

**BAT SURVEY AT -
LOWER HUD LEE FARM
LONGRIDGE ROAD
HURST GREEN**

DATE AND TIME OF VISIT
16th Oct 2018 10.00am

WEATHER CONDITIONS

Overcast, light southerly breeze. 14 C

REFERENCE NO. 5634



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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

Erection of a single storey rear infill extension for use as a garden room / play room, a two storey side extension, replacement garage structure and replacement of existing rear flat roof with pitched roof

Impact of development in relation to potential bat habitat:-

Removal of existing garage structure and existing flat roof to main house. Disrupting main roof pitch and the eaves of the existing single storey outrigger.

TYPE OF BUILDING

The property is detached house (originally a farmhouse possibly dating from 1800's) which has been subject to flat roofed extensions to the side and rear. The property is currently inhabited.



Front south elevation



Rear and west side 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

Survey carried out during the inactivity 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: 668383 elevation 139 m

Lower Hud Lee Farm is situated to the North West of the village of Hurst Green within the Ribble Valley.

The dwelling in question is located off a track to the North of Longridge Road where clusters of dwellings are present with the neighbouring property of Adamson House present to the East of Lower Hud Lee Farm.



FORAGING POTENTIAL IN THE LOCATION

The property is located in a rural area surrounded by large acreage pasture land, bound mainly with fences and some hedgerow. The house is remote from other buildings with the exception of an adjacent property.

A dense line of mature broad leaf trees 25 m from the house form the rear north boundary of the garden.

A dense plantation of trees (Shireburn wood) is 31m to the south which continues in a southerly direction following the road, a further wood (Carlinghurst wood) is 240m to the south west. There are six further small wooded areas surrounding the property within 500m.

There are no significant water courses within 500m, however there are two small areas of standing water 290m to the south and 310m to the east.

The immediate locality (within 30m) is devoid of forage and roost potential, however the greater area provides high value roost and forage



WALL CONSTRUCTION

The original house walls are stone with a white painted render finish. The extension walls possibly brick or block with a render finish.



BAT ACCESS POINTS IN WALLS

All the render is in very good condition with no cracks or crevices which could allow bat access.

ROOF CONSTRUCTION

The main house roof and the single storey side section to the east, have pitched roofs with a blue slate finish. Box fascias to the main house walls at the eaves, the single storey section having flush timber fascias fixed to walls.

The flat roofs are felt, the two storey section has a projecting box timber fascia at the eaves, the garage has a boarded detail to the front south elevation and a projecting box fascia to the west elevation. The felt has a chipping finish which has significant moss coverage.



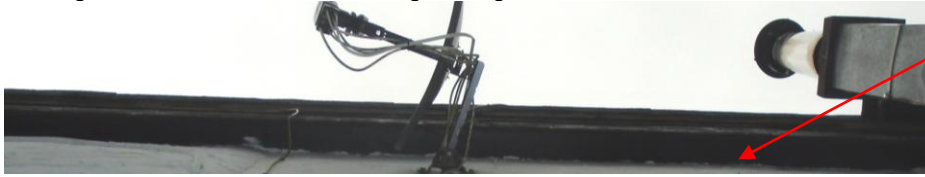
Flat roofs



South elevation pitches

BAT ACCESS POINTS IN ROOF

The slates of the main roof and single storey section are in reasonable condition with no significant gaps or slipped slates, the ridge slates were well bedded and the verges and flashings were tight fitting with no gaps. The flashings at the roof abutments were tight fitting. The box fascias were well sealed at the abutment with the wall.



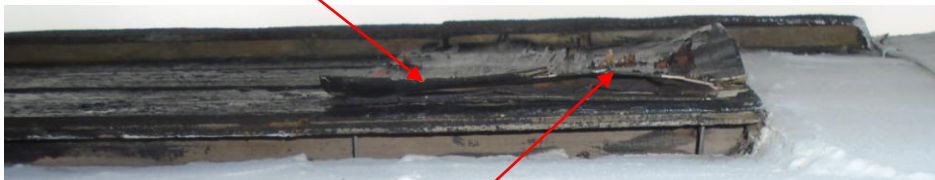
The boarded eaves detail to the front elevation of the garage was in reasonable condition the small void behind the boarding has been filled with mesh see below.



However the south west corner of the garage has a deeper crevice behind, however the endoscope result was negative with no signs of current or previous use.



The two storey section had some sections in poor condition where the boards have peeled away from the wall. It was possible to closely inspect see below. The result was negative with regard to current presence nor where there any signs of past use .



There are no access points in the felt although it is in poor condition and there is water ingress into the building.



The Garage flat roof

Any gaps behind the boarding were fully accessible for inspection using an endoscope if necessary.

ROOF SPACE

The main roof was divided into two spaces each accessible via a ceiling hatch. The void is small and boarded out for storage. The front pitch is slate fixed over battens and rafters, pointed at the abutments. The rear pitch which has been altered when the flat roof extension was added has felt underlay. All the timbers are in good condition with no rot, cracks or crevices.

All the surfaces are clean with no signs of droppings or insect remains.



Eastern end roof void.

The west end of the roof void was similar to the east but the rear pitch has boarding over the rafters and a void is visible adjacent to the flat roof. As before the surfaces were clean and devoid of any dropping or insect remains. The timbers were in good condition. The spaces did not provide any high value roost potential for bats.



Western end roof void



The single storey section does not have a roof void the rafters are lined to the underside, no access points for bats.

BAT SIGNS, EXTERNAL

SEEN
DROPPINGS
MAGENTA BAT5 DETECTOR RESULT

Yes	No
	X
	X
	X

The external features of the property particularly the roofs being affected by the development were the main focus of this scoping survey. The lead flashings, fascia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains, especially any wall adjacent to the voids (previously indicated) . Which were examined closely with an endoscope. No evidence was found of current or historic presence.

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 Interior of the property is not accessible to bats. The roof voids did not have any access points and no evidence was found of current or historic presence. The flat roofs did not have any access points.

CONCLUSION

The lack of evidence and presence in the crevices which have been identified at this property indicates that the extension will not impact adversely on any local bat population nor is it likely that any bats will be uncovered or disturbed during the tile / felt removal.

The property doesn't provide high value hibernation habitat and it is not currently being used for hibernation or maternity roost a nor is there any evidence to suggest that the building has been used historically.

There is no requirement for a mitigation scheme

However it is recommended that the removal of the garage and flat roofs takes place during the winter months (late October - April) .

If the work is not carried out until spring/ summer (April- Sept) due to the transient nature of bats an emergence survey should be carried out to determine that the situation remains unchanged. If bats were found to be present a mitigation scheme should be implemented.

Notwithstanding the presence of bats it is recommended that roost potential be further boosted in this location and illustrated below is an enhancement method which should be incorporated in the roofs.

METHOD 2:

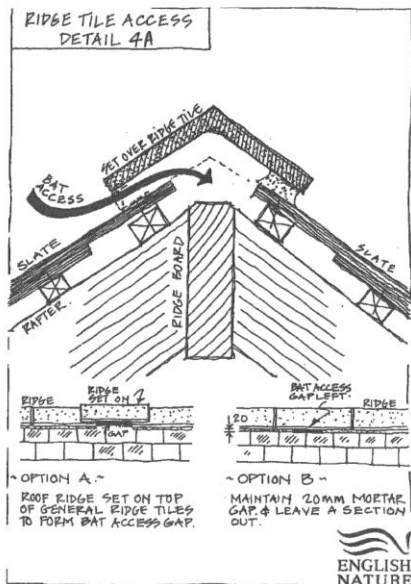
PROVIDE 2 No RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

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 tiles; additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids.



RIDGE ACCESS

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

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.

