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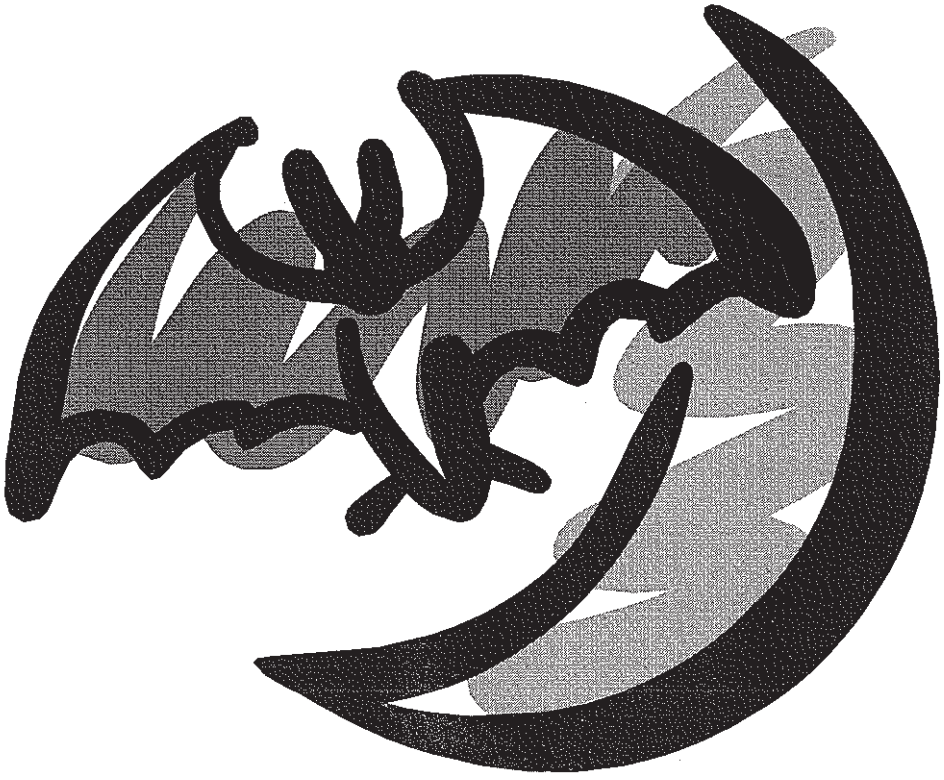
WILDLIFE SURVEY FOR BATS AND OWLS

Windy Hills Farm
Chipping
Preston
PR3 2QR



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 AND OWL SURVEY & REPORT

Commissioned By:

Janet Dixon Town Planners

Address:

10A Whalley Road,
Clitheroe
Lancs
BB7 1AW

Tel No:

01200 425051

Instruction Method:

Written

Bat Survey Address;

Windy Hills Farm
Chipping
Preston
Lancs
PR3 2QR

Visit Date/Time:

11th June 2012 @ 19.30hrs

Weather Conditions:

Overcast, with a light easterly breeze and a temperature of 10^0C.

Document Reference:

1433

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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 inset 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,
10 x 43 Hawke binoculars,
Bat box 'duet 'bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

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

	YES	NO
Property type		
Barn:	✓	
Extension:		✓
Other:		✓

Comments: The barn is a stone built two storey building.

Construction		
Stone	✓	
Brick		✓
Other:		✓
Bat Access Places	✓	

Comments:

Roof		
Slate		✓
Tile:		✓
Onduline sheeting	✓	
Bat Access Places	✓	

Comments: Open doorways and windows gives free access to any flying creatures.

Bat Signs		
Bats seen		✓
Droppings		✓
Bat Detector Results		✓

Comments: The structure has the potential to house a bat roost but careful search could find no clues or evidence of bats.

External Conclusions:

No signs of bat use could be found.

Risk Assessment: Low

BAT SURVEY & REPORT

Internal Survey Results

Is the building lived In?: The building is used for storage.

Construction

	YES	NO
Stone	✓	
Brick		✓
Other/plaster:		✓
Bat Access Places	✓	

Comments:

Roof space, attic or loft

Beams	✓	
Cracks in beams		✓
Underfelt		✓
Bat Access Places	✓	

Comments: Comments; There is no lining on the underside of the roof making visual inspection straight forward. Spiders cobwebs adorn the roof timbers.

Bat signs

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

Comments: A search found two a single bat dropping on the floor as evidence of bats foraging and feeding within the building. There were no signs of a bat roost. The debris on the floor made finding evidence of bats more difficult than usual.

Internal Conclusions:

No signs of a bat roost could be found, but a bat dropping found on the floor of the barn indicated that a bat has entered the building for feeding.

Risk Assessment: Low

BAT SURVEY & REPORT

Evening Survey: Windy Hill Farm

Date: 11th June 2012

Start Time: 21.00 hours

End Time: 22.30 hours

Weather: A cool cloudy evening with a light easterly breeze and a temperature of 10^0C.

Bat Suitability Evening:

The evening was an ideal evening for foraging bats, with many flying insects and moths annoying the surveyors.

Survey Details:

The survey was conducted using a 'bat detector' set at 45Khz. The bat detector was occasionally tuned to 55Khz to allow for different species of bat sonar.

Survey Findings:

The evening was perfect one for foraging bats. At 19.37 hrs, a pipistrelles bat flew onto the site from further up the lane, and proceeded to forage and feed around the yard.

A second pipistrelle followed at 21.39 hrs closely followed by a third then a forth and by 22.00 hrs, a total of 25 bats were counted.

The farmhouse and barn are on a flight path from the roost site up the lane to the woodland beyond, which must be a good feeding area.

Fine tuning of the bat detector confirmed the species to be Common Pipistrelle, echo locating on 45 Khz.

No bats were seen or detected emerging from the barn.

Evaluation of the Survey Results:

The survey could find no evidence of bats using the barn as a roost site.

Risk Assessment:

Low.

BAT SURVEY & REPORT

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SURVEY SUMMARY

Proposed Development

The proposal is to convert the barn to residential use.

Site Description

The building was part of a working farm, and now used for storage. The property is situated on a south facing hillside, with the farmhouse nearby.
The farm is surrounded by agricultural land with mixed mature hardwood and softwood trees in nearby hedgerows and woodland.

Survey Results

The survey found evidence of a bat entering the barn for feeding. The evening survey at bat emergence time observed many pipistrelle bats flying onto the site and moving through to forage in nearby woodland. No bats emerged from the barn under observation.

Importance of the Site

The site has no special wildlife importance.

Conclusions

Bats do not use the building as a roost site.

Risk Assessment

Low

Mitigation and Enhancement

No special mitigation or wildlife enhancement is required.

Timing of works

Work may be undertaken at any time.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *13th June 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 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. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

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 late 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.

BARN OWL SURVEY & REPORT

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Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

Objectives of the report:

To thoroughly inspect all buildings and record any findings that may indicating the presence of barn owls.

To make recommendations when the presence of barn owls is found.

Limitations of the report:

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.

Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls
Barn owl pellets, new and old
Barn owl feathers
Signs of nest
Access for barn owls

SURVEYING EQUIPMENT

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
10 x 43 Hawke binoculars,
Petzl headlamp torches.
A variety of folding aluminium ladders.

Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required.

BARN OWL SURVEY & REPORT

Site description:

The building was part of a working farm with many access points like doors and windows suitable for barn owls to enter the structure. Agricultural land surrounds the barn with mature woodland nearby.

Survey results

		YES	NO
External:	White streaks down roof timbers + walls		✓
	Owl pellets		✓
Internal:	White streaks down walls		✓
	Owl pellets new		✓
	Owl pellets old		✓
	Owl feathers		✓
	Signs of nest		✓
	Access for owls		✓

Comments:

No evidence of barn owls could be found.

Importance of the site

The site has no special wildlife importance.

Conclusion:

Barn owls do not use the building.

Recommendations:

There are no recommendations necessary.

Author: Denis Lambert

Signed: *Denis Lambert*

Dated: *13th June 2012*

SURVEYOR'S DETAILS

Denis Lambert is a registered and licensed Bat Warden No. 20110680 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. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.