

Bat Scoping Survey Report

**Broom Hill
54 Higher Road
Longridge
Preston
PR3 3SX**

28.08.2015



**Report prepared by:
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Summary

In August 2015 Batworker consultancy was commissioned to undertake a survey of a two storey residential property at Broom Hill, 54 Higher Road, Longridge, Preston, PR3 3SX to assess the potential for its use by bats.

A daytime survey was carried out on 28th August 2015 in order to support plans to extend the existing single storey frontage and garage.

No evidence was recorded to suggest bats were roosting within the buildings.

No evidence of current, or historic, use of the building by nesting birds was found during the survey.

The surveyor does not consider the proposed works are likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

In the unlikely event bats are discovered or disturbed during roof removal or building renovation, work must be halted until the bat licence holder can attend the site and give further advice as necessary.

Introduction

In August 2015 Batworker consultancy was commissioned to undertake a survey of a two storey residential property at Broom Hill, 54 Higher Road, Longridge, Preston, PR3 3SX to assess the potential for its use by bats.

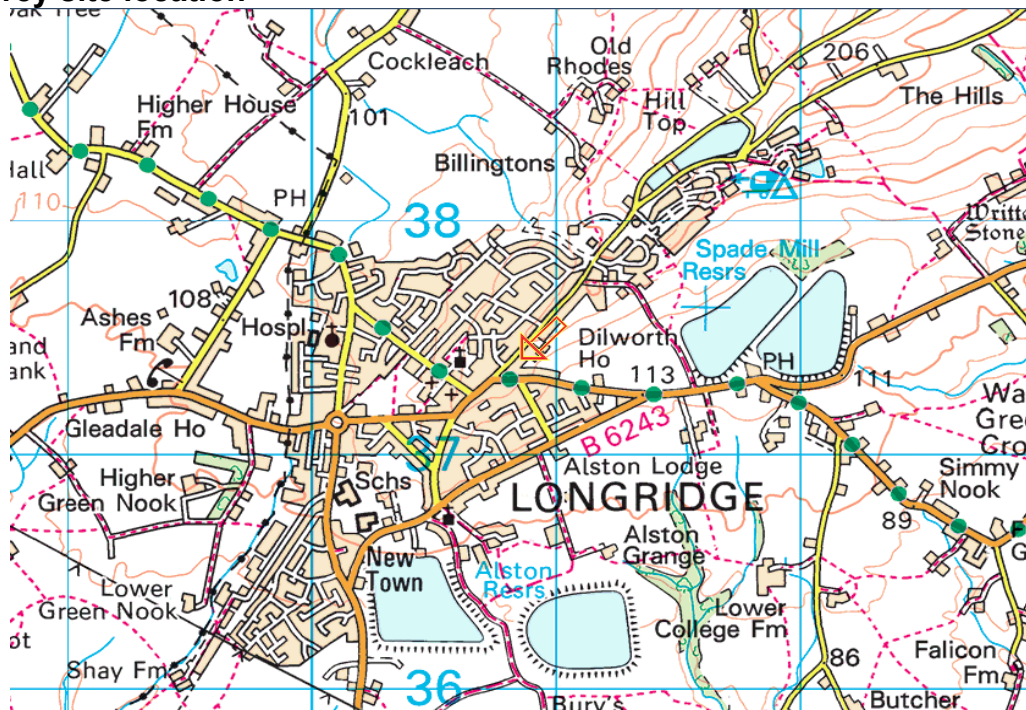
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Survey and Site Assessment

Objectives of the survey

The survey was carried out to determine current usage by bats of the site and to establish status of the bat species using the site prior to development work being carried out.

Survey site location



A central grid reference for the site is SD6092937463

Site/Habitat description



The building is a single storey extension to the main house with a slate double pitched roof. A single storey block built garage with double pitched slate roof is also included within development plans.



Rendering to external walls is in good condition with no noticeable gaps, cracks or crevices suitable for roosting bats.



The roof has no missing or lifted slates, pointing around ridge tiles is in good condition with no gaps. Soffits and bargeboards are in good condition and close fitting.

No loft spaces are present.

Overall the building can be considered of low potential for roosting bats.

Surrounding habitat.



The property is located on the rural fringe of Longridge in an area of semi improved and improved grassland.

Mature trees in the garden and a linear feature of mature woodland to the south west offer some foraging opportunities.

Overall foraging potential for bats can be considered to be moderate to low.

Pre Existing data on local bat species

A data search of the East Lancashire Bat Group record database revealed one recorded Common Pipistrelle roost within 1km of the site.

However, from personal experience of surveying for and researching bats the following species were considered.

Common Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Soprano Pipistrelle – known to roost on sites where suitable foraging habitat is available.

Whiskered/Brandt's – species often found roosting in buildings close to woodland.

Natterer's – a typical upland bat with foraging bats being recorded high on heather moorland. Often roosting in barns.

Daubenton's – a species commonly associated with aquatic habitats.

Long Eared bat – a woodland species which has been recorded foraging over in by meadows and rough grassland sites. Often roosting in barns.

Field Survey Methodology

Visual inspection

An inspection was carried out to search for and identify potential feeding perches, roosting opportunities and signs of bat use both internally and externally.

Equipment used included:

- [Lupine Pico LED torch
- [SeeSnake CA 300 video endoscope
- [Opticron close focusing binoculars

The visual inspection focussed on searching for feeding remains and bat droppings within the building.

Crevices and other potential roost sites were investigated for smear/grease marks, lack of cobwebs, urine staining.

Personnel

All surveys were conducted by:

Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder, a bat surveyor and ecologist with 20 years experience.

Survey Summary

Survey	Date	Timings
Visual	28.08.2015	1 Hour

Survey constraints

Access to all areas of the building was possible, weather conditions favourable and good visual inspection was possible.

Access to external high areas of the property was not possible due to safety considerations. These areas were assessed by binocular.

Results

Visual Inspection

No suitable crevices, gaps or access points were observed on the exterior of the building.

No droppings, feeding remains or signs consistent with roosting bats were observed either within the loft space or around the exterior of the buildings.

No grease marks/ staining or urine staining were observed.

Nesting Birds

No evidence of current, or historic, use of the building by nesting birds was found.

Evaluation of the results

No evidence of roosting bats was observed and no accumulations of feeding remains to suggest regular use as a feeding perch within the building were recorded.

Significantly, there is no evidence of a roost or place of hibernation and there are no signs of significant flight within the building to suggest roosting.

In conclusion the overall conservation significance of the building remains 'low' (*Reference: Bat Mitigation Guidelines page 39*).

Conclusion

No evidence was recorded to suggest bats were roosting within the building.

No evidence of current, or historic, use of the building by nesting birds was found during the survey.

The surveyor does not consider the proposed works are likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development does not require an EPS Licence (EPSL) to proceed lawfully.

Further Recommendations

In the unlikely event bats are discovered or disturbed during building renovation and development, work must be halted until the bat licence holder can attend the site and give further advice as necessary.

E Bibliography

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| Barn Owls and Rural Planning Applications | Barn Owl Trust 2009 |
| Barn Owl Survey Methodology and Techniques for use in Ecological Assessments | Shawyer, C. August 2011 |
| Bat Mitigation Guidelines | Natural England 2006 |
| Bat Survey Guidelines 2 nd Edition | Bat Conservation Trust 2011 |
| Bat Workers Manual 3 rd Edition | JNCC 2004 |

Bats and the Law

Wildlife and Countryside Act 1981, principally those relating to powers and penalties, have been amended by the Countryside and Rights of Way Act 2000 (CRoW Act). The CRoW Act only applies to England and Wales.

Section 9(1)

It is an offence for any person to intentionally kill, injure or take any wild bat.

Section 9(4)(a)

It is an offence to intentionally or recklessly* damage, destroy or obstruct access to any place that a wild bat uses for shelter or protection.

(*Added by the CRoW Act in England and Wales only)

This is taken to mean all bat roosts whether bats are present or not.

Section 9(4)(b)

It is an offence to intentionally or recklessly* disturb any wild bat while it is occupying a structure or place that it uses for shelter or protection.

(*Added by the CRoW Act in England and Wales only)

The Conservation (Natural Habitats, &c.) Regulations 1994

Section 39(1)

It is an offence

(a) deliberately to capture or kill any bat

(b) deliberately to disturb any bat

(d) to damage or destroy a breeding site or resting place of any bat.

The difference between this legislation and the Wildlife and Countryside Act 1981 is the use of the word 'deliberately' rather than 'intentionally'. Also disturbance of bats can be anywhere, not just at a roost. Damage or destruction of a bat roost does not require the offence to be intentional or deliberate.

Barn Owls and the Law

Part 1 of the Wildlife and Countryside Act (1981)

(1) Subject to the provisions of this Part, if any person intentionally (or recklessly as amended by the CRoW Act, 2000) (a) kills, injures or takes any wild bird; (b) takes, damages or destroys the nest of any wild bird while

that nest is in use or being built; or (c) takes or destroys an egg of any wild bird. he shall be guilty of an offence.

(5) Subject to the provisions of this Part, if any person intentionally- (a) disturbs any wild bird included in Schedule 1 while it is building a nest or is at, on or near a nest containing eggs or young; or (b) disturbs dependent

young of such a bird, he shall be guilty of an offence and liable to a special penalty.

Countryside and Rights of Way (CROW) Act (2000)

Part III Nature conservation and wildlife protection

74 Conservation of biological diversity

(1) It is the duty of (a) any Minister of the Crown (within the meaning of the Ministers of the [1975 c. 26.] Crown Act 1975), (b) any Government department, and (c) the National Assembly for Wales, in carrying out his or its functions, to have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biological diversity in accordance with the Convention.

SCHEDULE 12 AMENDMENTS RELATING TO PART I OF WILDLIFE AND COUNTRYSIDE ACT 1981

1. In section 1(5) of the 1981 Act (offence of intentional disturbance of wild birds) after "intentionally" there is inserted "or recklessly".

The Natural Environment and Rural Communities Act (2006)

PART 3, (40): Duty to conserve biodiversity

(1) Every public authority must, in exercising its functions, have regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity.

(3) Conserving biodiversity includes, in relation to a living organism or type of habitat, restoring or enhancing a population or habitat.