

BAT SURVEY AT -
LAND ADJACENT TO
HIGHER COLLEGE FARM
LOWER ROAD
LONGRIDGE
PR3 2YY

DATE AND TIME OF VISIT
22nd Oct 2018 1.30 pm

WEATHER CONDITIONS

Sunny intervals, slight westerly breeze, 11 C.

REFERENCE NO. 5296



SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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

Construction of houses in the field between the house and Lower/ Blackburn road (outlined in red below)

Impact of development in relation to potential bat habitat:-

Potential removal or disturbance of foraging habitat.



Aerial view site

The site is a field laid to pasture.



North east corner of the site



North west corner and west boundary



View of site looking north



West boundary



East leylandi boundary with gap

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 any local bat population will be affected by the development.

CONSTRAINTS

The site scoping survey was carried out at the end of the activity period when the bats are in a torpid state preparing for hibernation.

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:615 372

The site is located approx 330m to the East of the main settlement area of Longridge. Its north boundary is directly adjacent to south side of Blackburn road and its southern boundary forms Higher college farms northern garden boundary. Directly adjacent to the rear boundary of the house is a commercial/ depot site with a separate access track off Blackburn road.



FORAGING POTENTIAL IN THE LOCATION

The site is a pasture which is bound entirely with hedgerow the north, west and southern boundary's being native British hedgerow, the east boundary is a dense Leylandi hedge.

The access roads both to the farm and the commercial site to the south of the site form the west and east boundaries of the proposed development field, all the boundaries are hedgerow. The farm access road also has some broad leaf trees lining the west side. The site is between commute/ forage avenues which are linear and run in a north /south direction to the west and east boundary of the site.

The rear (south) boundary of the farmhouse is adjacent to a functioning commercial depot. The north boundary also forms the south boundary of the field (proposed development site) there is a small store building virtually on the boundary within the garden.

The greater area has two reservoirs at 122m to the north of the site together with a further reservoir at 770m to the south west. A tree lined brook flowing in a southerly direction passes within 144m of the site, the trees lining it increase to form a more extensive but still linear wooded area further to the south.

The site consists entirely of grassland there is no vegetation within the site.



SHED ADJACENT TO THE SITE



There is a small store on the boundary of the farmhouse garden adjacent to the site . The store has a mono pitch roof with a corrugated steel sheet covering. The walls are pointed random stone, the abutments of the roof with the wall are pointed. It was not possible to enter the store but external inspection confirmed that there are no possible access points or crevices in the building which any protected species could possibly use.

ROOST POTENTIAL OF SITE

The hedgerow bordering the site was examined for any bat roost potential, the result was negative. There are no trees on the site and the site is generally considered to provide sub optimal roost potential.

The findings of a previous emergence survey carried out in June 2017. Identified a medium sized roost present in the Farmhouse main roof and the foraging activity was recorded (see below)

'Bats do not generally fly over open land preferring to follow tree or hedge lines, this pattern of activity was confirmed during this survey. All activity was confined to the corridors indicated on the aerial photograph .



Foraging corridors indicated in red

CONCLUSION

Development on the field will not impact adversely on the bat population but it is essential that the tree/hedge boundaries to the west and east of the site are maintained and ensure the foraging routes are not broken significantly by removal of any hedges or trees to form access roads to the site. The bat population does not traverse the site even via the hedge lines of the garden (north) boundary and the boundary of the field adjacent to the road, however whilst it is not essential to maintain them in tact it is advised to minimise any essential breaks.

Mitigation is not required however it is an opportunity to enhance the roost potential of the site by incorporating ridge access slates in any houses adjacent to the west and east boundaries. See illustration overleaf.

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:

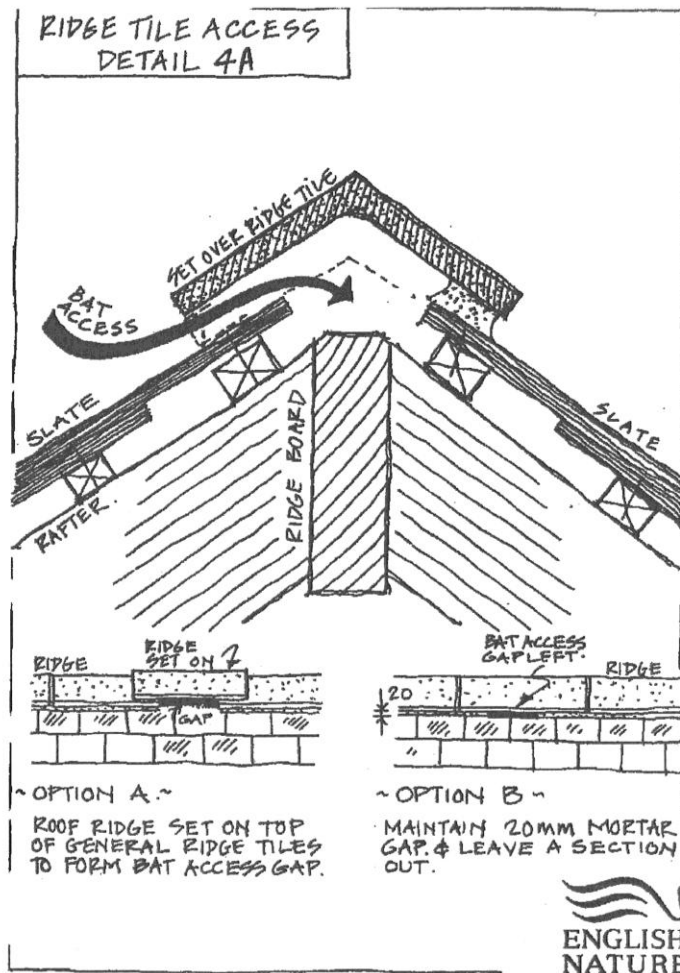
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

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.



Contractors should be aware of any site lighting during the contract and ensure that it is not directed towards the east and west boundaries.

Any permanent site lighting should be designed to avoid light pollution to the east and west boundaries.

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