

BAT SURVEY AT -

DAIRY FARM
GOOSE LANE
CHIPPING

DATE AND TIME OF VISIT
23rd Feb 2018 11.30 am

WEATHER CONDITIONS

Sunny , light wind, 3 C

REFERENCE. Mr Naylor



LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

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

2no adjacent Nissan huts to be demolished prior to the construction of a new detached annexe.

Impact of development in relation to potential bat habitat:-

Potential removal of bat habitat.

TYPE OF BUILDING

A pair of Nissan huts, one is used as a stable and the other is a store. They are in daily use.



West elevation



East elevation

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

Scoping bat Survey carried out during the hibernation period.

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

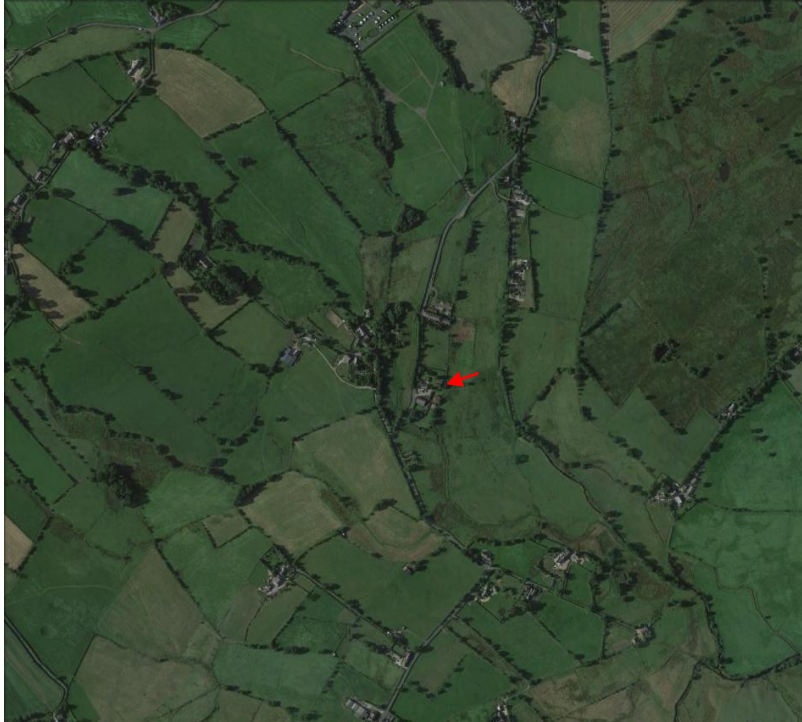
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 622422 98 m elevation

The Nissan huts are located within the garden curtailage of Dairy farm. The property is located just off Goose lane on the outskirts of Chipping village. It is remote from the main settlement area however it is located near to a small satellite group of dwellings.

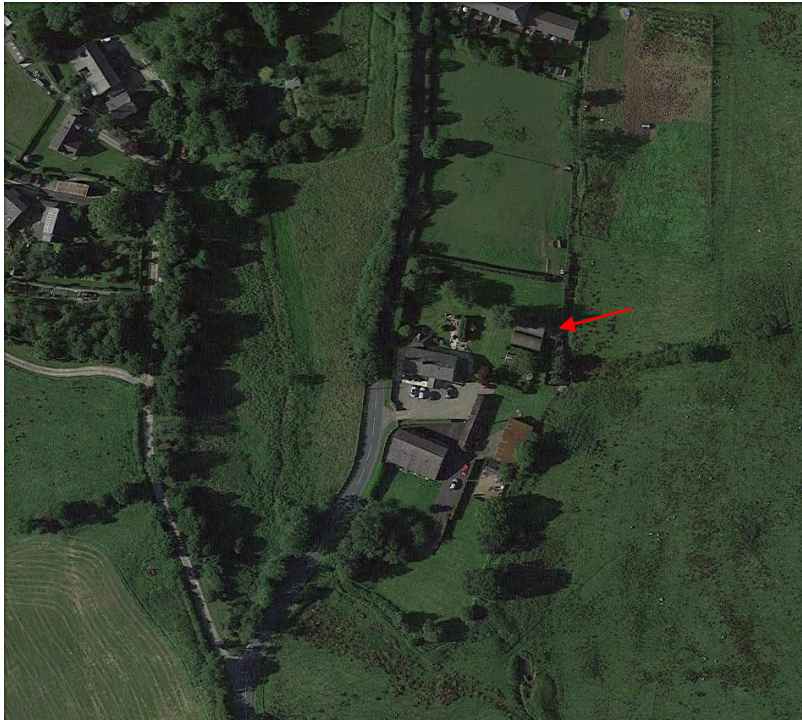


FORAGING POTENTIAL IN THE LOCATION

The property is in a rural location surrounded by pastureland, to the west the land is large acreage with no boundaries. The east is small acreage pastureland with mainly hedgerow boundaries. The adjacent lane is lined with mature trees and further west the lane and properties are quite densely surrounded by mature trees which are well connected with tree corridors to the north and south to the greater area. The huts are not well connected to any of the significant potential foraging habitat in the area.

The nearest water course is a brook which runs 110m to the south, the more significant Chipping brook north to south 130m to the east of the huts. A small area of standing water is a pond which is 130m to the north west.

The immediate area provides a medium / low level of forage potential increasing to high value at 135m to the north west.



WALL CONSTRUCTION



The base walls are brick, the east gable walls are also brick with one hut having timber boarded cladding. The gables to the West have timber boarding fixed over a timber frame.



BAT ACCESS POINTS IN WALLS

The interior of the buildings are easily accessible particularly the west gables where there is a large gap at the abutment of the roof sheet and boarding. The brick walls whilst not in very good condition do not provide any cracks or crevices which bats could use.

The framed timber boarding does not provide any suitable habitat for bats.

The brick wall faced with timber boarding has a void between, it was possible to examine the gap and whilst it doesn't provide a suitable hibernation roost it could potentially be used by bats during the summer months, however no signs of historic use was evident.

ROOF CONSTRUCTION

The roof is curved corrugated fibre cement sheet.



BAT ACCESS POINTS IN ROOF

The sheet laps were generally tight with no crevices or gaps.

ROOF SPACE

There is no enclosed roof void or any lining to the underside of the sheets. It does not provide any suitable habitat for bats.



BAT SIGNS, EXTERNAL

SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

The external features of the buildings were examined closely. The fibre cement sheets, walls and any hard standing around the huts were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

The buildings were inspected internally for any of the above evidence. The result was negative the buildings do not provide any suitable habitat for bats.

CONCLUSION

The lack of evidence and lack of roost potential in these huts indicates that the demolition will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the removal of the building.

However the construction of a detached annexe provides the opportunity to enhance the roost potential in the area and it is recommended that the measures indicated below are incorporated in the building .

METHOD 2:

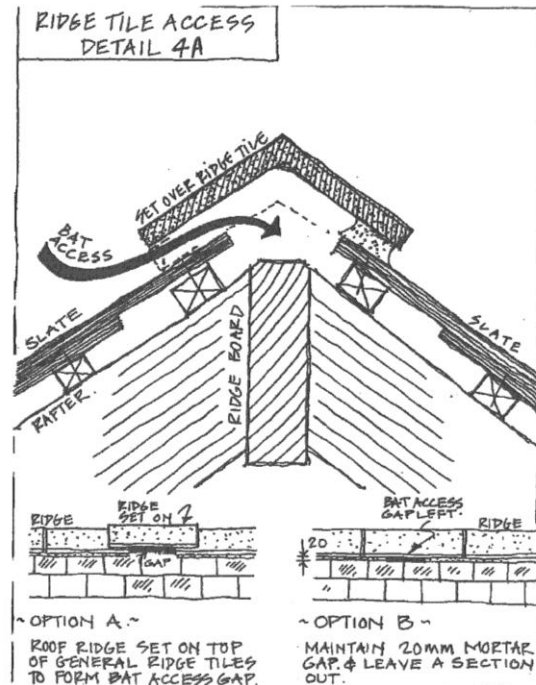
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF.

Ridge access tile Detail 4A (below)

RECOMMENDED BY NATURAL ENGLAND: either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles.

Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tile; additional benefits are provided when small gaps are provided through the roofing felt & sarking membrane thus enabling bats to enter any retained roof voids.



LIVING WITH BATS

- Bats are not rodents, and will not nibble or gnaw at wood, wires or insulation.
- Bats do not build nests and therefore do not bring bedding material into the roost; neither do they bring their insect prey into the roost.
- All bats in the UK eat insects, so they are a great form of natural pest control!
- Bat droppings in the UK are dry and crumble away to dust. As a result, there are no known health risks associated with them.
- Female bats usually have only one baby a year, so properties do not become 'infested'.
- Most bats are seasonal visitors to buildings - they are unlikely to live in the same building all year round, although they are loyal to their roosts and so usually return to the same roosts year after year.
- Bats are clean and sociable animals and spend many hours grooming themselves.

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.

The Bat Conservation Trust
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

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