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BAT STATEMENT FOR
SHIREBURN HOUSE FARM, LONGRIDGE ROAD, HURST GREEN
REFERENCE NO. 5007

DATE - 20TH June 2016

PROPOSED DEVELOPMENT

Demolition of existing garden room extension prior to construction of new single storey extensions, to the side and rear.

Impact of development in relation to potential bat habitat:-

Removal of existing single storey building. The existing main roof will not be disturbed by either extension.

TYPE OF BUILDING The farmhouse has been extensively modernised and has had the garden room extension added quite recently.



Garden room to be demolished

METHODOLOGY The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2nd Edition)

Scoping survey (Non invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

The survey will ; Identify past ,current or potential use of the site by protected species. Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

WALL CONSTRUCTION



Garden room



Garden room and farmhouse gable wall.

The garden room wall is stone cavity construction, the farmhouse gable wall will be solid stone. All pointing and stone work is in perfect condition. There are no potential access points or cracks and crevices.

ROOF CONSTRUCTION

The roof is a mansard construction the flat section having a concrete paved finish. The pitched sections are blue slate lead flashed at abutment with the flat. There is a slight overhang at the eaves which is boarded and very well sealed. The flat roof is trimmed out for a glazed lantern light. The roof is in perfect condition with no access points or any cracks and crevices.





Eaves detail



Front mansard

The roof is internally lined to the underside of the rafters.

CONCLUSION

This building does not provide any possible habitat for bats, its removal will not impact on any local bat population. The construction of the extensions will not expose or harm any bats. No mitigation or timing restraints are required.

All contractors should be made aware of their responsibilities to protected species and work should proceed with due diligence and in the unlikely event that any bats are discovered work must be stopped immediately and a licensed bat worker must be contacted for advice on how to proceed

THIS SURVEY HAS BEEN CARRIED OUT BY: LYNNE RUSHWORTH WHO HAS COMPLETED THE BAT CONSERVATION TRUST'S 'BATS AND BAT SURVEYS' FOUNDATION COURSE FOR CONSULTANTS, AND 'PLANNING AND PREPARATION OF BAT SURVEYS' COURSE

THE BRIEF

In conjunction with the submission of an application for planning approval, this survey was commissioned to identify if bats are currently present in the building, to assess if it has been used in the past or if there is any potential for future use of the building.

All British bats and their roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010, the Countryside and Rights of Way Act 2000 and the Natural Environment and Rural Communities Act 2006

BAT LEGISLATION - Summary of offences under the law:

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 to

(a) deliberately to capture or kill any bat

(b) deliberately to disturb any bat

(c) 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.

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.

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

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