SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

SEEDALLS FARM
EAVES HALL LANE
WEST BRADFORD

DATE AND TIME OF VISIT
Scoping survey 9th Aug 2021 11.30 am
Emergence survey 10th Aug 2021 8.50 pm

WEATHER CONDITIONS
Sunny periods, 11-21 mph. breeze 17 C 9th Aug
Sunny periods 3-15 mph breeze 16 C - 14 C 10th Aug

REFERENCE NO. 6320

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SURVEY CARRIED OUT BY: LYNNE RUSHWORTH AssocRICS

UK BAT ECOLOGY

- It is thought that there are 18 native species of bats in the UK, most of which have seen declines in numbers over the last century.
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- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.
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- Bats typically roost close to foraging sites and use linear features such as hedgerows, tree lines and rivers to navigate. It is important to maintain these features, as removal is thought to contribute to the decline in numbers.

- Bats will roost in a wide variety of sites and built structures, including underground structures (caves , bridges) and trees . Types of roost and times of year used.

  Hibernacula - November to March
  Temporary roosts - March to April and August to October
  Maternity roosts – May to August
  Summer roosts – Used by Males and immature females
  Mating roosts – September and October

- Disturbance to a Hibernacula or Maternity roost is the most damaging for any local bat population. The same Maternity roosts are typically used year after year commencing between May to early June and are colonised with mature females and their young, any disturbance can lead to abandonment of the young and loss of the roost will have a significant impact on the bat population.
  Hibernacula roosts typically consist of underground sites caves, cellars etc or buildings which maintain cool and fairly constant temperatures. Bats hibernate (deep sleep , torpor) to survive the winter months when insects are in short supply so they hibernate to conserve energy and survive on their fat stores. Any disturbance which wakes the bats can result in unnecessary use of the energy reserves and thus reduces the chance of survival over the winter months.

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 ELEVEN 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

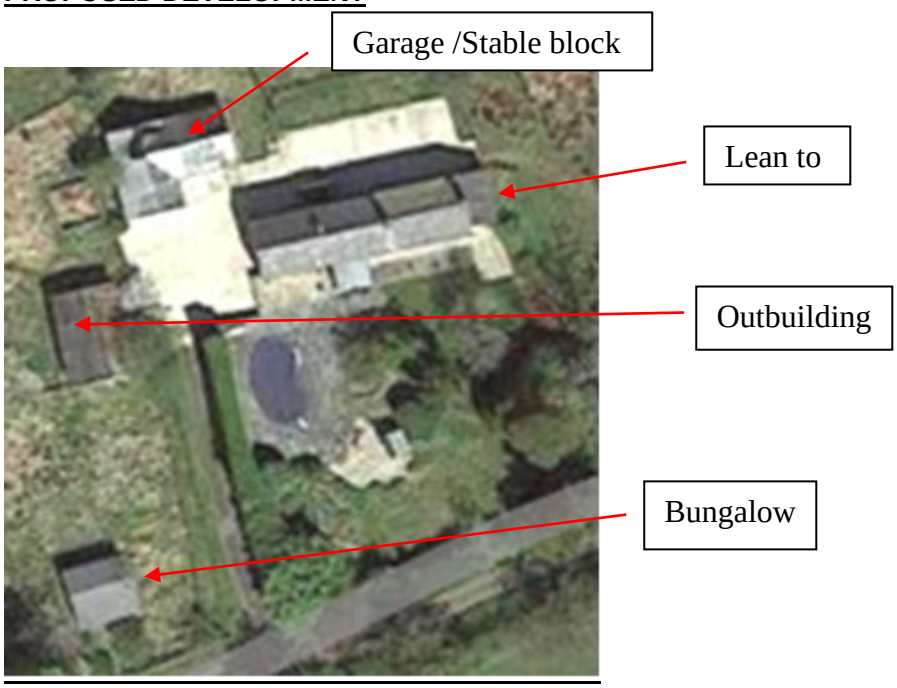
NOTE: The absence of bats is near impossible to prove. The bats' high mobility means it is virtually impossible to rule out bats using any type of structure for roosting or habitat for foraging or on a flight path.

- 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 single storey side extension to farmhouse prior to constructing a new two storey extension.
Removal of existing bungalow prior to construction of new bungalow.
Removal of outbuilding prior to construction of new garage.
Removal of garage and stable block prior to construction of new Annex accommodation.
Impact of development in relation to potential bat habitat:-
Removal of buildings which may have the potential to provide bat roost habitat.
Extension to farmhouse will not disturb main roof.

TYPE OF BUILDING

The farmhouse is a linear building with a single storey lean to the eastern gable.

South elevation

North elevation

The outbuilding is a single storey shed.

West elevation

North elevation

The garage and stable block currently used for storage.

West elevation

East elevation

South elevation

Dilapidated Bungalow

South elevation

North 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

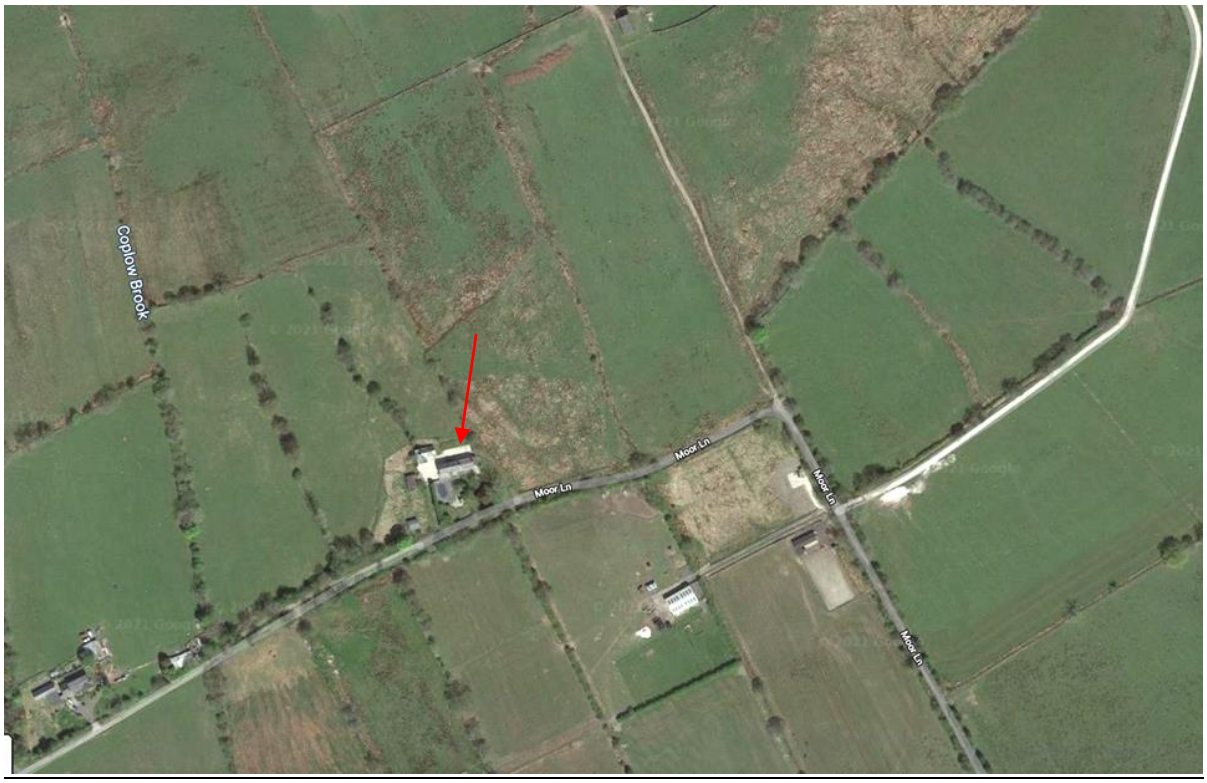
Roof void over lean to roof on farmhouse was not accessible. All other buildings fully accessible.

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 728460 200m elevation**

The farmhouse and the associated buildings are located off Moor lane remote from any other properties in an elevated position 2.2 km to the north west of the main settlement area of West Bradford.

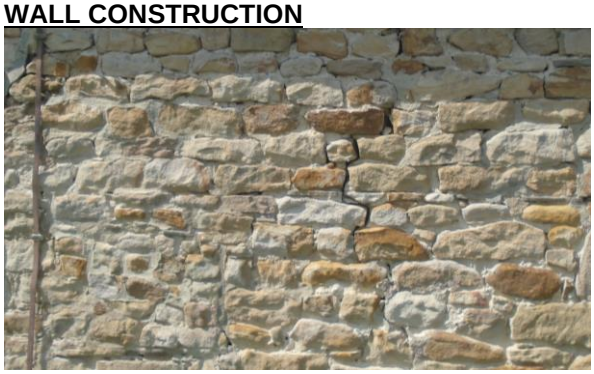


FORAGING POTENTIAL IN THE LOCATION

The access roads Eaves Hall lane and Moor lane are lined with trees and hedges getting more broken on the approach to the farm. Some mature broad leaf trees are located in the front garden of the property. And further a dense line of trees follow the track to west. The large acreage pastureland which surrounds the farm is bound by hedgerow and minor trees. The land adjacent to the north east elevation is rough grazing which extends to the north.

The nearest area of water is the swimming pool in the garden with no significant areas of standing water within 1 km of the property. The nearest water course is Waddington brook 380 m to the West. The location provides an optimal level of forage potential.

WALL CONSTRUCTION



The house walls are random stone which has recently been sand blasted previously having had a white painted finish.

The outbuilding is a timber frame with a painted board finish.

The Garage/ stable block is block work with a render finish, the front gable is timber boarding fixed to frame. The rear and side (east) elevation appear to be timber frame but are currently sheeted up .

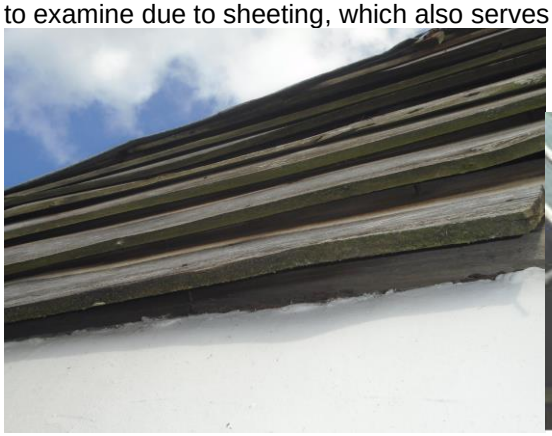
The Bungalow is a timber structure with a boarded either smooth or lapped finish.

BAT ACCESS POINTS IN WALLS

The stone work of the house gable and lean to is in good condition with some small recesses in the pointing due to the recent sand blasting. There are no access points into the building nor any crevices suitable for bat ingress.

The outbuilding walls whilst not in great condition do not provide any access points into the building or have any recesses or cracks with the potential to be used by bats.

The garage / stable block walls are in reasonable condition with the exception of the timber sections which are in a dilapidated state which may have some access potential although it was not possible to examine due to sheeting, which also serves to prevent access.



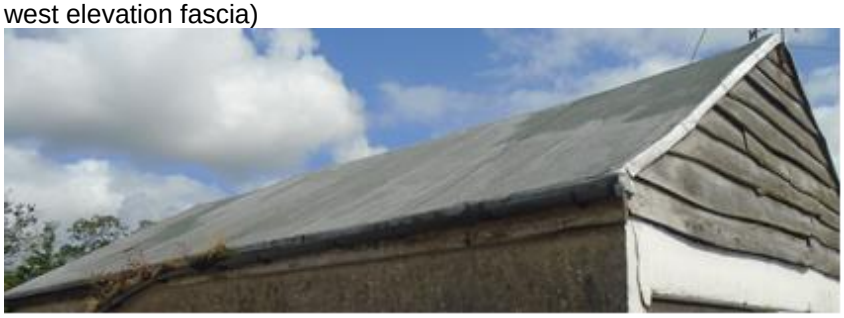
The Bungalow walls are generally dilapidated but the scale of the building meant that all the laps in the boarding and any gaps could be inspected closely. Bats were not present. .

ROOF CONSTRUCTION

The house and lean to roof will be timber rafters and purlins, with a blue slate finish. The main roof will not be disturbed by the proposals. The lean - to roof had a ceiling but the void was not accessible. The roof is flashed to the adjoining wall and the verge is pointed. The timber fascia is fixed flush to the wall.

The outbuilding is a shallow pitched metal structure, trusses purlins and rafters with a bitumen type board over, it then appears to have had some further layers of a corrugated type sheet and felt. There is an eaves overhang which has a metal sheet soffit fixed under.

The garage / stable block is a timber structure, purlins, rafters etc with t and g sarking boards fixed over, the external finish is felt / membrane. Timber fascia's fixed flush to the walls.(slight gap behind west elevation fascia)



The Bungalow roof is a shallow pitch timber structure with a felt finish over sarking boards.

 Timber barge boards to gables.

BAT ACCESS POINTS IN ROOF

The lean to slate roof was in good condition with tight laps, pointed verges and flush fascia boards. The abutment with the wall was also tightly flashed. No access points, cracks or crevices.

The outbuilding soffits generally do not allow access

However the exception is a section on the east elevation over the window (see below)

The general roof covering although in poor condition it does not provide access to the interior.

The Garage / stable block roof is not in good condition but it generally doesn't provide access points to the building nor any crevices suitable for bat ingress. With the exception of the tear in the felt adjacent to the valley in the rear (north elevation) however inspection showed that the edges were sealed and no voids were formed The eaves did not provide any access points or crevices.

The small void behind the fascia on the west side could be fully inspected. No signs of bat ingress was found.

ROOF SPACE

There was no access to the roof void in the lean to.

There was not an enclosed roof void in the Outbuilding all the structure was visible and easily examined. The space provided sub optimal roost habitat for bats.

The Garage /stable block did not have an enclosed roof void all the structure was visible and easily examined. All timbers are in good condition with no signs of rot, cracks or crevices.




The bungalow did not have a roof void plasterboard was fixed to the underside of the sarking boards. There were no cracks or crevices with the potential to provide bat roost habitat. The external features to rear of the property and the roof space were the main focus of this scoping survey. The lead flashings, facia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found


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

The external features of all the buildings were the focus of this scoping survey. The lead flashings, facia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found.

Emergence survey: -10-08 -21 8.50 pm carried out during optimal weather conditions for bat activity. All buildings monitored. No activity was recorded until 9.15pm when a single bat appeared from the trees lining the track to the west, it proceeded to circle the garage / stable block occasionally diverting up the tree line heading north adjacent to the rear of the building. No further bat activity was recorded and emergence from any building did not occur. The survey continued until it was too dark to see.

Line of bat activity recorded during emergence survey

		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

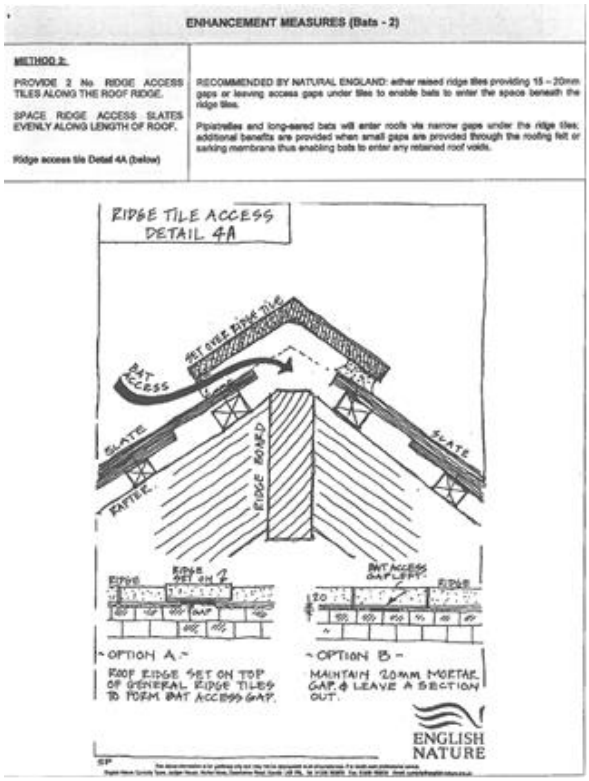
All the floors and any surfaces within the buildings and any crevices present were inspected for the above listed evidence of bat presence. The result was negative in all the buildings.

CONCLUSION

The farm appears to be located in an optimal location for bat forage habitat. However the result from the emergence survey showed a surprising lack of activity, possibly due to the elevation of the property and being on the edge of moorland. The buildings do not provide high quality bat roost habitat either for hibernation or summer roosts, no current or historic signs of bat presence were evident.
The demolition of the Garage /stable, Outbuilding, Bungalow and lean to will not result in the loss of any Bat roost habitat nor will it result in any disturbance to the local bat population. The scale of the proposals will not impact on any existing commute / forage routes.
No further survey effort is required nor is mitigation necessary.

However the scheme provides an opportunity to enhance the roost potential in the location and it is recommended that the measures below are incorporated into the roofs of the proposed buildings. See overleaf .

BAT ROOST ENHANCEMENT



NESTING BIRDS

The buildings were checked for signs of nesting birds. All buildings were clear except Garage/ stable block which had a significant number of swallow nests internally adjacent to the rafters. At the time of the inspection no birds were present, none of the nests were currently in use and many were eroding.

The removal of this building will not impact on currently nesting birds but it is recommended that artificial nesting be incorporated in the eaves of the new buildings or within outbuildings. See below.

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.