SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

BENT HOUSE FARM
LONGTONS LANE
TOSSIDE

DATE AND TIME OF VISIT
16TH Dec 2022, 2.30pm

WEATHER CONDITIONS
Sunny, Light breeze. Snow on the ground -1 C

REFERENCE NO. 6681

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
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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

Change of use of use of existing farm buildings for use in conjunction with a proposed Eco retreat at the site. Barn 1 being a

Impact of development in relation to potential bat habitat:-

Development is not required to the buildings. They will be used in their existing condition with no alteration / conversion or additions.

TYPE OF BUILDING

The 2 no agricultural buildings (indicated below) which form part of this application are part of a working Farmstead comprising of a farmhouse and 6no barns of traditional stone construction and modern portal framed structures.

Barn 1 Building 2

BARN 1
A large modern steel portal frame detached building located on the north west edge of the farmstead. The building maintains its agricultural appearance and will remain unchanged.

North east gable elevation

South west gable elevation

South east elevation

South east side door

BUILDING 2
This building is a modern concrete block addition (lean to) to an original traditional stone barn. With the exception of the recent addition of the timber cladding the building has not been altered from when it functioned as an agricultural building and will have no further alterations.

South east elevation

and north west elevations

south 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

A scoping survey only carried out during the hibernation 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 773572 257m elevation

The farm is in an elevated position remote from other properties 1.2km to the north of Tosside Village, accessed off Longton lane which is 280m to the west.

FORAGING POTENTIAL IN THE LOCATION

The farm and its buildings are surrounded by rough large acreage pasture land in an exposed high altitude location. The area is generally considered to have sub optimal forage habitat, the nearest group of trees being approx. 48m to the north east which line Holden brook This line of trees continue in a south easterly direction descending in elevation.

WALL CONSTRUCTION

Barn 1 - the walls are timber boarded with a rendered concrete block base wall internally to the side elevations.

Building 2 – the walls are concrete block with a render finish the south west elevation has a decorative timber boarded finish.

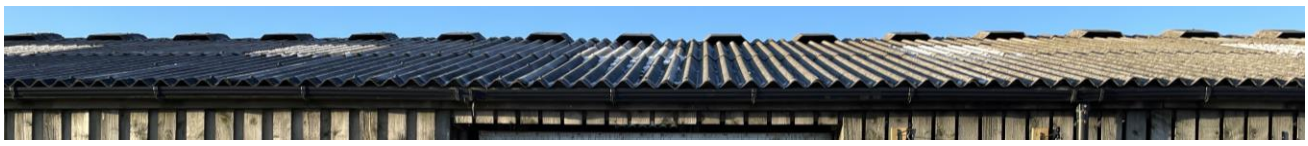
BAT ACCESS POINTS IN WALLS

Barn 1 – the Yorkshire boarded walls are in good condition with no rot present. There were no voids behind the boards, access to the interior was not possible via the walls, nor were any cracks or crevices evident with the potential to provide roost habitat.

Building 2 – the block walls had some holes at high level in the south east elevation, close inspection with an endoscope did not reveal any current or historic use by bats. The boarding detail fixed to the south west elevation is relatively new, there are voids behind however no bats are present.

ROOF CONSTRUCTION

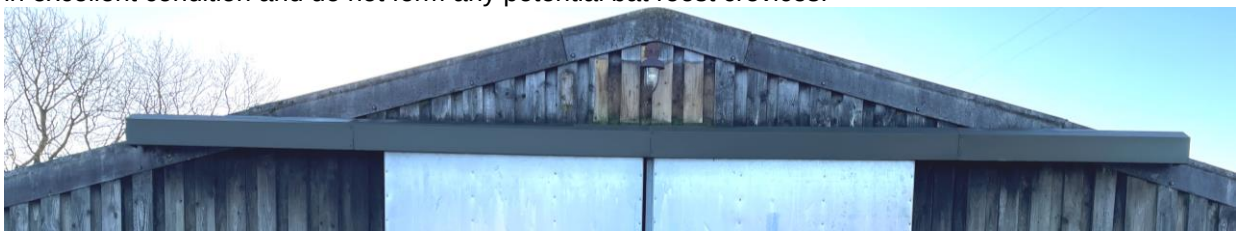
Barn 1 -The pitched roof is corrugated fibre cement with vents at the ridge and clear plastic roof lights. upvc gutters at the eaves on brackets. Proprietary trims to the gables.



The lean to roof is corrugated fibre cement with proprietary trims to the sides. upvc gutters at the eaves on brackets.

BAT ACCESS POINTS IN ROOF

Barn -1 The gaps at the eaves formed by the corrugations allow access to the interior. The sheets are in excellent condition and do not form any potential bat roost crevices.



Building 2- The roof as before has gaps at the eaves allowing access, the sheets however are in good condition and do not form any potential bat roost crevices.

ROOF SPACE

Barn 1- There is no enclosed roof space the steel portal frame timber purlins and underside of the sheets are fully visible. All the structure is in good condition and does not provide any potential roost habitat for bats.

Building 2- There was no enclosed roof space the timber purlins and roof sheets were fully visible. All the structure is in good condition and does not have any cracks or crevices with the potential to provide roost habitat for bats.

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

The external features of the Barn and Building 2 and the roofs were the main focus of this scoping survey. Paying particular attention to the eaves where bats have the potential to access the building no grease marks or dropping evidence was found.
A thorough close inspection was carried out of all the external walls and roof, the building has no evidence of bat entry.

		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

The interior of the buildings were closely examined for any of the above evidence the spaces were clean and the result was negative . The interiors did not provide any high value roost habitat nor forage potential. Both buildings have not been altered from their original form with the exception of the shower heads which have been installed in Building 2.

Barn 1

Building 2

CONCLUSION

The buildings being in an exposed ,remote location and not within 45m of any forage potential are unlikely to be accessed by bats and they do not provide any high value roost potential.
The proposed change of use of the buildings does not involve any alterations or disruption to the structures as they currently stand . This change of use will not have any impact on any existing bat population.
No further survey effort or mitigation is required.

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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Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
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