SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -
LOWER HOUSE FARM
PAYTHORNE
CLITHEROE
BB7 4JD

DATE AND TIME OF VISIT
19TH Jan 2024 10.00am

WEATHER CONDITIONS
Overcast, intermittent sleet. 17-33mph west, south west breeze 1 C

REFERENCE NO.6832

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.

- 11 Species have been recorded in Lancashire the most common being :-

- **Common Pipistrelle** – Widley distributed across the UK.. Known to roost in buildings and trees.
- **Soprano Pipistrelle**- – Widley distributed across the UK.. Known to roost in buildings and trees
- **Whiskered / Brandts** – Roost mainly in buildings or trees.
- **Long eared Ba**t - Roost in older buildings, Barns, Churches and trees.
- **Daubentons** - Known to roost in trees, tunnels, bridges, caves, mines and cellars near to lakes, rivers or ponds.
- **Natterers** – Known to roost in old stone buildings , large timbered barns , tree holes , caves or mines.

- As insect feeding species the preferred habitats include woodland, grassland, agricultural land, wetland and rivers which provide good foraging potential.

- 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 SIXTEEN YEARS OF EXPERIENCE AND 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 SIXTEEN 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

- 'BATSCANNER' BAT DETECTOR
- BINOCULARS
- SHADOWHAWK 12000 lumen HIGH POWERED LED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA

PROPOSED DEVELOPMENT

Removal of existing conservatory and rear lean-to prior to construction of a new two storey extension to the south west elevation (new roof set below the existing) and single storey lean -to rear north west elevation. Conversion and extension to the existing outbuilding.

Impact of development in relation to potential bat habitat:-

Removal of 2no. existing single storey structures and disruption to the existing outbuilding. The roof to the main house and porch will not be affected by the proposals.

TYPE OF BUILDING

The property is a Detached farmhouse which has been extended with a conservatory to the south west elevation a single storey lean- to porch to the front south east elevation and a single storey lean -to on the north west elevation which connects into an outbuilding comprising wc store and Garage.

Front south east elevation

House and Outbuilding

North east elevation

North west rear elevation

South west Elevation.

Sections affected by the proposals indicated in red.

METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trust 2016
(BCT- Bat surveys, good practice guidelines 4th 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 was 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 SD830521 145 m elevation

Paythorne is a small village in Ribble Valley, It is situated is 520m to the north side of the River Ribble, north-east of Clitheroe, and on the boundary with North Yorkshire.

The house is 163m to the north east of Kiln lane (the main throughfare in Paythorne). accessed via a track.

FORAGING POTENTIAL IN THE LOCATION

The small village is in a rural location and consists mainly of widely dispersed dwellings and farms the centre being the Pub and Chapel on the south edge of Kiln lane The location is rural and surrounded by agricultural pasture land which varies from large to smaller acreage most of which is bound by trees and hedgerow.

The nearest water course is East Beck 110 m to the north east, the beck curves in a southerly direction after Manor House Farm .at which point it runs through Dodgson Gill which is heavily tree lined.

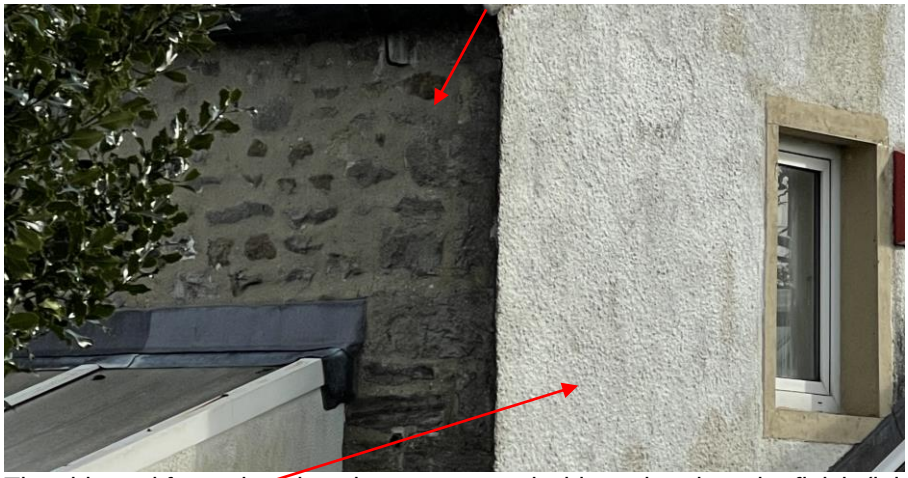
The location is considered to provide an optimal level of Bat forage potential.

WALL CONSTRUCTION

The conservatory has a coursed stone base wall with upvc glazed frame over.

The rear lean to structure has white painted render walls.

The rear north west and north east side elevation is random stone with flush pointing.



The side and front elevations have a textured white painted render finish (it is assumed over random stone walls)

The out building walls are coursed random stone

BAT ACCESS POINTS IN WALLS

The render walls to the house and the rear lean -to walls are in reasonable condition with no access points, cracks or crevices.

The conservatory walls are in reasonable condition and do not provide any roost habitat for bats.

The random stone sections of house wall are in reasonable condition with no significant access points, cracks or crevices.

House rear wall

The outbuilding walls are in reasonable condition with all pointing present there are no access points, cracks or crevices which provide any bat roost potential.

ROOF CONSTRUCTION

The grey slate main house and porch roof are in reasonable condition, examined from ground level with binoculars no apparent lifted /slipped slates were noted. The ridge and verge pointing was all in good condition.

These roofs will not be affected by the proposed extensions.

The conservatory roof is a pitched and hipped upvc frame with opaque polycarbonate sheets. Integrated upvc gutters to the eaves. Lead flashed to the house wall.

The rear Lean -to roof is a upvc frame and clear polycarbonate sheets. Lead flashed to the house wall.

The outbuilding has a pitched grey slate roof with. a pointed ridge and verges . A felt flat roof is present to the front more recently added section. The felt is laid directly on to a ply deck

Front south east elevation

Rear north west outbuilding roof

BAT ACCESS POINTS IN ROOF

The conservatory roof is in good condition and does not provide any access points cracks or crevices.

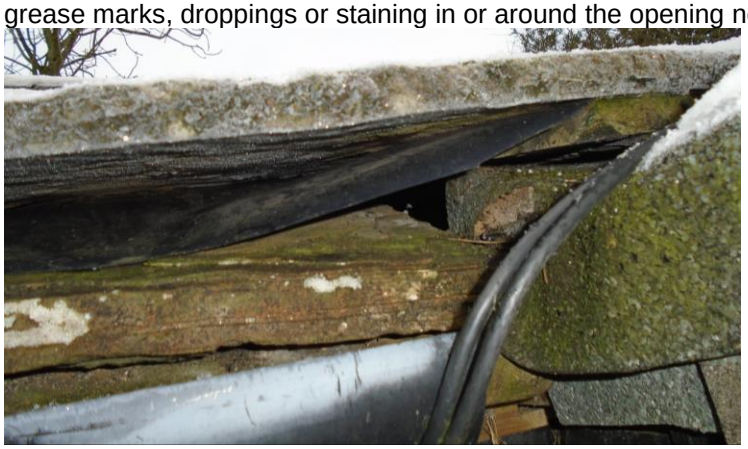
The flashing at the abutment with the wall is in good condition and does not provide any voids with the potential for bat ingress.

Conservatory lead flashing.

The Lean -to roof is in reasonable condition and does not provide any access points cracks or crevices.
The flashing at the abutment with the house wall is in excellent condition and very tight fitting. No voids are present with the potential for bat ingress.

The outbuilding roof is in reasonable condition however a lifted slate was noted on the front elevation at the abutment with the felt flat roof.

Due to the height of the building it was possible to closely inspect the gap, there were no signs of grease marks, droppings or staining in or around the opening nor were any bats currently present.



The rear roof pitch generally has tight fitting slates, a broken slate was noted below the ridge however an accessible void was not present .

The verges were pointed and were both in good condition with tight abutments to the slate. No cracks or crevices were present

The felt flat roof has an overhang to the front, which is relatively exposed. there were no voids or crevices with the potential to provide roost habitat for bats.

The felt flat is in reasonable condition and does not provide any potential roost habitat. The eaves boards are flush to the walls and all felt laps are tight.

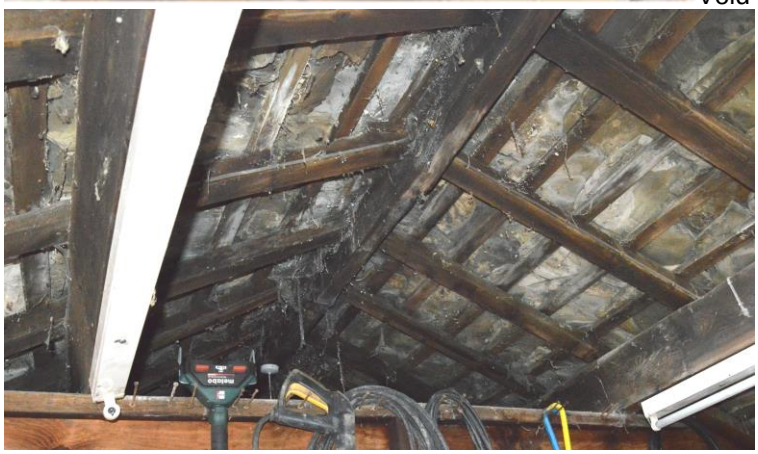
ROOF SPACE

The Conservatory does not have an enclosed roof void the upvc structure is fully visible. There is no potential bat roost habitat present.

The lean -to roof on the rear elevation does not have an enclosed roof void. all the structure is fully visible. There is no potential bat roost habitat present.

The outbuilding does not have an enclosed roof void it has two separate sections.
A small section which houses a wc adjacent to the lean -to. And a further section which is used as a store and garage, both sections are regularly accessed. The timber rafters, purlins and battens are fully visible, no sarking felt / underlay is present. The timbers are all in reasonable/ good condition with no rot or cracks present. The underside of the slates are visible all having tight laps.
All the structure could be inspected closely in a non invasive manner, There were no voids. gaps or crevices internally with the potential to provide roost habitat for bats.

Void over wc section



Main void over store/garage


Pitched roof and felt flat section.


The eaves to the rear wall

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

The external features of the main house, the proposed demolitions and the outbuilding were the main focus of this scoping survey. The lead flashings, facia soffits, eaves, roof finishes and walls, were examined for any signs of staining, grease marks or dropping evidence.

		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 affected sections could be closely inspected due to the scale of the buildings. conservatory, lean -to and outbuilding were examined closely for any of the above listed evidence. The result was negative, no bats were found nor were any signs of historic presence evident. The interiors did not provide any high value roost potential.

CONCLUSION

The removal of the conservatory and Lean -to will not result in the loss of any Bat roost habitat. The scale of the new Lean- to will not impact on any local bat population commute or forage routes. The two storey extension replacing the existing conservatory will abut the south west elevation. The new roof is set below the existing house roof thus the main roof or verges are not being disturbed. Scaffolding will be erected adjacent to the gable wall during the work, this will not impact on any local bat population commute/ forage routes as no potential access points or roost habitat exist in the elevation ,It is highly unlikely that the scaffold will be an obstacle to any bat population. The conversion and extension to the out building will not result in uncovering or disturbing any hibernating or roosting bats nor will it remove any high value roost potential.

It is not considered necessary to carry out an emergence survey at this location.
However Bat habitat should be enhanced by incorporating 2no 'Schwegler FE1 ' Bat access panels to be built in or surface mounted on the new south west gable elevation.

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	Natural England
Quadrant House	Cheshire-Lancashire Team
250 Kennington Lane	2nd Floor, Arndale House
London SE11 5RD	Manchester M4 3AQ
0845 1300 228	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.