

# Bat Survey Report

Lower Clerk Hill Farm  
Clerk Hill Road  
Sabden  
Clitheroe  
BB7 9FR

07.06.2017



Report prepared by:  
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## **Summary**

In May 2017 Batworker consultancy was commissioned to undertake a survey of Lower Clerk Hill Farm, Clerk Hill Road, Sabden, Clitheroe, BB7 9FR to assess the potential for use its use by bats.

A daytime survey was carried out on 9<sup>th</sup> May 2017, in order to support plans to develop the property including demolition of the existing main farmhouse.

An evening survey on 9<sup>th</sup> May confirmed the presence of a small roost of common pipistrelle using the farmhouse.

Follow up survey work on the 18<sup>th</sup> May and the 3<sup>rd</sup> of June was carried out to confirm roost type in order to inform mitigation.

**Evidence was recorded to suggest bats were roosting within the building.**

**Bats were observed or recorded using the building for roosting.**

**One roost of common pipistrelle was observed on the western aspect of the farmhouse roosting under roofing tiles.**

**Recommended mitigation has been included in this report.**

**The building is unsuitable for nesting Barn Owl.**

**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 considers the proposed development likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development will require an EPS Licence (EPSL) to proceed lawfully.**

**Suitable mitigation and timing of works will be incorporated into an EPS licence once palnning permission has been gained in order for the development to proceed legally.**

## Introduction

In May 2017 Batworker consultancy was commissioned to undertake a survey of Lower Clerk Hill Farm, Clerk Hill Road, Sabden, Clitheroe, BB7 9FR to assess the potential for use its use by bats.

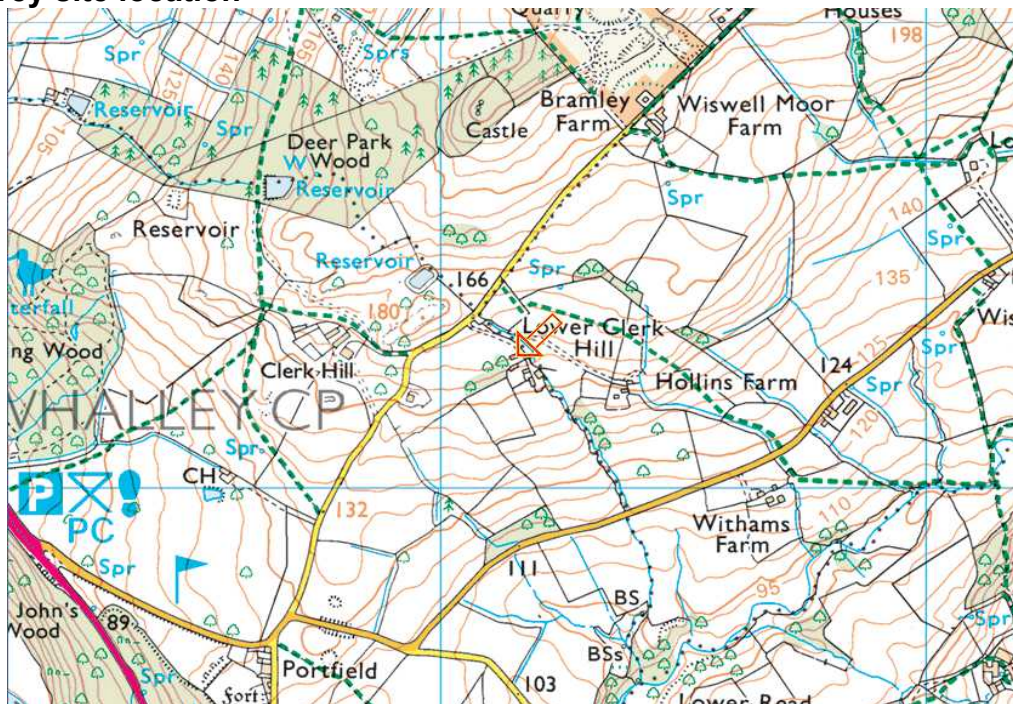
A daytime survey was carried out on 9<sup>th</sup> May 2017, in order to support plans to develop the property including demolition of the existing main farmhouse.

## 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. The building was assessed for suitability for nesting barn owl.

### Survey site location



A central grid reference for the site is SD7516836233

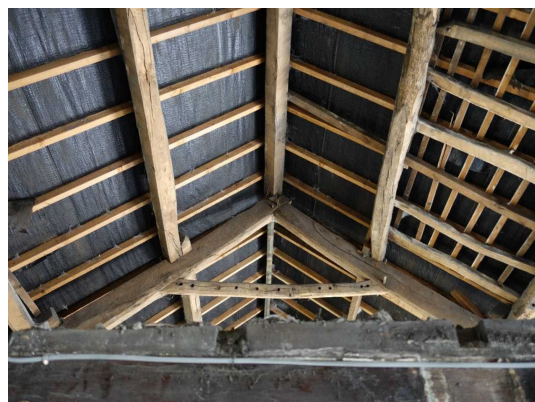
## Site/Habitat description



The property is a traditional stone built two storey farm house with a double pitched pantiled roof. Pointing is in good condition with no cracks or crevices present.



Roof tiles are in good general condition with no missing slates and few lifted slates present. To the west of the building a single storey adjoining extension features a single pitch stone slate roof. Lead flashing around chimney places appears to be in good condition and close fitting.



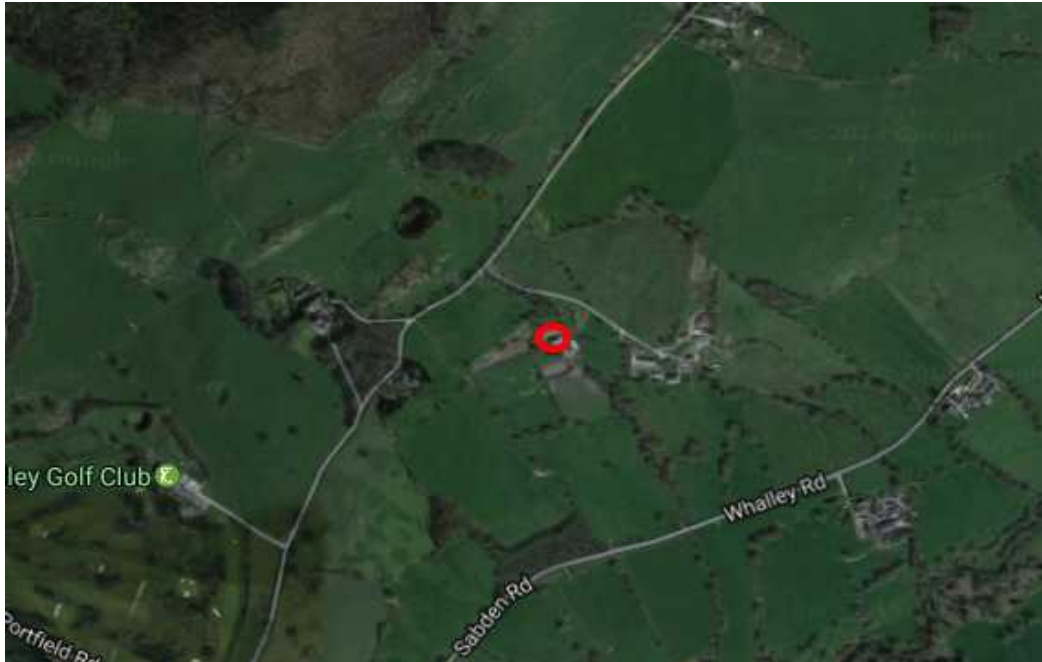
Ceilings to the property were removed as part of renovation works in September 2016. The pantiles have underfelt present which appears to be in good condition with no obvious rips or tears.



Gaps are present behind barge boards on the western aspect of the building..

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

## Surrounding habitat.



The property is located in a rural position with surrounding habitat dominated by improved and semi improved grassland. Remnant hedgerow is present along field boundaries and provides some connectivity to the wider environment.

Overall foraging potential for bats can be considered moderate.

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

A search of the MAGIC website revealed no EPS licences applied for within a 1km radius.

A data search with the East Lancashire Bat Group revealed no recorded bat roosts within 1km of the site.

From personal experience of surveying for and researching bats in Lancashire and Yorkshire 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

### **Emergence Surveys**

Two surveyors positioned at either end of the farmhouse in order to maintain good visual coverage of the building. Full spectrum bat detectors, Anabat Walkabout and Batlogger M, were used in order to allow accurate species identification post survey.

### **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. Sharon Anderson, an experienced bat surveyor.

### **Survey Summary**

<b>Survey</b>	<b>Date</b>	<b>Timings</b>
Visual	09.05.2017	1 Hour
Emergence	09.05.2017	20.30 – 22.00
Emergence	18.05.2017	20.45 – 22.45
Emergence	03.06.2017	21.00 – 23.00

## Survey constraints

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

Weather conditions for emergence surveys were 14.0c, low wind, no rain in keeping with bat survey guidelines.

## Results

### Visual Inspection

No signs of bats were observed within the main farmhouse. Low levels of droppings were present on the single storey extension roof and within the extension.

Gaps behind the barge board on the western aspect of the farmhouse were observed with low levels of droppings adhering to stonework below one prominent gap.



*Gap behind bargeboards with droppings recorded adhering to stonework below.*

### Barn Owl Assessment

The building is unsuitable for nesting Barn Owl.

## **Emergence surveys**

A low number of common pipistrelle <20 were observed emerging from the gap behind barge boarding on the evening of the 9<sup>th</sup> May. No other emergence was noted.

On the 18<sup>th</sup> of May 17 bats were counted emerging from the gap behind barge boarding. No other emergence was noted.

Handnetting of 6 individual bats was carried out on the 3<sup>rd</sup> June to confirm roost status. Four male and two female common pipistrelles were caught and assessed, females were non breeding. No other emergence was observed.

## **Evaluation of the results**

Lower Clerk Hill Farmhouse is host to a small satellite roost of non breeding common pipistrelle bats. The roost is located under pantiles and bargeboards on the western aspect of the farmhouse.

Proposed works, including demolition of the property would result in destruction of this roost and so will require an EPS licence to proceed lawfully.

As part of an EPS licence application it is recommended that the following mitigation and compensatory works are carried out.

## **Suggested Mitigation and Compensatory Works.**

Timing of works - demolition of the building should be carried out between September and March, a period when bats are likely to not be present. One an EPS licence is in place.

Soft Demolition - The roof area around the roost entrance should be dismantled by hand under supervision of a suitably licenced bat worker.

Replacement Roosts – Two Schwegler 2F bat boxes should be positioned on site prior to works commencing in order to provide a suitable shelter for bats discovered during licenced works.

Permanent Replacement Roosts - Two pole mounted crevice boxes to be located in suitable positions to provide one 'hot' roost and one 'cool' roost.

## **Conclusion**

**Evidence was recorded to suggest bats were roosting within the building.**

**Bats were observed or recorded using the building for roosting.**

**One roost of common pipistrelle was observed on the western aspect of the farmhouse roosting under roofing tiles.**

**Recommended mitigation and timing of works has been included in this report.**

**The building is unsuitable for nesting Barn Owl.**

**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 considers the proposed development likely to result in a breach of the Conservation (Natural Habitats &c.) Regulations 1994 (as amended) therefore the proposed development will require an EPS Licence (EPSL) to proceed lawfully.**

**Suitable mitigation and timing of works will be incorporated into an EPS licence once planning permission has been gained in order for the development to proceed legally.**

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                   |

## **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.