

Bat Survey Report

**Painley Farm
Knot Lane
Newsholme
Gisburn
BB74JF**

12.06.2017



**Report prepared by:
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Summary

In May 2017 Batworker consultancy was commissioned to undertake a survey of farm buildings at Painley Farm, Knot Lane, Newsholme, Gisburn, BB7 4JF to assess their potential for use by bats.

A previous survey (EED April 2016) identified the need for further survey work. Planning permission for the property included conditions for this work to be carried out prior to work commencing on site.

A daytime survey was carried out on 24th May 2017, in order to support plans to develop the site including demolition of the existing main farmhouse, barns and outbuildings as part of a residential development. This was supplemented by 11 nights monitoring via static bat detectors to record a pattern of activity of bats using the site.

An evening survey on 8^h June confirmed the presence of a maternity roost of soprano pipistrelle using the farmhouse. Two further roosts of natterer's bat and long eared bat were identified in two stone barns.

Further follow up survey work in order to inform mitigation and an EPS development licence is planned.

Evidence was recorded to suggest bats were roosting within buildings.

Bats were observed or recorded using the main farmhouse and two barns for roosting.

One roost of soprano pipistrelle was observed on the eastern aspect of the farmhouse roosting under roofing tiles.

Recommended mitigation has been included in this report.

Barn owls have been recorded using a stone barn and suitable mitigation is suggested within this report.

The surveyor considers further survey work will be necessary to inform mitigation and an EPS licence application.

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 in order for the development to proceed legally.

Introduction

In May 2017 Batworker consultancy was commissioned to undertake a survey of farm buildings at Painley Farm, Knot Lane, Newsholme, Gisburn, BB7 4JF to assess their potential for use by bats.

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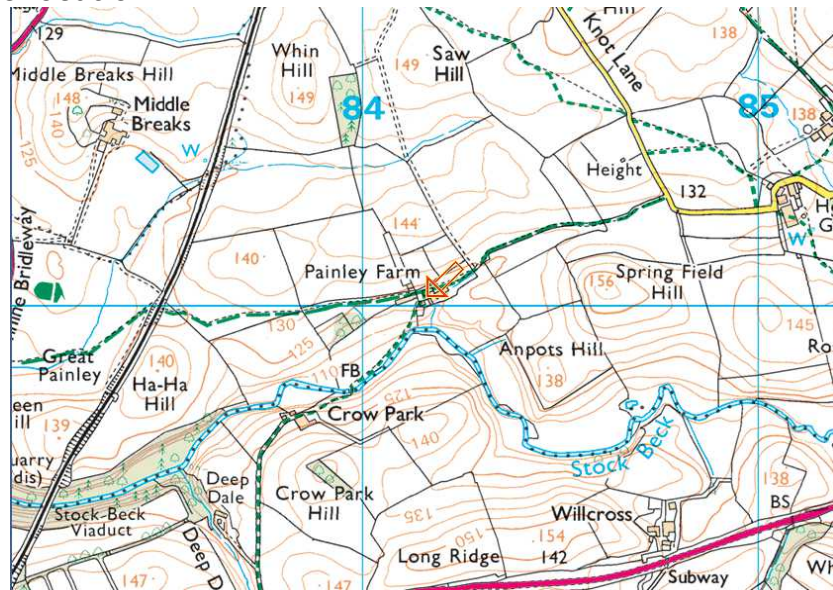
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Survey and Site Assessment

Objectives of the survey

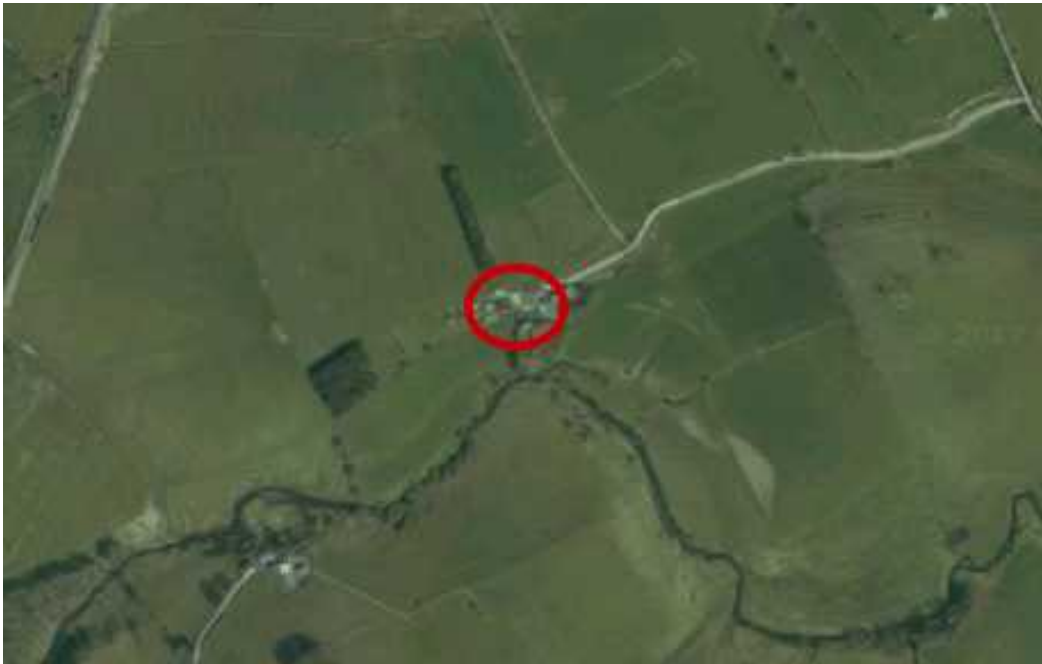
The survey was carried out to determine current usage by bats of the site and to establish status of the bat species using the site prior to development work being carried out.

Survey site location



A central grid reference for the site is SD8414050032

Site/Habitat description



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 including riverine woodland associated with Stock Beck to the immediate south.

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

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

Static Monitoring

Anabat Express bat detectors programmed to record from -25minutes before sunset to +15minutes post dawn were placed in stone barns and buildings identified in the EED survey as being high potential for roosting bats.

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. A nightshot video camera with IR floodlighting recorded inside barn A to identify emerging bats.

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

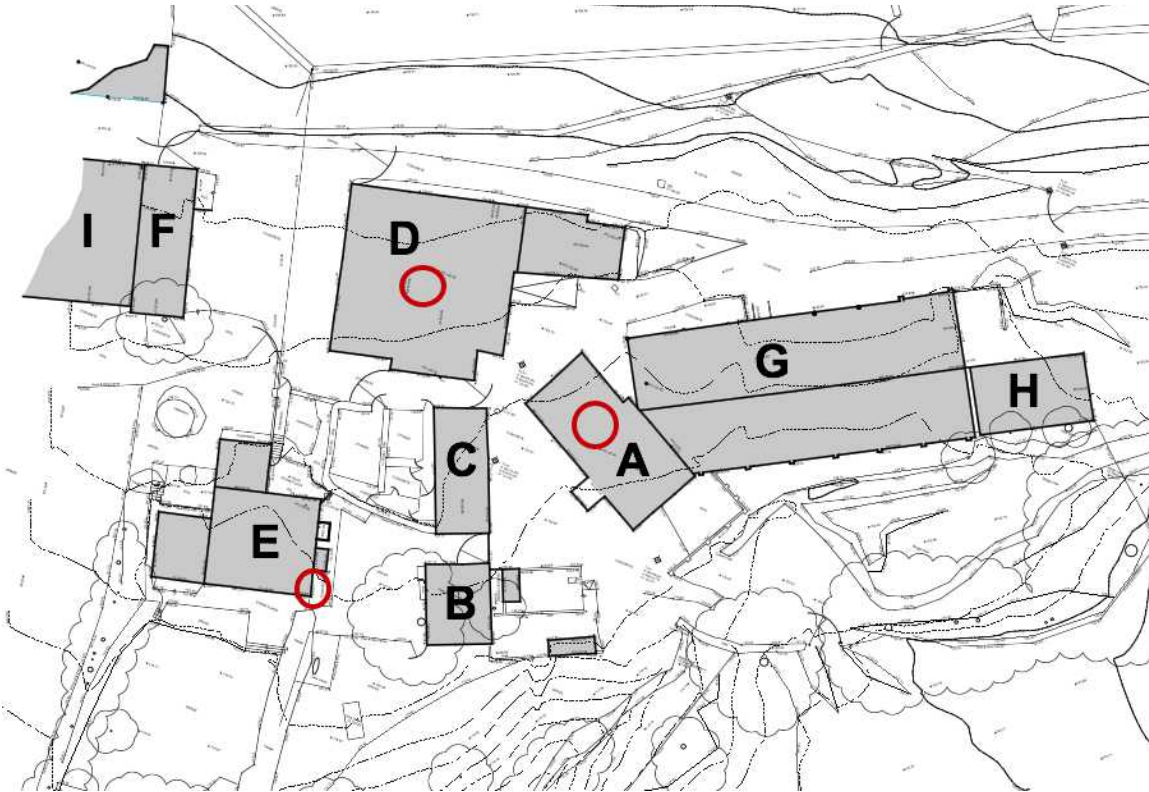
Survey	Date	Timings
Visual	24.05.2017	2 Hours
Static	24.05 – 05.06.2017	Sunset to sunrise
Emergence	08.06.2017	20.45 – 23.00

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



Bat roosts were identified in three buildings.

A – A stone barn with double pitched stone slate roof. Natterer's bat roost <30 bats.

D – A stone barn with double pitched corrugated fiberboard roof. Brown Long Eared bat roost <20 bats.

E – Stone built farmhouse with double pitched slate roof. Maternity roost of soprano pipistrelle bats >100 bats.

Barn owls are using barn A as a feeding roost.

Evaluation of the results

Painley Farm is host to three separate bat roosts utilising three buildings on site; the main farmhouse (E), a stone barn with stone slate roof (A) and a stone slate with corrugated fibreboard roof (D). Proposed works, including demolition of these buildings would result in destruction of bat roosts and so will require an EPS licence to proceed lawfully.

Other buildings on site are considered both low potential for bat roosts and low risk and can be safely demolished.

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 buildings identified as hosting bat roosts should be carried out between September and March, a period when bats are likely to not be present. Once an EPS licence has been applied for and is in place.

Soft Demolition - The roof areas of buildings hosting bat roosts should be dismantled by hand under supervision of a suitably licenced bat worker.

Replacement Roosts – Five 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 - It is proposed that the the brick built garages (F) be converted into a bat loft to compensate for the loss of roosts as a result of planned works. Further survey work will inform the design of this compensatory roost as part of an EPS licence application.

A barn owl box should be located along the southern boundary of the site.

Conclusion

Evidence was recorded to suggest bats were roosting within buildings.

Bats were observed or recorded using the main farmhouse and two barns for roosting.

One roost of soprano pipistrelle was observed on the eastern aspect of the farmhouse roosting under roofing tiles.

Recommended mitigation has been included in this report.

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The surveyor considers further survey work will be necessary to inform mitigation and an EPS licence application.

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 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 rd Edition	JNCC 2004

Photographs



Main farmhouse (E) with location of bat roost identified.



Stone barn (A)



Interior of stone Barn D

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.