SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
HIGHER GAZEGILL FARM
RIMINGTON

DATE AND TIME OF VISIT
24th May 2017 8.30pm

WEATHER CONDITIONS

Overcast, southerly light wind, 16 C

REFERENCE NO. 5237

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SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

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.

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.

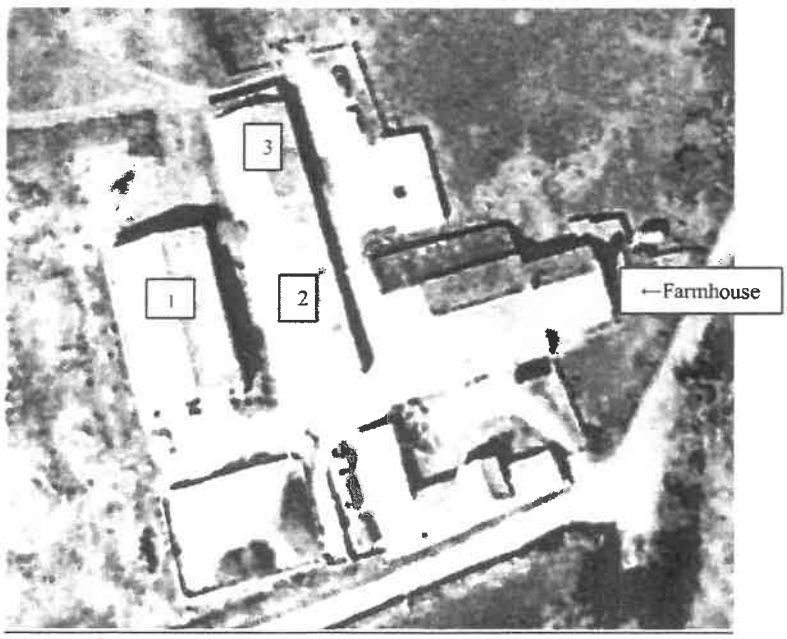
- External walls and internal rooms inspected from ground level.
- Roof spaces, attics and lofts will only be inspected if safe access is possible.
- Winter surveys will provide limited results. However internal inspection should determine if bats have used the building in the previous year.
- Any building whose structure is considered dangerous can only be inspected from a safe distance.

EQUIPMENT USED ON SURVEY

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

PROPOSED DEVELOPMENT

It is proposed to develop the outbuildings which are located adjacent to and within the yard area of the farmhouse.
Conversion of barn 1 to 3no holiday lets. Barn 2 and 3 to be an amenity to the main house, comprising of a swimming pool / leisure area and garaging.

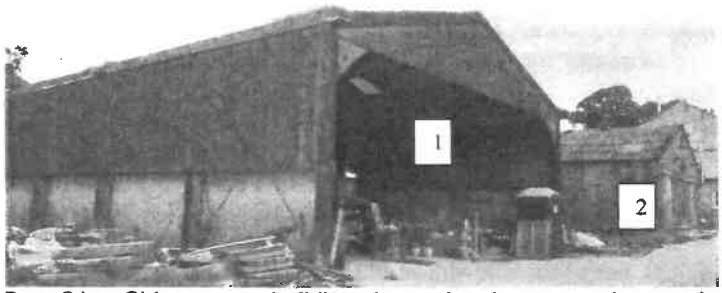


Impact of development in relation to potential bat habitat:-

TYPE OF BUILDING

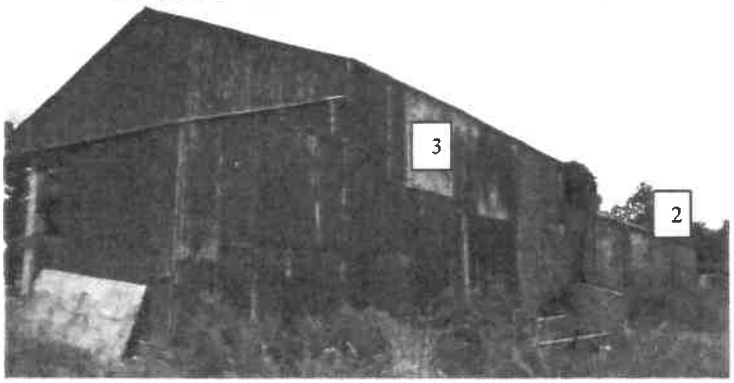
All the buildings are located within the farmyard curtilage and are the most recent structures in the farmyard, possibly dating from the 60's or the 70's.

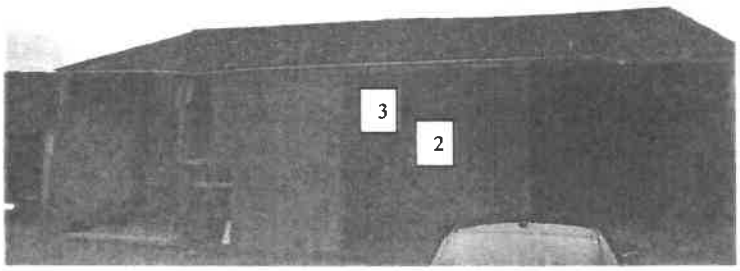
Barn 1 is a concrete portal barn currenly used for storage.



Barn 2 is a Shippon type building, the top bay is open and currently used as a car port.

Barn 3 is attached to barn 2, it is a timber framed building probably previously used as a hay barn.





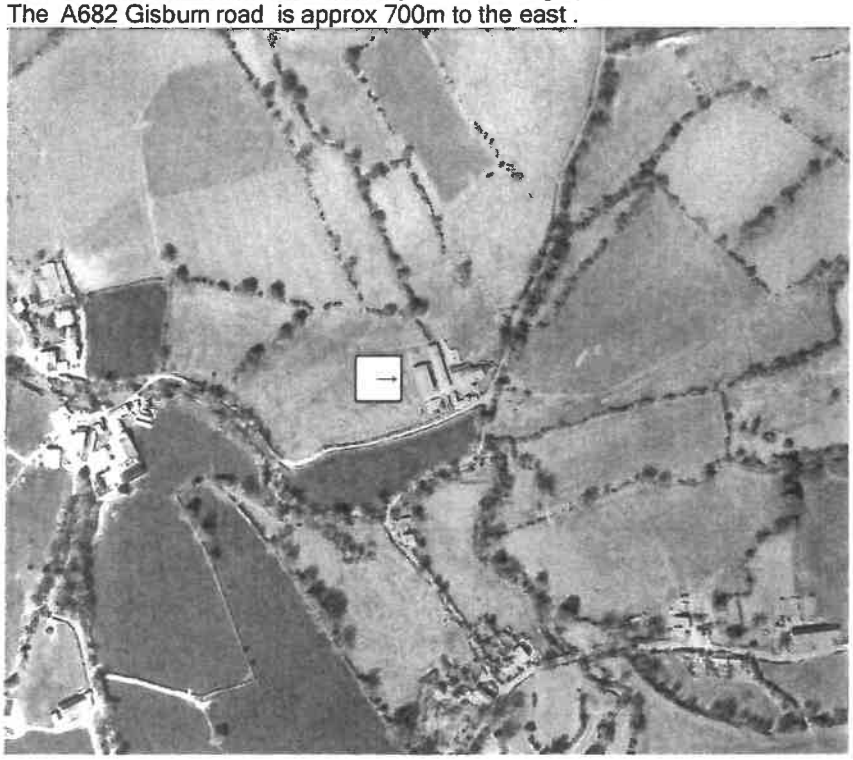
METHODOLOGY The survey methodology follows the guidelines published in the Bat Conservation Trust (BCT- Bat surveys, good practice guidelines 2nd Edition)
Scoping survey (Non invasive) carried out by one surveyor to assess if the site has any potential value for protected species and determine if bats are currently or have historically used the building.
Evening emergence survey monitoring the barns from all elevations.

CONSTRAINTS
No constraints on this survey, it was carried out during the activity period and the weather conditions on the evening of the emergence survey were good .

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)

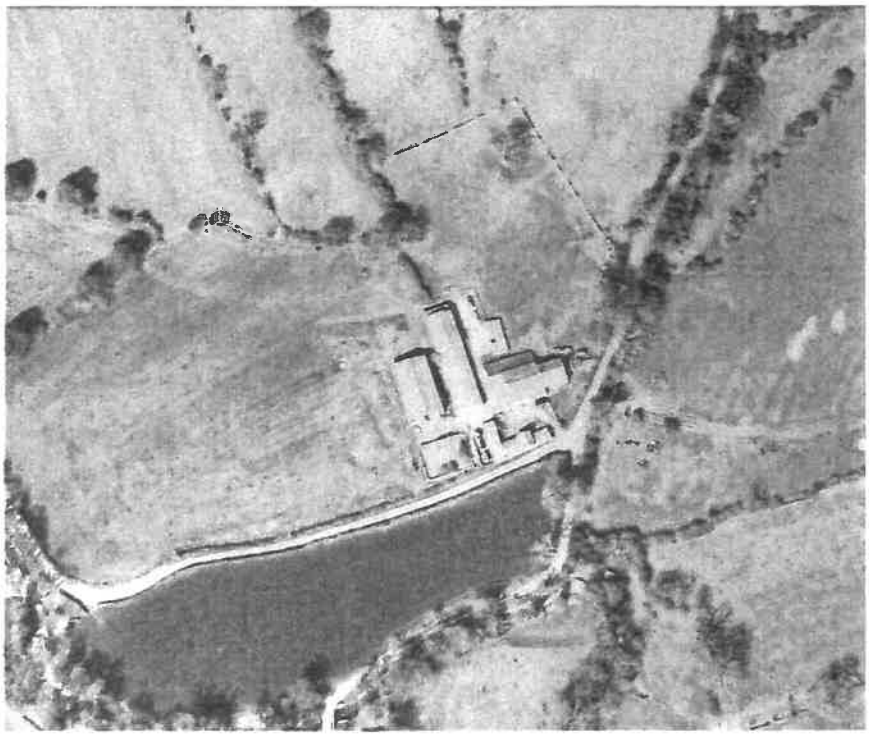
LOCATION SD: 822 463

COMMENTS: The farmhouse and outbuildings are located at the junction of Trash lane, Cross hill lane and Dancer lane, surrounded by relatively small acreage pasture land and remote from any other properties. The A682 Gisburn road is approx 700m to the east .

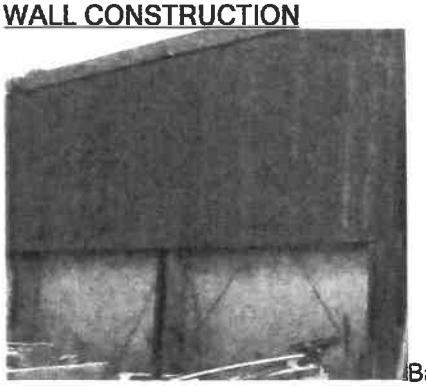


FORAGING POTENTIAL IN THE LOCATION

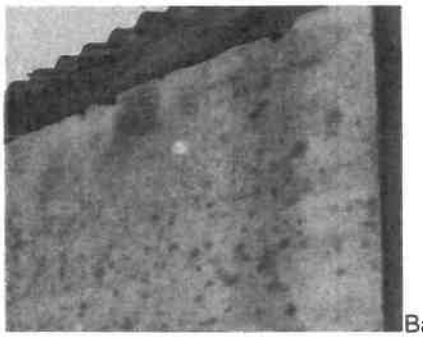
There is a dense hedge and trees running down cross hill lane which is within 5m of the farmhouse gable. The surrounding fields are large acreage with the majority of the boundaries being lined with trees and hedges. A stream runs adjacent to Cross hill lane and Howgill beck is 80m to the south both being tree lined. The locality provides a moderate to high bat foraging potential.



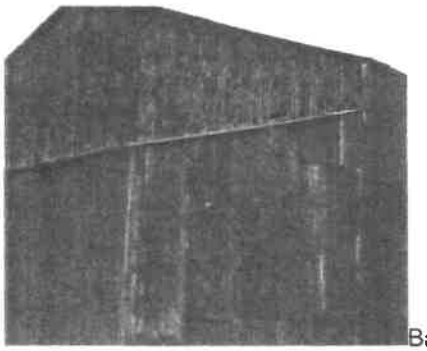
WALL CONSTRUCTION



Barn 1 with corrugated fibre cement sheet walls and cast concrete base walls, concrete portal frame.



Barn 2 the walls are concrete block with smooth render finish externally, steel portal frame. There is a timber eaves beam.



Barn 3 corrugated steel sheet fixed over timber frame.

BAT ACCESS POINTS IN WALLS

Barn 1 . The building has fee access into the interior as the south gable is open. There is also a section of sheet missing at high level in the north gable. The sheets and the concrete do not provide any cracks or crevices suitable for bat roosting.

Barn 2. The building is divided into two sections the main area is enclosed the remainder of the building is open on the east elevation. The walls do not have any openings and the render finish does not have any cracks or crevices. The timber wall plate is in reasonable condition and it was possible to closely inspect for signs of rot and cracks none were suitable for bat access.

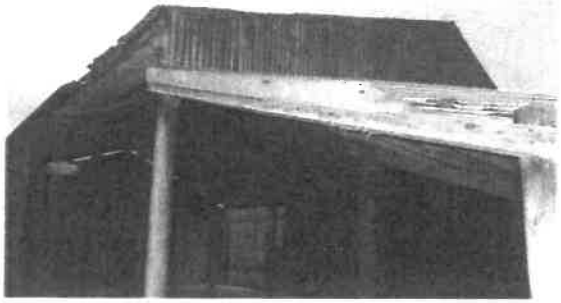
Barn 3 The barn is freely accessible to bats, the steel sheets do not provide any potential habitat for bats. The timbers are old but generally in reasonable condition with no cracks or crevices suitable for bats.

ROOF CONSTRUCTION

Barn 1 Pitched roof with corrugated fibre cement sheet roof covering with some clear plastic roof lights. Fibre cement concealed gutters at the eaves and fascia detail to the verge on the gables.

Barn 2 - Pitched roof with fibre cement roof covering with vents to the ridge fixed to a timber eaves beam. Over the car port section there is a gap in the sheet at the ridge.

Barn 3 - Pitched roof with a lean to roof to the side, both having fibre cement sheet roof covering.

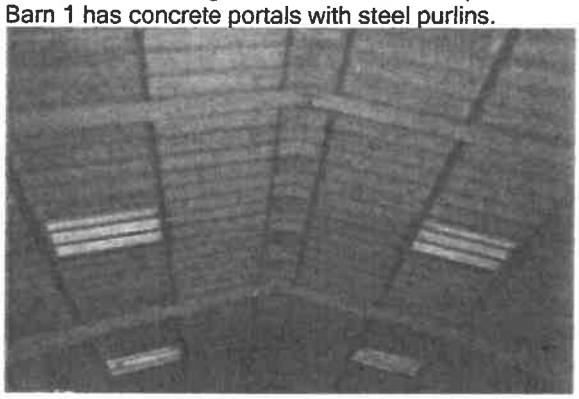


BAT ACCESS POINTS IN ROOF

The sheeting on all the roofs is generally tight fitting and does not provide any potential habitat for bats.

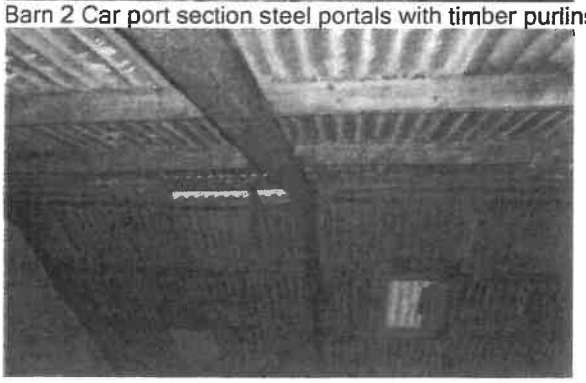
ROOF SPACE

None of the buildings have enclosed roof spaces all are open to the underside of the roof structure.
Barn 1 has concrete portals with steel purlins.



Barn 2 Steel portals with timber purlins.

Barn 2 Car port section steel portals with timber purlins



Barn 3 Timber stanchions, trusses and purlins

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

An examination of the exterior of all the buildings was carried out to assess the potential habitat and to determine if signs of droppings, urine stains and grease or scratch marks were in evidence. No signs were found. Externally the buildings do not provide any potential roost habitat.

The emergence survey commenced with good foraging conditions at 8.30pm, it was 9.15pm before the activity of a couple of (suspected soprano pipestrelle) bats was recorded around the open elevation of barn 3 appearing from the east to forage in the building briefly, before returning in an Easterly direction towards Cross hill lane. This minimal activity did not continue as the wind speed had picked up during the survey.
The bats did not emerge from any of the barns during this activity period.

		Yes	No
BAT SIGNS, INTERNAL	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

All the buildings had concrete floors which were inspected for droppings or insect remains, the result was negative although the buildings are in everyday use for storage of machinery and building materials for the current building project being carried out. All the interiors provide sub optimal roosting potential being generally cold and draughty spaces with no structural elements providing any suitable habitat.

CONCLUSION

All the buildings with the exception of the enclosed section of Barn 2 are open to the elements, the construction of these buildings provides no potential habitat for bats, barn 2 does provide a sheltered space however the interior does not provide any suitable habitat for bat use. This type of outbuilding typically provides sub optimal roosting opportunities for hibernating bats, maternity roosts and summer roosts. The accessibility of the buildings does provide foraging potential however the locality has optimal foraging habitat and the conversion of these buildings will not be detrimental or cause any harm to the local bat population.

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

MITIGATION
Whilst mitigation is not essential in this development the potential roosting habitat should be enhanced by the installation of 2no Kent bat boxes on barn 1 and 3no on barn 2 and 3. Details of the bat boxes below :-

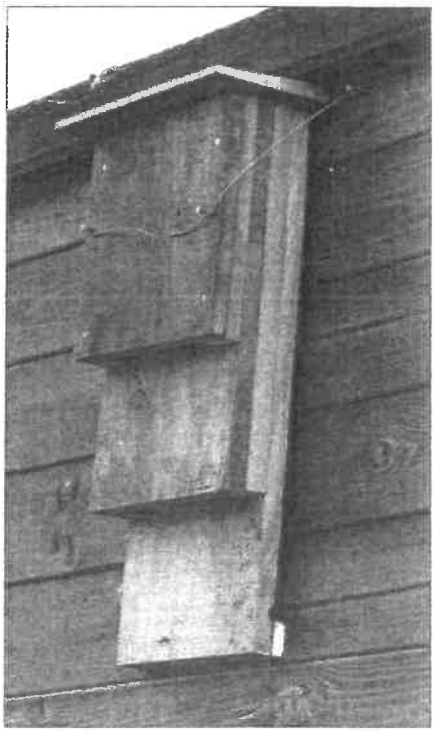
The Kent bat box

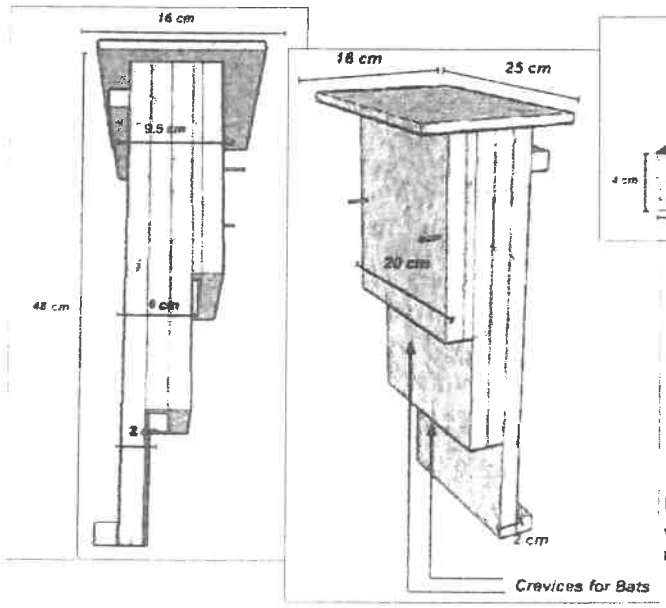
Simple to construct, self-cleaning and low maintenance.

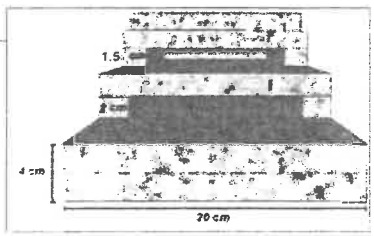
The only critical measurement is the width of the crevices—these should be no larger than suggested. Other measurements are approximate.

Materials and construction
Box to be made from untreated rough-sawn timbers
Timber should be c.20mm thick
The box should be rainproof and draught-free
Crevices can be between 15 and 25 mm wide
Fixing may be by use of brackets, durable bands or wires

Location
Boxes are best fixed as high as possible in a sheltered wind-free position, exposed to the sun for part of the day.
They can be fitted to walls, other flat surfaces or trees
A clear flight line to the entrance is important







This design has been developed by Kent Bat Group

We'd like to know how successful it is. Please send any comments or records of bats seen using it to: records@kentbatgroup.org.uk

With thanks to Glen Sharman for help in producing the prototype and Lloyd Bore for providing plans.

Kent Bat Group
www.kentbatgroup.org.uk
Reg Charity No. 1079767

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
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London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
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