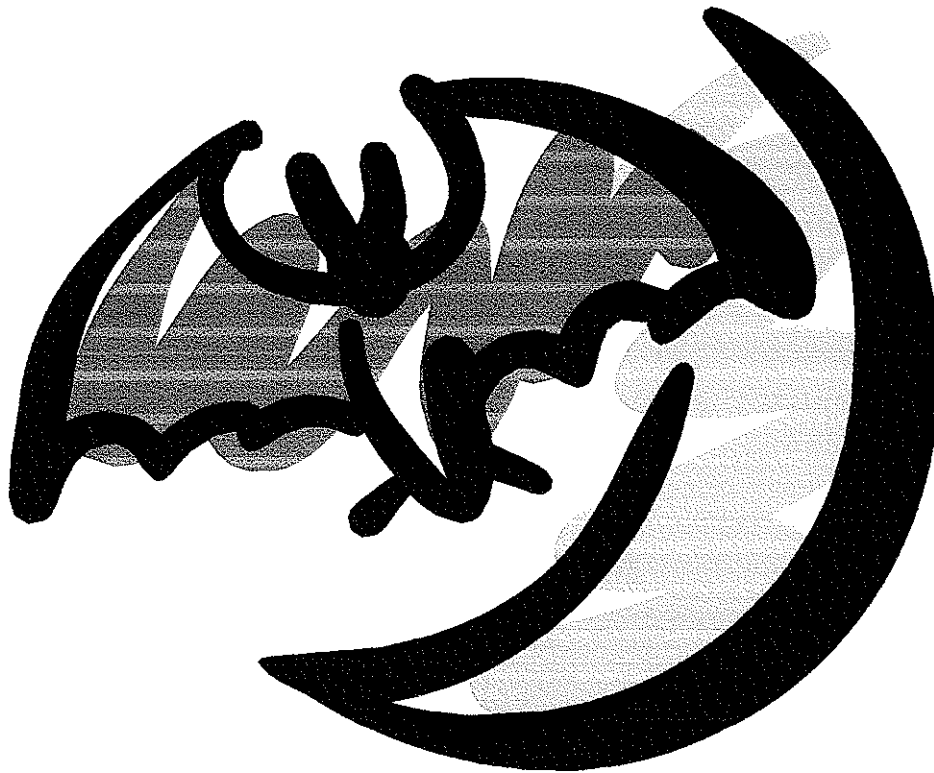
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WILDLIFE SURVEY FOR BATS

320110643P

AT

'Fairhaven'
Kemple View
Langho



Denis Lambert
Wildlife Survey
Spout Farm, Preston Road
Longridge, Preston, Lancashire. PR3 3BE
Tel: 01772 783322 Mob: 07813 140682
E-mail: denis@wildlifesurvey.co.uk
www.wildlifesurvey.co.uk





BAT SURVEY & REPORT

Commissioned By:

Alan Croston @ Janet Dixon Town Planners Ltd

Address:

10A Whalley Road
Clitheroe, BB7 1AW

Tel No:

01200 425051

Instruction Method:

Written

Bat Survey Address:

'Fairhaven'
Kemple View
Longsight Road
Langho
Blackburn, BB6 8AD

Visit Date/Time:

20 July 2011 @ 09 30hrs

Weather Conditions:

Dry but overcast

Document Reference:

1382



BAT SURVEY & REPORT

Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.
2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.
3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

Limitations of the report:

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.
2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.
3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.
4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.
5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.
6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

BAT SURVEY & REPORT

Objectives of the report:

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.
2. To make recommendations when the presence of bats are found.

Survey Guidelines

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

Survey Methods

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

- 1 Presence of live or dead bats.
- 2 Bat droppings.
- 3 Moth and insect wings and remains.
- 4 Faint scratch marks on roof timbers.
- 5 Grease staining marks on roof timbers.
- 6 Odour of bats.

Evening Surveys

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

Surveying Equipment

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet' bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

BAT SURVEY & REPORT

Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

Evening surveys.

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

Analysis of results.

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

Risk Assessment:

The level of probability that Bats are using the property is calculated on the evidence found

Low risk:

No evidence of use by bats was found.

Medium risk:

Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

High risk:

Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

BAT SURVEY & REPORT

External Survey Results

Property type

House
Extension
Other

YES	NO
-----	----

☒	☐
☐	☒
☐	☒

Comments:

Construction

Stone
Brick
Other: Concrete block
Bat Access Places

☐	☒
☒	☐
☐	☒
☐	☒

● Comments:

Roof

Slate
Tile
Corrugated roof sheets
Bat Access Places

☐	☒
☒	☐
☐	☒
☒	☐

Comments:

Bat Signs

Bats seen
Droppings
Bat Detector Results

☐	☒
☐	☒
☐	☒

● Comments:

External Conclusions:

No signs of bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the property lived in?: YES

Construction

Stone
Brick
Other/plaster
Bat Access Places

YES	NO
	✓
✓	
✓	
	✓

Comments:

Roof space, attic or loft

Beams
Cracks in beams
Sarking Lined roof:
Bat Access Places

✓	
	✓
✓	
✓	

Comments: The attic was accessed through a single hatch. There are numerous gaps beneath the eaves and birds have built nests inside the attic.

Bat signs

Bats seen
Droppings
Bat Detector Results
Staining on beams
Moth + insect wings present
Suspect summer roost
Suspect winter hibernacula

	✓
	✓
	✓
	✓
	✓
	✓
	✓

Comments: The ridge board is covered with cobwebs making it unlikely bat habitat. No signs of bats could be found.

Internal Conclusions:

No signs of use by bats could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.) (Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn"*.

How to proceed when bats are found.

- Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

General recommendations:

- Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.
 1. Bats may use buildings at any time of the year for feeding or refuge.
 2. Work to the roof should be undertaken when bats are free flying, generally early March to the late of November.
 3. Care must be taken when removing existing roof beams and associated stonework.
 4. During completion of roof works, bat access points may be built into the new structure.
 5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
 6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact:
Denis Lambert on **01772 783322** or **07813 140682** for advice.

BAT SURVEY & REPORT

SURVEY SUMMARY

Proposed Development

The proposal is to create additional accommodation to the premises.

Site Description

The building forms part of a large residential development surrounded by open grassland with woodland nearby.

Importance of the Site

There are many other buildings in the immediate area that could provide more suitable bat habitat.

Evaluation of Survey

No signs or evidence of bats using the building could be found.

Conclusion

Bats do not occupy the building.

Mitigation and Enhancement

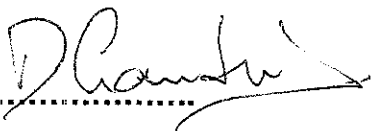
No mitigation or bat habitat enhancement is required.

Risk Assessment

Low

Author: Denis Lambert

Signed:



Dated:

21 July 2011.

Denis Lambert is a registered and licensed Bat Warden for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years.