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**BAT SURVEY AT -
SAGAR FOLD HOUSE
CLITHEROE**

DATE AND TIME OF VISIT
14th Aug 2018 2.15 pm

WEATHER CONDITIONS

Overcast, light west, south west wind 19 C

REFERENCE NO. 5660

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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

Removal of existing porch prior to construction of a new canopy. Removal of existing timber garage and storage shed.

Impact of development in relation to potential bat habitat:-
Possible removal of Bat habitat.

TYPE OF BUILDING

The property is a detached house probably dating from 18thC.

The building has been extensively modernised and has had the addition of a timber garage attached to the south east corner, a porch canopy to the front door and a detached store/ shed adjacent to the S.W corner of the house.



Front west elevation with porch

Shed



Timber garage north elevation



Garage west 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

No constraints all areas accessible.

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: 703407 86M elevation

The house is located approx 3 km S.W of Clitheroe , 44m off the road near to Withgill fold.



FORAGING POTENTIAL IN THE LOCATION

The house has a small cottage annex adjacent, there is also another property located in the immediate locality. These properties are remote from any further dwellings, the nearest property being located 250m to the S.E. The house is positioned in a large mature garden and surrounded by pastureland. There are some mature broad leaf trees on the east boundary of the garden and smaller shrub type planting lining the access drive to the north. The pastureland to the west is lined with significant hedge/tree lines which lead to a small wooded area to the N.W adjacent to the river Hodder, 230m to the west. The banks of the river are lined with trees which connects to further wooded areas.

The greater locality has an optimal level of forage and roost potential, with some connectivity to the house.



WALL CONSTRUCTION

The porch has solid natural stone base walls, with turned timber posts.



The garage had boarded timber walls to 3 elevations. The west elevation is timber framed glazing.



The shed has timber vertical boarded walls.



BAT ACCESS POINTS IN WALLS

Porch: The stone walls are solid and well pointed with no cracks or crevices. The timber posts are also in excellent condition with no rot or cracks. There are no possible cracks or crevices which have the potential to be used by bats.

Garage: The garage timber boarding is in excellent condition. There are no areas of rot, the boards are tight fitting. There are no possible cracks or crevices which have the potential to be used by bats.

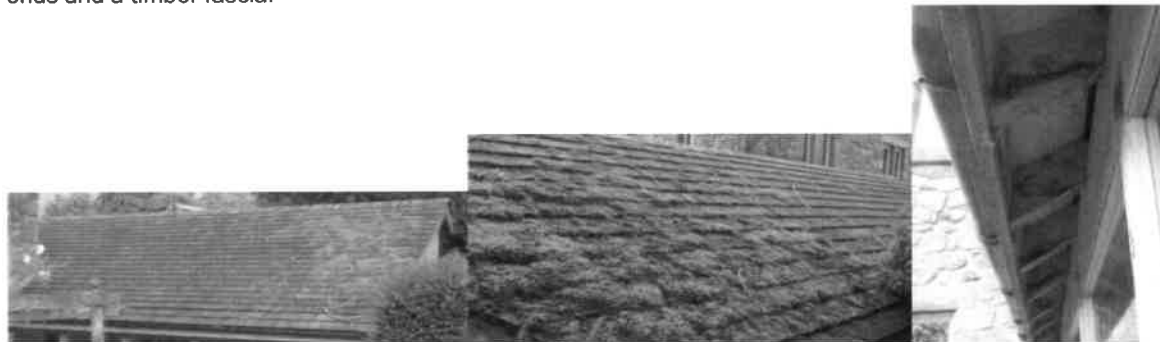
Shed: The shed timbers are in excellent condition. There are no areas of rot, the boards are tight fitting. There are no possible cracks or crevices which have the potential to be used by bats.

ROOF CONSTRUCTION

The porch roof is an open pitch with a natural blue slate finish and ridge tiles. The roof is lead flashed to the house wall with a timber barge board to the front gable.



The garage roof is pitched with a timber shingle finish. There is a small overhang at the eaves with exposed rafter ends and a timber fascia.



The Shed roof is flat with a Bitumen type finish, approx 300mm above there is a gazebo type structure constructed over to support climbing plants.



BAT ACCESS POINTS IN ROOF

Porch : All the slates and ridge tiles are very tight fitting as is the lead flashing. No possible access points into the structure.

Garage : The shingles are in good condition and tight fitting. There is no rot however there is excessive moss coverage. The overhangs could be examined closely they are very tight fitting. No possible access points into the structure.

Shed: The bitumen looked quite new and was in excellent condition. There is no eaves overhang, close inspection did not reveal any access points.

ROOF SPACE

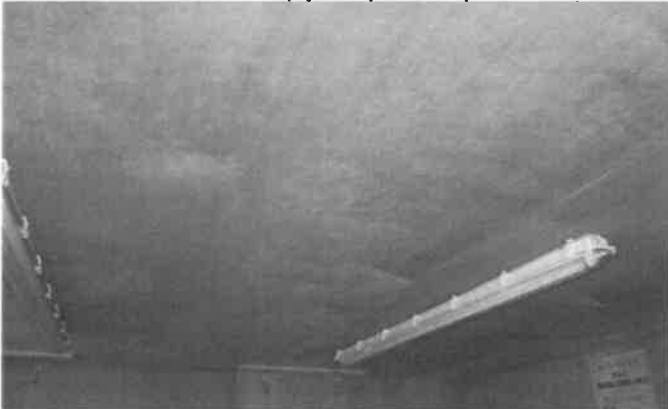
The porch roof is open to the underside, the timber rafters and purlins with boarding over was exposed there was no enclosed roof space. It was possible to closely examine .There were no access points or crevices into which bats could enter. Wire mesh has been used to prevent nesting birds.



The garage roof does not have an enclosed roof space the rafters are lined to the underside with ply with only a truss tie member visible. The structure appears to be quite new. All the joints in the ply are tightly sealed, the space does not provide any potential bat habitat.



The shed roof is lined with ply. No possible potential as a bat roost.



	Yes	No
BAT SIGNS, EXTERNAL		X
SEEN		X
DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The exterior features of the porch, garage and shed were the main focus of this scoping survey. The lead flashings, fascia soffits ridge slates, walls and any sills were visually examined closely for any for droppings, staining, grease marks or feeding remains. No evidence or any access points were found.

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

The interiors of all the buildings being affected by the proposals were examined for any of the above listed evidence, the result was negative. There is no access to the interior of the garage or shed.

CONCLUSION

The lack of evidence and lack of potential access points or crevices in the buildings affected and the main house affirms that the removal of the garage, shed and porch will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the removal. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme

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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8 Battersea Park Road
London SW8 4BG
0845 1300 228

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