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**BAT SURVEY AT -
EDISFORD BRIDGE FARM
CLITHEROE
BB7 3LJ**

**DATE AND TIME OF VISIT
15th Jan 2018 2.00pm**

WEATHER CONDITIONS

Overcast, intermittent rain. Strong breeze. 3 C

REFERENCE NO. 5357

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**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
EMERGENCE SURVEYS ARE CARRIED OUT WITH A SECOND SURVEYOR WITH NINE YEARS EXPERIENCE OF ASSISTING ON EMERGENCE SURVEYS**

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.

If it is discovered that development may impact upon bat roosts (thus leading to an offence being committed) a mitigation plan should be devised and a Bat Mitigation Licence applied for from the relevant government department (i.e. Natural England). Gaining a licence will depend on many variables, such as the bat species present, roost type, roost size and its local/regional/national importance

LIMITATIONS OF REPORT

NOTE: *The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.*

- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance. Crevice-roosting bats ie. Pipistrelles, some Myotis species and Brown long eared bats can remain unseen even after close inspection in small spaces ie. cavity walls, roof structures soffits or cladding.
- Bat roosting evidence ie. Droppings or insect remains can be removed by weather conditions or sweeping/ cleaning internally so this lack of evidence cannot always prove undoubtedly that bats are absent.

EQUIPMENT USED ON SURVEY

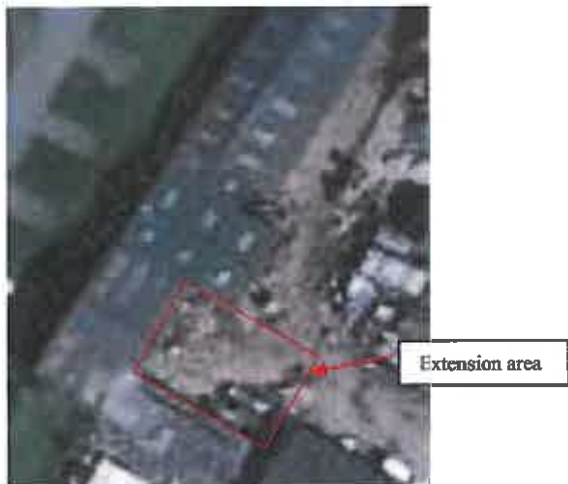
- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Extension to an existing agricultural steel portal frame building to infill the area indicated below.

Impact of development in relation to potential bat habitat:-

Disruption to the verges where the new building abuts the existing.



TYPE OF BUILDING

The buildings are located to the rear of Edisford Bridge Farm all in various use.



Steel portal frame farm building.

Area to be infilled

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.

Emergence survey ; are conducted 20 minutes before sunset and up to two hours after. Emergence surveys are conducted between the months of April through to end of September (Weather dependant).

October to April (winter months) bats are inactive during the hibernation period.

All surveyors used have many years experience in conducting bat emergence surveys.

CONSTRAINTS

Survey carried out during the winter hibernation period.

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)

LOCATION SD: 724414 63m elevation

The portal buildings are located at Edisford Bridge farm; approx 550 m outside the main settlement area of Clitheroe to the west of the town. The buildings are the ancillary to the farm house.



FORAGING POTENTIAL IN THE LOCATION

The site is located on the edge of Clitheroe and is surrounded by large acreage pasture land, the farm settlement consisting of the farmhouse and outbuildings is located adjacent to the Edisford bridge public house.

The land surrounding the site is largely devoid of hedgerow and any mature trees with the exception of the area 160m to the south east adjacent to the river where a line of mature trees lines a small brook flowing into the River Ribble 250m to the south east. The bank of the river is lined with trees and provides good foraging potential, however this area is not connected with the outbuildings. There is no vegetation of any kind within 100m of the buildings the nearest significant area of trees is a small isolated plantation 214m to the north west in the middle of a field.

The immediate locality has sub optimal foraging potential.



WALL CONSTRUCTION

The walls are concrete block base walls with profile steel sheet s clad around a steel portal frame.



BAT ACCESS POINTS IN WALLS

The interior of the building is accessible via door openings. The walls do not provide any crevices which would provide any potential habitat for bats.

ROOF CONSTRUCTION

Pitched profile steel sheet with roof lights, steel trim to the verge.



BAT ACCESS POINTS IN ROOF

The roof sheets do not provide any crevices which would provide any potential habitat for bats.

ROOF SPACE

There is no enclosed roof space the underside of the roof sheets are clearly visible. They do not provide any potential for bat habitat.



	Yes	No
<u>BAT SIGNS, EXTERNAL</u>		X
SEEN DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The exterior of the building was examined for signs of staining, grease marks or droppings no evidence was found of any bat presence.

	Yes	No
<u>BAT SIGNS, INTERNAL</u>		X
SIGHTED DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

The floors and any surfaces of items present in the building were examined for any dropping or insect remains, the result was negative.

CONCLUSION

The extension to this building will not impact on bats in any way. The building does not provide any potential habitat for bats and is remote from any high value foraging potential. No further survey effort or mitigation is 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

RISK ASSESSMENT

(The level of probability that bats are using the property is calculated on the evidence found.)

LOW

NOTES:

The precautions below should be incorporated in the unlikely event that any bats are found to be present in the intervening time between surveys and work commencing on site.

When bats are found to be present in a building:

- A NATURAL ENGLAND licence will be required before any building work is undertaken.
- Pointing work should not be undertaken during winter months as hibernating bats might be entombed.
- Work to roof structure should not be undertaken between late May, June, July and August.
- Small areas of wall could be left un-pointed to encourage potential roosting sites.
- Care must be taken when removing existing roof timbers, and any new timbers or treatment of existing timbers must be carried out using chemicals listed as safe for bat roosts.
- NOTE: The onus lies with the applicant to satisfy themselves that no offence will be committed if the development goes ahead.

If bats are ever found during building work, stop work immediately and contact the Bat Conservation Trust or Natural England.

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London SW8 4BG
0845 1300 228**

**Natural England Cheshire-Lancashire Team
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