

BAT SURVEY AT -
OVERDALE
YORK LANE
LANGHO
BB6 8DT

DATE AND TIME OF VISIT
Update emergence survey- 6th April 2023 7.30pm

WEATHER CONDITIONS
Sunny , brisk wind . 9 C

REFERENCE NO. 6767

SURVEY CARRIED OUT BY: [REDACTED]
SUNDERLAND PEACOCK & ASSOCIATES LTD
HAZELMERE, PIMLICO ROAD, CLITHEROE
LANCASHIRE, BB7 2AG
T 01200 423178 F 01200 427328
E info@sunderlandpeacock.com
www.sunderlandpeacock.com

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: [REDACTED] 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

Demolition of an existing bungalow prior to construction of new dwelling.

Impact of development in relation to potential bat habitat:-

The potential to remove roost or forage habitat suitable for bats.

TYPE OF BUILDING

A single storey detached prefabricated bungalow with a garden to the front and rear landscaped gardens, hardstanding driveway and rear patio. Possibly dating from the 1950's/60's

Front South elevation April 2023



Rear North elevation April 2023



METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust 2016 (BCT- Bat surveys, good practice guidelines 3rd 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

Scoping and Emergence survey carried out at the beginning of the activity period. The activity period is generally acknowledged as being April -Sept, however forage activity is weather and temperature dependant. It has been carried out very early in the year and the air temperatures have not consistently reached levels to encourage optimal forage activity. No significant limitations were encountered during the scoping survey.

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

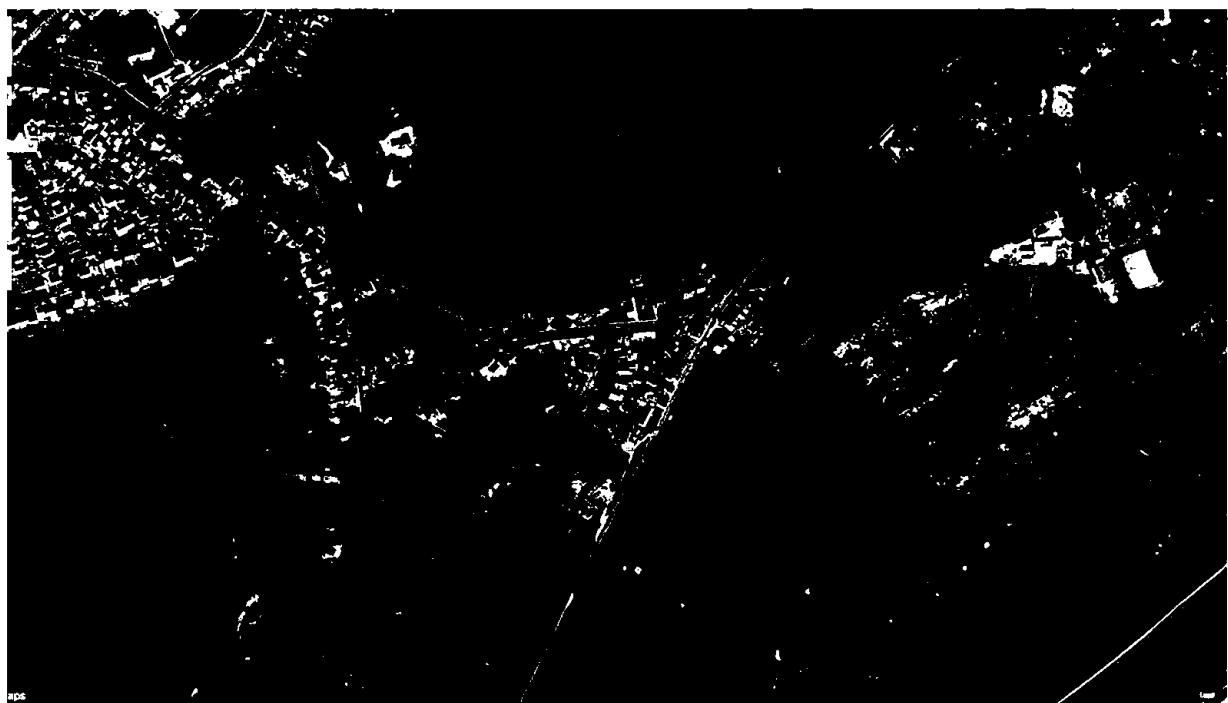
Outline a mitigation scheme for any species affected by the development (if required)

LOCATION

SD 7097733704 178m elevation

The Site is not located within 1km of any statutory designated site nor is it within 1km of any non-statutory Local Wildlife Site

The Site is located on the south east edge of Langho settlement area accessed directly off York lane.

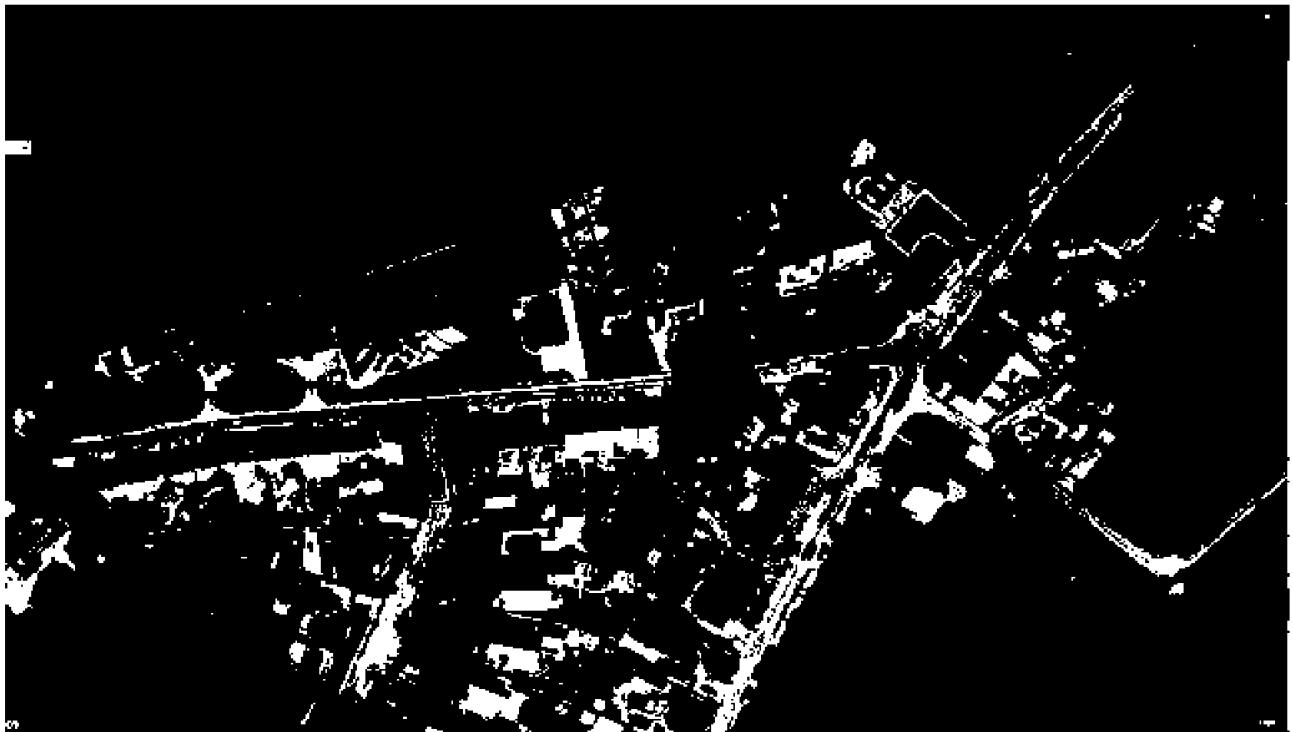


FORAGING POTENTIAL IN THE LOCATION

The house has residential properties to the front and either side with the rear garden boundary being adjacent to rough pasture land. It is in an elevated exposed position The garden to the front and rear is devoid of planting, a hardstanding driveway is present to the front and there is a rear decked area.

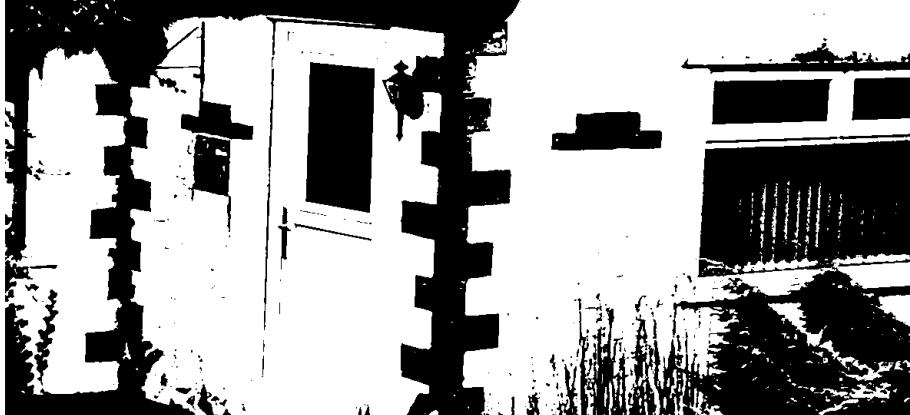
To the boundaries are fencing and ornamental shrubbery.

The Site provides low value commuting and foraging habitat for bats. The wider area is also of low value to bats given the two extremes of environs; a built-up residential area and open and exposed moorland / rough pasture.



WALL CONSTRUCTION

The walls are concrete block with a rough cast render finish. artificial stone quoins.



BAT ACCESS POINTS IN WALLS

The walls whilst in aged condition have no cracks or crevices in the render finish, there are no access points.

ROOF CONSTRUCTION

The roof construction is pitched, gabled and hipped with a tile finish with timber barge boards, fascia's and soffits.



BAT ACCESS POINTS IN ROOF

The roof tiles are in reasonable condition with no significant breaches, the exception being

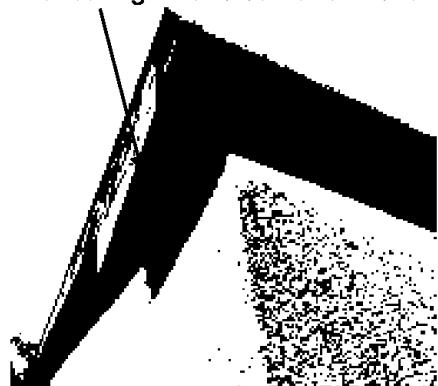
The top tiles which have a marginal gap and a slipped tile adjacent to the chimney (see below)



Further gaps were noted in the soffit at the valley abutment of the two adjacent gables to the front elevation



The rear right hand corner of the left hand rear outshot. (the gap had been plugged with a cloth)



Wall and soffit gaps



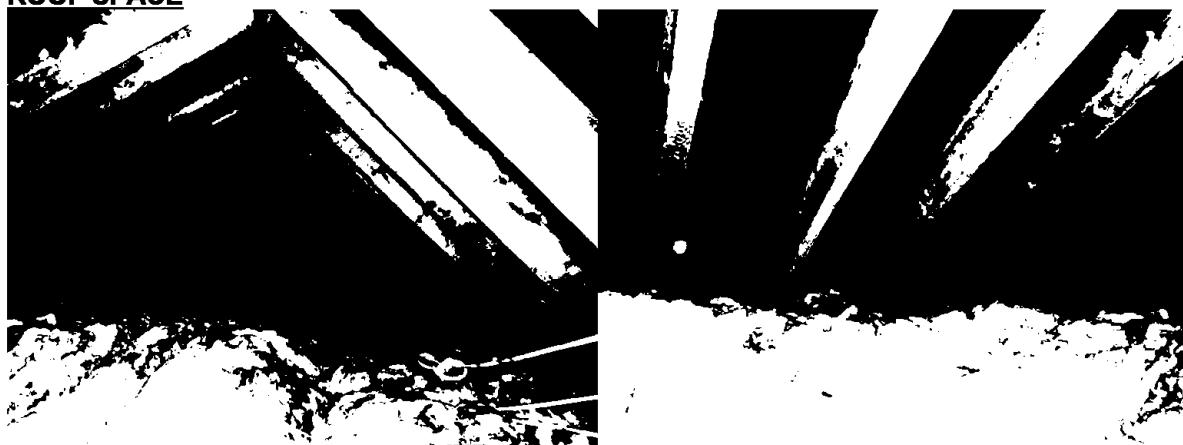
Gaps in flashing at outshot roof abutments with main roof.



The gaps in the soffits and the roof abutments could be examined with the endoscope the results were negative and there were no signs of grease marks or staining surrounding the openings.



ROOF SPACE



The roof space is a timber rafter structure with felt and insulation quilt. The timbers and felt are in excellent condition and the quilt is clean and free from any dropping or insect remains (feeding evidence) The space did not provide any high value roost potential for bats and evidence of current or historic use was not evident.

	Yes	No
<u>BAT SIGNS, EXTERNAL</u>		X
SEEN DROPPINGS		X
MAGENTA BAT5 DETECTOR RESULT		X

The external features of the Bungalow were examined during this scoping survey. The facia's, soffits, tiles, walls and any sills were visually examined for droppings, staining or feeding remains. Nothing was found to indicate bats use this property.

The Emergence survey was carried out in early April which commenced at 7.30 pm and continued until 8.30pm

	Yes	No
<u>BAT SIGNS, INTERNAL</u>		X
SIGHTED DROPPINGS		X
DETECTOR RESULTS		X
STAINING/GREASE MARKS		X
SUSPECT SUMMER ROOST		X
SUSPECT WINTER HIBERNACULA		X
INSECT OR MOTH FEEDING EVIDENCE		X

None of the above evidence was found in the building.

CONCLUSION

The house is located in an elevated exposed position with sub optimal forage potential and low value commuting potential. There are some access points and crevices (as indicated previously) in the house, however currently they are not used by bats and no signs of Hibernation in the building was found., there is no historic evidence of bat presence. A previous emergence survey carried out in July 2021 did not record any bat activity in or around the building. The status of the building at the time of this update was unchanged from the previous two surveys 2021/ 2022. The building does not provide any high value roost potential and no bats were found to be present currently or historically.

Currently Mitigation is not essential as no bats were found to be present at the time of the survey nor was any historic evidence of presence. Notwithstanding the results of the three Bat surveys the proposed building provides an opportunity to enhance the roost potential in the locality. It is therefore recommended that the enhancement measures below are incorporated.

	Schwegler 1FR Bat Tube Dimensions: H 475 x W 200 x D 125 mm Entrance W 150 x D 20mm Weight: 9.5kg
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ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:

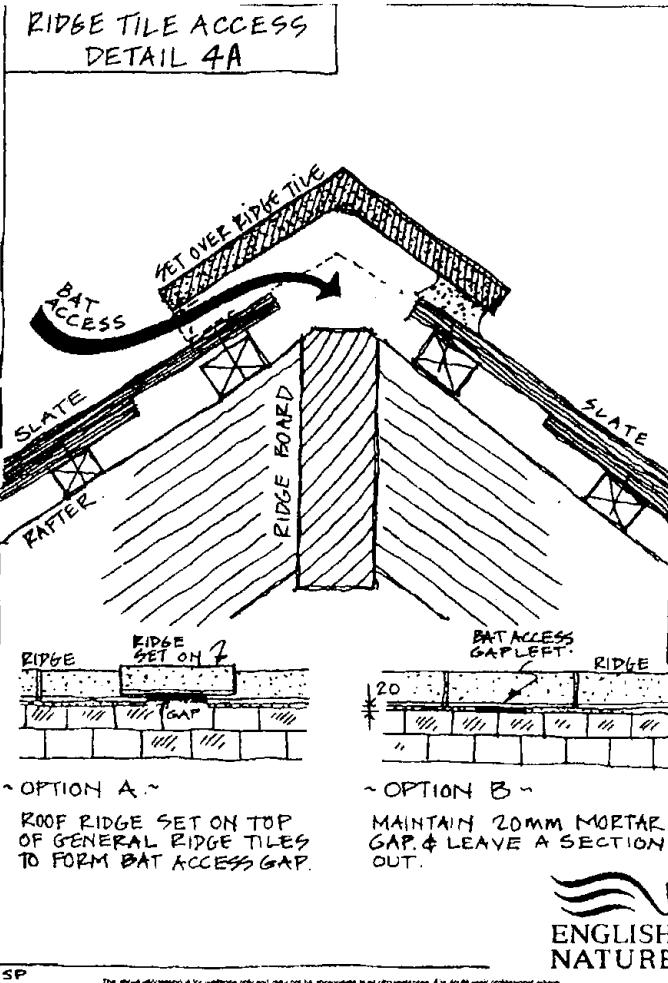
PROVIDE 2 NO RIDGE ACCESS TILES ALONG THE ROOF RIDGE.

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.



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
Quadrant House
250 Kennington Lane

London SE11 5RD
0845 1300 228

Natural England
Cheshire-Lancashire Team
2nd Floor, Arndale House

Manchester M4 3AQ
0300 060 3900

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.