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Delivery Information Bats

Sheepfold Farm, Balderstone, Lancashire

BAT/12/1301

Envirotech NW Ltd
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Registered in England and Wales. Company Registration Number 5028111



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A Mitigation and Compensation

A1 Summary and Compensation

Surveys were undertaken by licensed bat surveyors and an experienced field surveyor following a methodology which would be likely to identify past or current use of the site by bat species.

The site activity surveys on the 14th June and 1st August 2012 positively identified a small number (2) Common Pipistrelle (*Pipistrellus pipistrellus*) bats from a ridge tile of the stone/brick barn as well as a small number (2) Whiskered or Brandt's bats emerging from the Western gable roof verge of the farmhouse.

As bats were identified as roosting at the site in 2012, and roosts will be lost or modified, a Natural England license will be required to cover work on the buildings.

External access to the existing ridge tile roost on the barn will be retained, with additional ridge tile gaps being created and new roosts will be created in the roof verge of the new farmhouse which is to replace the old farmhouse. The new roosting sites will be of a comparable size and structure to the roosts to be lost.

This report details the proposed working methodology and mitigation strategy.

B Works to be undertaken by the Ecologist or suitably qualified individual

B1 Capture and exclusion

1. No capture of bats is regarded as being necessary at this site. Once work on the building commences, when bats are already absent, bats will be dissuaded from using the identified roosts. **We do not consider the building will offer hibernation sites for bat species.**

2. We do not consider it possible to exclude bats entirely from the working area. Work will therefore be undertaken with care on the areas bats have not been found roosting.

It is initially planned that work will commence and be complete over the winter/ early spring period, if no bats are found roosting immediately prior to work commencing work will commence with care.

3. If bats are found, all work will stop and the ecological consultant for this project Andrew Gardner Tel: 0781 2081320 will be informed prior to work re-commencing. Bats may be removed from high risk areas by hand, kept in a secure cardboard box with coverings in a quiet area of the site then released at night at the site on warm evening.

C Works to be undertaken by the Developer/ Land Owner.

C1 Bat Roosts

The mitigation strategy is designed to meet the test of there being no adverse effect on the favourable conservation status of the bat population affected by the proposed work. The site survey has identified the loss of access to a bachelor male or non-breeding female roost of Common Pipistrelle bats under a ridge tile on the barn and complete loss of a roost on the roof verge on the Western gable end of the farmhouse.

Natural England requires that mitigation addresses the impacts picked up by the site assessment, as follows:

- Quantitative characteristics: There should be no net loss of roost sites, and in fact where significant impacts are predicted there will be an expectation that compensation will provide an enhanced resource compared with that to be lost. The reasoning behind this concept is that the acceptability of newly created roosts by bats is not predictable
- Qualitative characteristics: the plans should aim to replace like with like. As an extreme example, it would be unacceptable to replace maternity roosts with hibernation sites.
- Functional characteristics: compensation should aim to ensure that the affected bat population can function as before. This may require attention to the environment around the roost.

General Provisions

4. Be aware that bats may be present around the site and advise contractors accordingly.
5. Be observant during demolition for bats and or droppings in wall cavities. Bat droppings are black or brown and the size of grains of rice. Unlike mouse droppings which are hard, bat droppings will crumble between the fingers if squeezed.
6. Be observant during demolition work for bats which may use the building if the new areas of the roof are exposed and left open over night. Bats are opportunistic and may make use of gaps opened up during work overnight.
7. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the building, with outside access, and placed in a location safe from predators.
8. If bats are found, all work will stop and the ecological consultant for this project Andrew Gardner Tel: 0781 2081320 will be informed prior to work re-commencing.
9. Retain the existing and create two new access points under the ridge tiles on the barn when it is re-roofed which will allow bats to continue roosting in the building. (see C1.3 *New roost creation*).
10. Two roof verge access gaps will be created on each gable end of the new farmhouse which is to be constructed following demolition of the existing farmhouse (see C1.3 *New roost creation*).
11. Work to the structures should be started between November 2012 and March 2013 inclusive. This timing may be altered in consultation with the ecologists for this project. The timing will result in work being undertaken when bats are absent. If work is to be started after this date, exclusion of bats may be required.

C1.1 In-situ retention of roosts

The existing roost in the barn roof will be retained in situ.

C1.2 Modification of existing roosts

The access point to the roost under the barns ridge tile may be modified in order to prevent water ingress but will still be suitable for bats to use.

C1.3 New Roost creation

Two new roosts will be created under the ridge tiles the barn.

As the barn will become a dwelling and the walls repaired and heated, the retained and new roost sites are likely to be more favourable than the currently cold draughty roof of the barn. We judge this will be a net improvement on the current roosting potential.

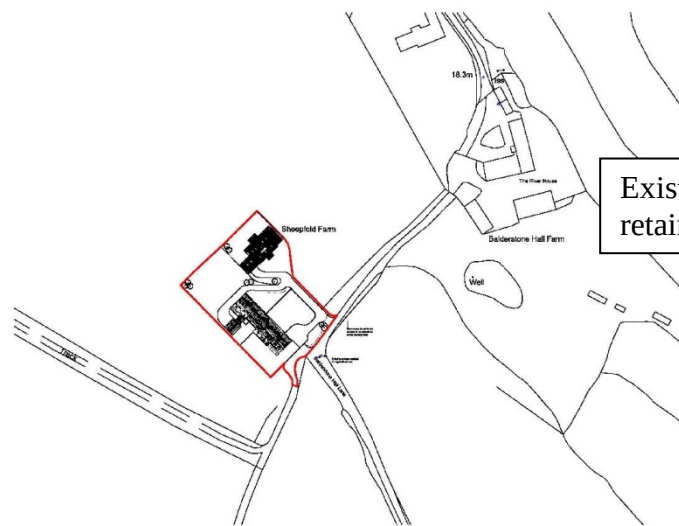
Two new roof verge roosts will also be created in the new farmhouse which will replace the existing farmhouse. As the new building will be heated, unlike the existing which is derelict, the new roost sites are likely to be more favourable than the existing roost sites.

This proposed mitigation will ensure that the Natural England guidelines are met in terms of:

1. Function – This will be maintained as the ridge tile crevice will still be accessible.
2. Quality – The roosts will be replaced like for like and new roosts will be created. The new dwellings will also be heated resulting in passive heat transfer and the cessation of natural degradation of the roost sites as the roof structures and walls degrade due to their currently unused state.
3. Quantity – There will be a net increase in available access points to the ridge tiles and farmhouse walls.

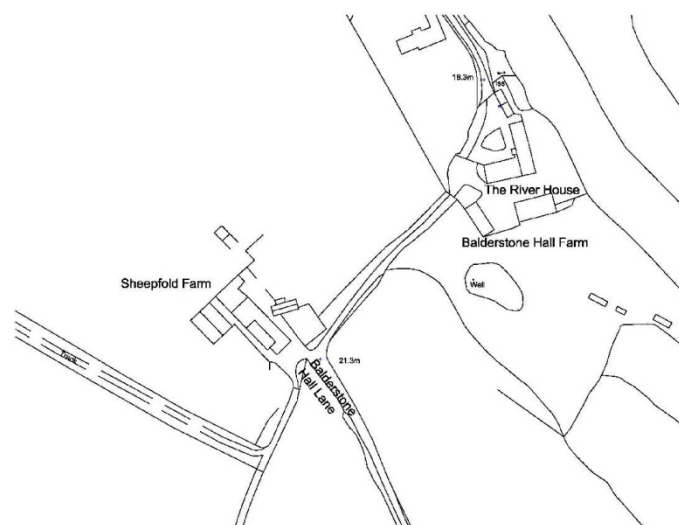
Proposed residential development at Sheep Fold Farm,
Balderstone Hall Lane, Balderstone, BB2 7LA

Notes:
All work is to be carried out to the latest current British standards (British Standards Institution) and relevant building regulations.
All work and materials should comply with British and Building Regulations.
All dimensions are to be taken from the existing ground level.
The proposed development is shown on the site plan and all dimensions are given in metres and millimetres (m and mm) where appropriate.
The site plan is for information only and is not to be used for any other purpose.
Do not scale off the drawings. If in doubt, ask.



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Proposed Location Plan 1:1250



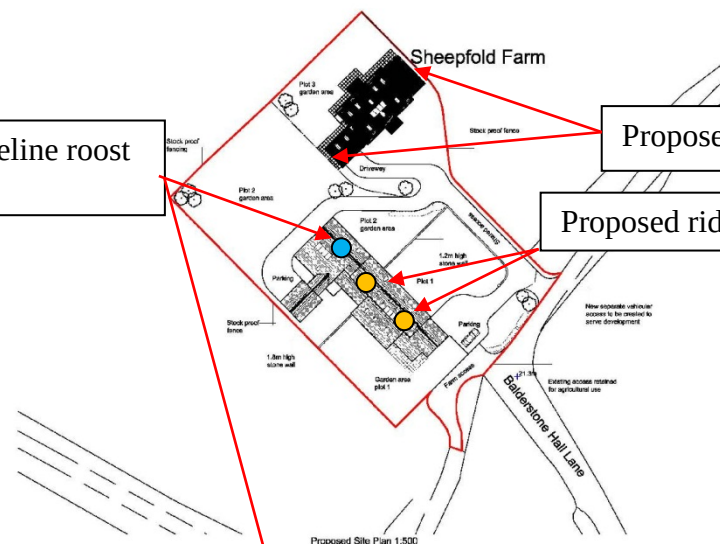
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Existing Location Plan 1:1250

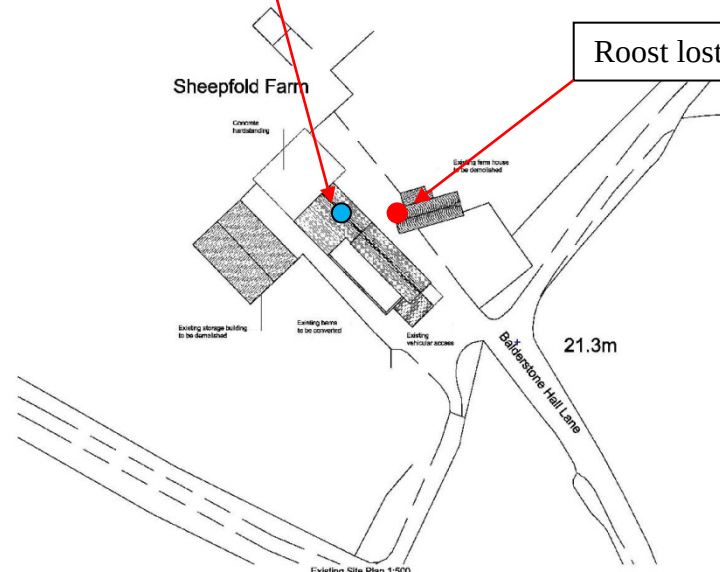
Existing ridgeline roost retained

Proposed roof verge roost

Proposed ridgeline roost



Proposed Site Plan 1:500



Existing Site Plan 1:500

Roost lost in farmhouse



GHA
GEOGRAPHIC HAZARD ANALYSIS

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Chichester
West Sussex PO19 1JG
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Project:
Proposed residential development at
Sheep Fold Farm,
Balderstone Hall Lane,
Balderstone,
BB2 7LA

Title: Existing & proposed site plans & location
plans

Drawing No: GHA/06/13/02/04 Drawing No: 02/

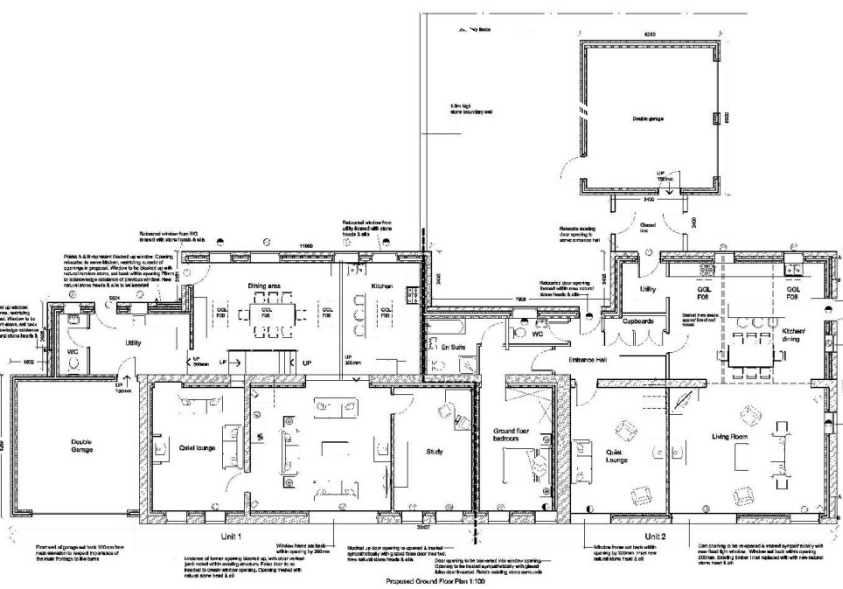
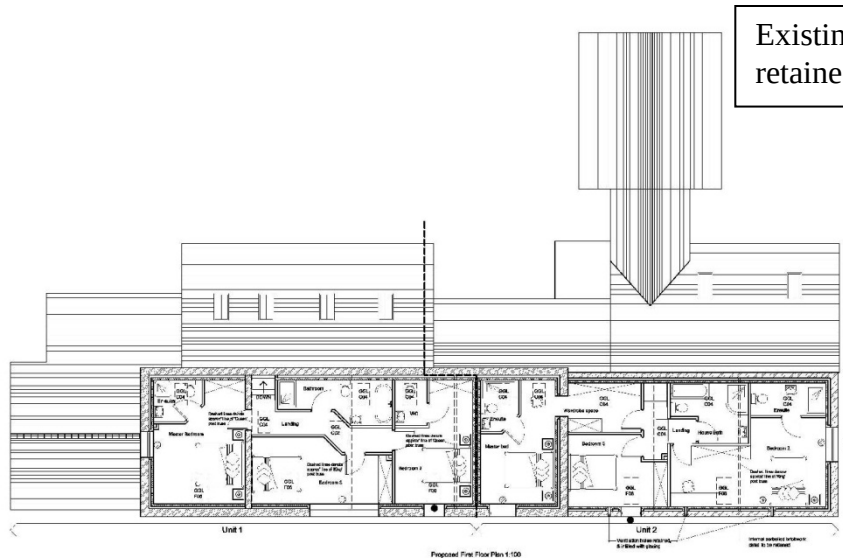
Client: Mr M. Giller

Date: 10/05/12 Scale: 1:500/1:250
@ A1

Arrangements

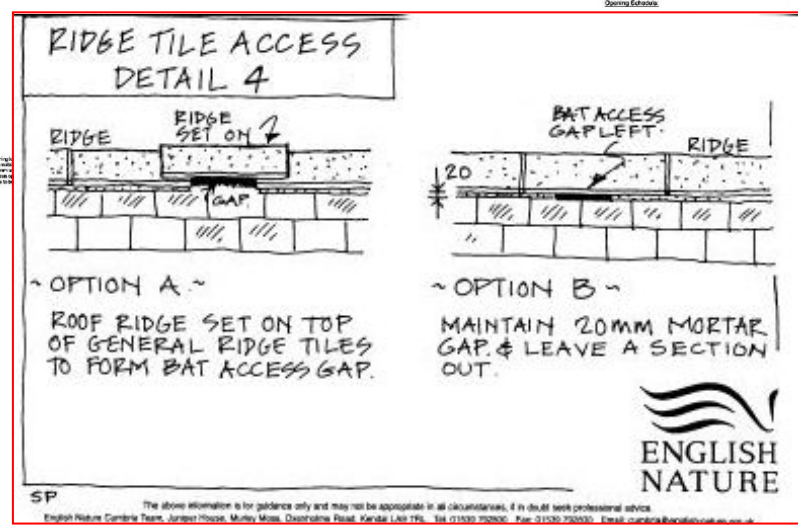
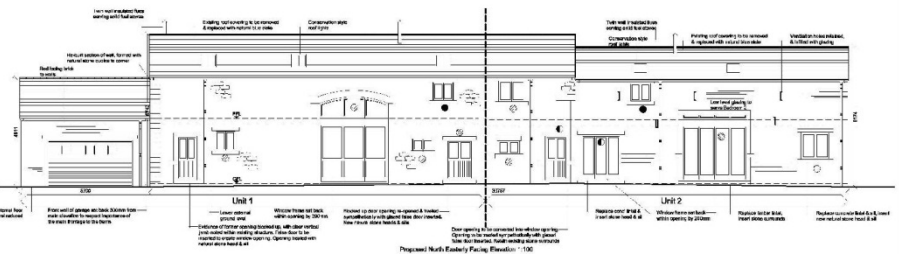
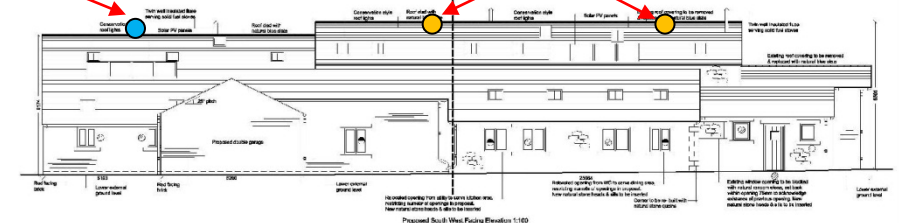
Proposed residential development at Sheep Fold Farm,
Balderstone Hall Lane, Balderstone, BB2 7LA -

Notes:
All work is to be checked out to the local surveyor for completion of the work and to be signed off by the local surveyor.
All work and materials to be checked out to the local surveyor for completion of the work and to be signed off by the local surveyor.
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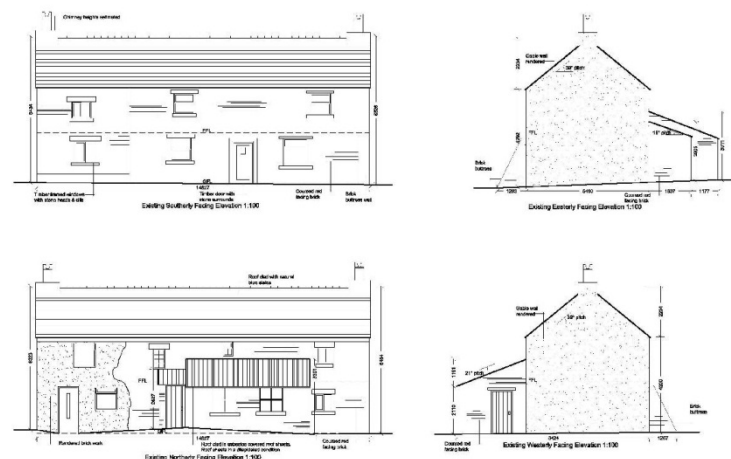
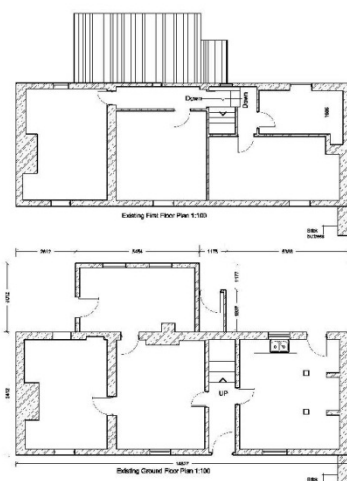
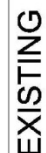


Existing ridgeline roost retained

Proposed ridgeline roost created



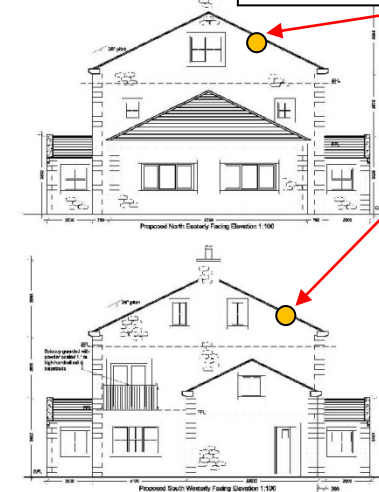
PROPOSED



Prepared finishes:

- Floor:** Heavy natural blue slate. Granite walls built up above main roof line to form solid parapet & topped with stone coping. Stone walls finished with a light sandstone.
- Walls:** Faced with natural sandstone, in sections enclosing the main stone gables to the internal corners. Stone cased to scribes.
- Windows & doors:** Light oak PV windows & doors with double glazed units. Set within natural stone surrounds.
- Garage doors:** Made up over doors with factory applied RAL coating.
- Roof lights:** Conservative style lights with central glazing bar.
- WIPs:** Black. PV windows & doors.
- Remediation:** Various 200V sections of solar PV panels.

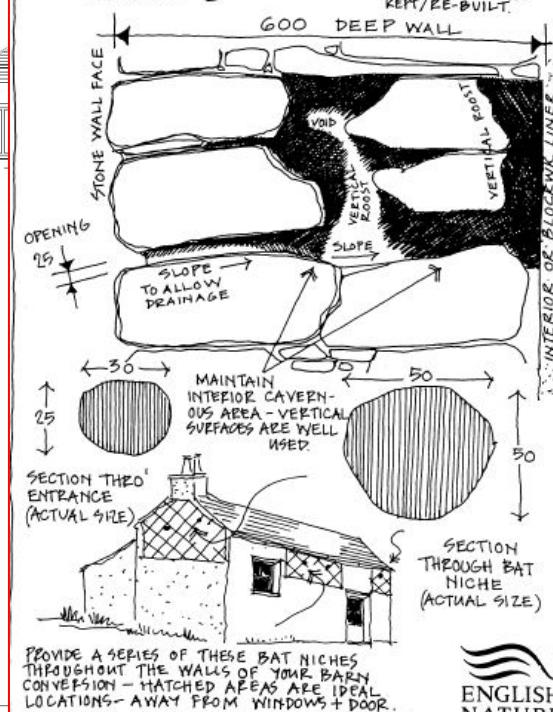
Proposed roof verge roost
created



SOLID STONE WALL
BAT ROOST

DETAIL G

SECTION THROUGH WALL
IE: BARN CONVERSION
WHERE THICK STONE
WALLS ARE BEING
KEPT/RE-BUILT



ENGLISH
NATURE

SP The above information is for guidance only and may not be appropriate in all circumstances, if in doubt seek professional advice.
English Nature Cumbria Team, Juniper House, Mufley Moss, Oxenholme Road, Kendal LA9 7SL. Tel: 01433 757890 Fax: 01530 709400. Email: en.cumbria@naturalengland.nhs.uk

D Post Development Site Safeguard

D1 Habitat/ Site Management and Maintenance

The site will remain in the management control of the current owners who will be responsible for site management.

D2 Population monitoring

Passive monitoring of the permanent roosts shall be undertaken to ensure they remain in a suitable condition.

D3 Mechanism for ensuring delivery

On the basis of survey information, specialist knowledge of the species concerned and understanding of the planning and legal system, we consider that there is no requirement for the use of a mechanism to ensure delivery of the recommendations of this report other than that which is already required by statute under a Natural England license.

E Timetable of works

Work to the barn and farmhouse should be started between November 2012 and March 2013 inclusive to avoid disturbance to bats during their active periods. Outside this period work may be undertaken under the guidance of the ecologist for this project.