

# Bat Scoping Survey Report

Out Lane Head Farm,  
Out Lane,  
Chipping,  
PR3 2NQ

15.09.2016



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## **Summary**

In September 2016 Batworker consultancy was commissioned to undertake a survey of a farmhouse and adjoining barn at Out Lane Head Farm, Out Lane, Chipping, PR3 2NQ to assess the potential for its use by bats and barn owls.

A daytime survey was carried out on 15<sup>th</sup> September 2016, this was supplemented with a dawn survey on 19<sup>th</sup> September in order to support plans for demolition and redevelopment of the property.

The building is unsuitable for nesting Barn Owl.

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

**No bats were observed or recorded using the building for roosting.**

**Roost potential is considered to be low.**

**The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.**

**The surveyor does not consider the proposed development and change of use is 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.**

## Introduction

In September 2016 Batworker consultancy was commissioned to undertake a survey of a farmhouse and adjoining barn at Out Lane Head Farm, Out Lane, Chipping, PR3 2NQ to assess the potential for its use by bats and barn owls.

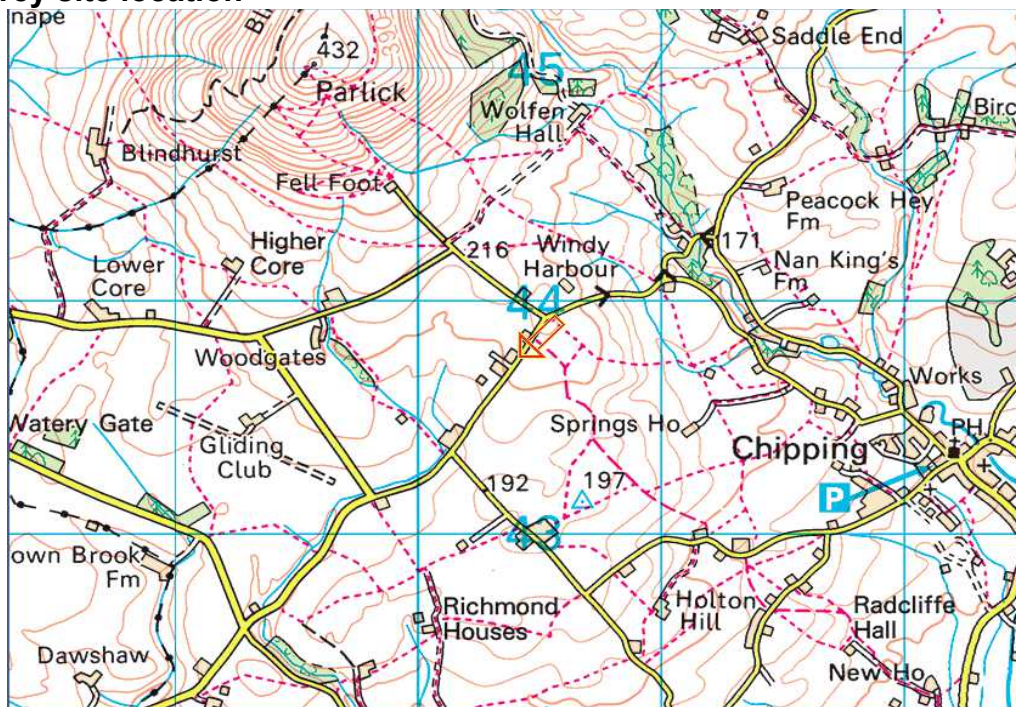
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## Survey and Site Assessment

### 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 SD6040643715



## Site/Habitat description



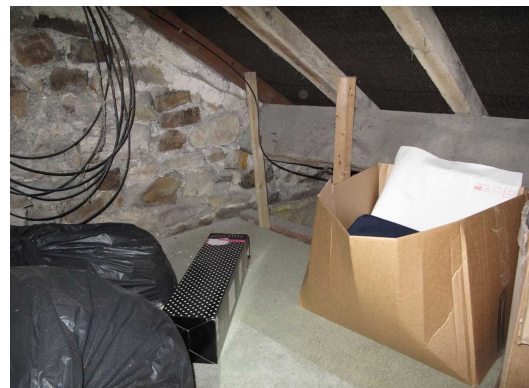
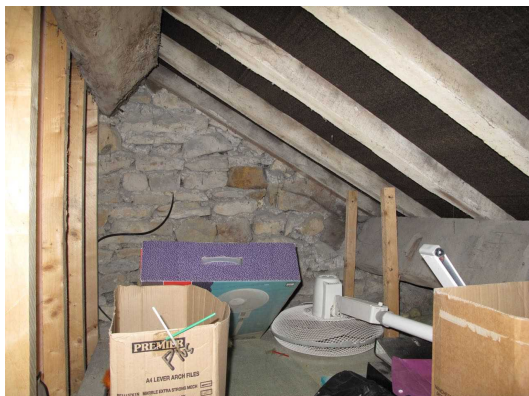
The property is two storey traditional stone built farmhouse with double pitched slate roof, to the front of the farmhouse is a porch with slate roof. Stonework is in good condition and pointing is generally good with no obvious crevices, gaps or cracks present.



To the rear of the farmhouse a single storey extension with single pitched slate roof is present.



The roofs are in good condition with no lifted or missing slates, ridge tiles are close fitting and pointed leaving no gaps or crevices.



The farm loft has been converted into living space with a long central room.



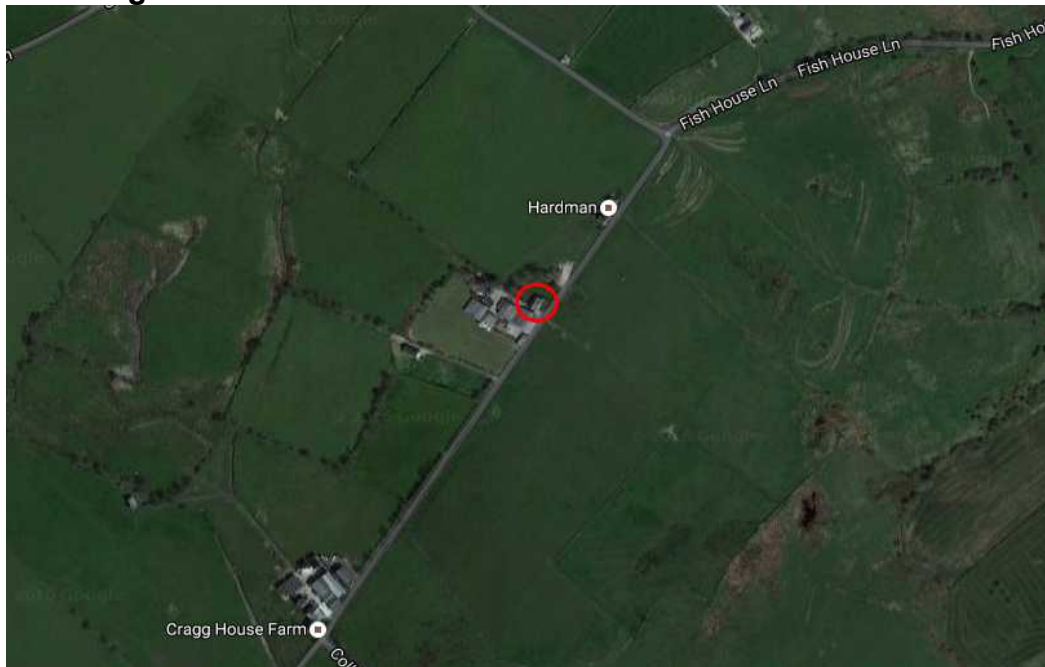
The roof is divided into multiple small loft spaces, either side of a central residential area, which are lined with a breathable membrane. No evidence of bats was present in these loft spaces.



The building appears to be well sealed with no obvious potential roost features.

Overall the building can be considered of moderate to low potential for roosting bats. The building is unsuitable for nesting Barn Owl.

### **Surrounding habitat.**



Outlane Farm is located in a rural setting in an area of semi improved and improved grassland. Immediately behind the farmhouse are a small stand of Ash trees and some hedgerows are found bordering farmland to the north west of the site.

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

## **Pre Existing data on local bat species**

A search of the East Lancs Bat Group database and MAGIC website revealed no recorded roosts within 1km.

However, from personal experience of surveying for and researching bats in the East Lancashire area 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 bye 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. 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.

Equipment used included:

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

Bat Detectors used:

Anabat Express static, Anabat Walkabout and Batlogger M full spectrum detector

### **Personnel**

All surveys were conducted by:

Dave Anderson MSc, Natural England Science, Education and Conservation bat licence holder (2015-15784-CLS-CLS) a bat surveyor and ecologist with 20 years experience.

### **Survey Summary**

<b>Survey</b>	<b>Date</b>	<b>Timings</b>
Visual	15.09.2016	1 Hour
Dawn Survey	19.09.2016	05.20 – 06.49 14c, cloudy, low wind

### **Survey constraints**

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



## **Results**

### **Visual Inspection**

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

No feeding remains or signs consistent with roosting bats were observed either within the building or on external walls and windows.

No grease marks/ staining or urine staining were observed.

### **Dawn Survey**

No bats were recorded returning to the farmhouse. A solitary male common Pipistrelle was observed commuting along the road passed the site from the south west to north east and social calling from 05.30 (+80 minutes before sunrise).

### **Evaluation of the results**

No evidence of bat activity was recorded either within or outside the buildings. A particularly low level of general bat activity in the vicinity of the farm was recorded during the dawn survey with no suggestion that bats are using the building to roost.

Given the results, it is considered highly unlikely that bats use the barn for the purposes of roosting and therefore it is the surveyors opinion that no further surveys are needed.

### **Conclusion**

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

**No bats were observed or recorded using the building for roosting.**

**Roost potential is considered to be low.**

**The surveyor considers survey effort to be reasonable to assess the roost potential of the building and no further survey work is deemed appropriate.**

**The surveyor does not consider the proposed development and change of use is 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

- 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 3rd Edition      Bat Conservation Trust 2016
- Bat Workers Manual 3<sup>rd</sup> Edition      JNCC 2004
- The effect of a major road on bat activity and diversity,  
A Berthinussen & J Altringham      Journal of applied Ecology. 2011

## 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.