

**BAT SURVEY AT -
Carr wood
131 Whalley road
Wilpshire**

DATE AND TIME OF VISIT
9 th Nov 2023 11.00am
12 th June 2024

WEATHER CONDITIONS
9th Nov 2023 Overcast, strong breeze. 8 C
12th June 2024 Overcast, 12-25 mph .westerly breeze 10 C

REFERENCE NO. 6975



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** – Widely distributed across the UK.. Known to roost in buildings and trees.
 - **Soprano Pipistrelle** – Widely distributed across the UK.. Known to roost in buildings and trees
 - **Whiskered / Brandts** – Roost mainly in buildings or trees.
 - **Long eared Bat** - 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 prior to construction of new single storey extension.

Insertion of new rear dormer in roof.

Impact of development in relation to potential bat habitat:-

Removal of a structure and disturbance to the rear roof pitch where the dormer is inserted.

TYPE OF BUILDING

The property is a detached house possibly dating from the 1960's /70's with an integrated garage.



Front Elevation



Rear Elevation



North East side Elevation

Section of house being affected by the proposals



METHODOLOGY

The survey methodology follows the guidelines published in the Bat Conservation Trusts (BCT- Bat surveys for professional Ecologists, 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

Scoping surveys were carried out during the hibernation period and subsequently during the activity period. All the structure was easily 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 698334 132 m elevation

The site is located on the North East outskirts of the village of Wilpshire, 2.5 miles north of the town of Blackburn. Wilpshire lies within the local borough of the Ribble Valley, in Lancashire. The property is located on Whalley Road, a link road between Wilpshire and the neighbouring village of Langho.



FORAGING POTENTIAL IN THE LOCATION

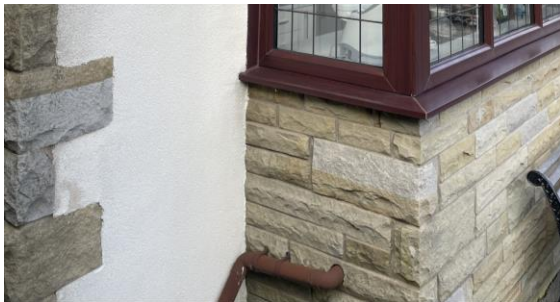
The house is adjacent to two further houses of a similar type, they are remote from other properties and situated directly on the north side of Whalley road, surrounded by large acreage pastureland. They are in an elevated exposed position, particularly Carrwood which is exposed to the north and east with no vegetation protection.

A hedgerow lines both sides of Whalley road and a small wood is located 151m to the East of the site on the south side of Whalley road. The southern most house of the group has a large garden which contains mature broad leaf trees mainly on the south western boundary approx 61m from Carrwood. The immediate locality (60m radius) provides low /moderate forage potential the greater area is considered to provide a moderate level of forage habitat.



WALL CONSTRUCTION

The walls are mainly blockwork with painted render finish. stone quoins and details to the front and rear elevation.



The conservatory base wall is stone with upvc glazed frame above.



BAT ACCESS POINTS IN WALLS

The walls are in good condition with no access points cracks or crevices.



ROOF CONSTRUCTION

The house roof is pitched with a rear gable. The soffits and fascia's are timber, the verge trim is upvc. The finish is tile,.4no roof lights are present to the rear elevation.

Location of proposed dormer



The Conservatory roof is clear polycarbonate with a upvc frame. Box gutter at the abutment with the side of the gable house wall. Lead Flashing to the roof pitch abutment with the rear house wall.

BAT ACCESS POINTS IN ROOF

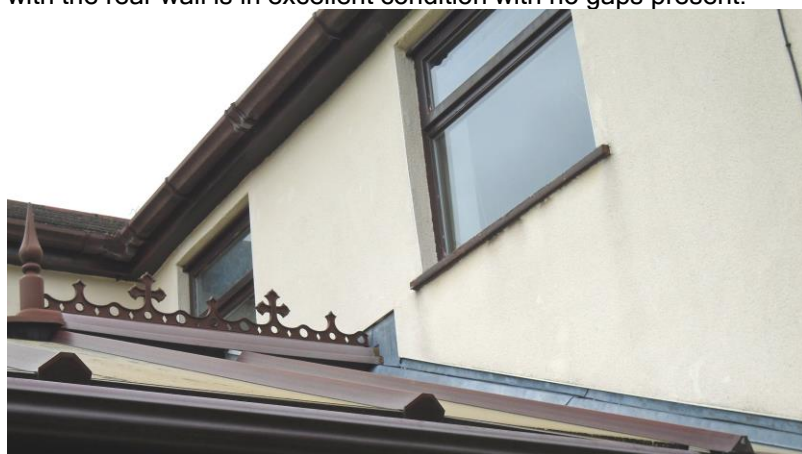
The roof tiles are in very good condition and tight fitting. The ridge pointing is all present.



The soffits are flush to the walls and in reasonable condition



The upvc conservatory does not provide any roost potential for bats, the lead flashing at the abutment with the rear wall is in excellent condition with no gaps present.



ROOF SPACE

The roof space is accessed via loft ladder it has 2 sections however there is a large opening between them.

Partial conversion to the roof space appears to have commenced particularly to the North east end of the space with the insertion of new rafters, steel purlins, roof windows to the rear pitch and boarded floor. The south west section has roof lights but the work to the space is not as advanced as the northern section. The space is light and clean with no dropping/ insect remains present nor any roost potential.

North east end



South west end of the roof void.

Proposed location of the dormer



The conservatory roof did not provide any roost potential .



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

The external wall, roof pitch and conservatory to the rear of the property adjacent to the proposed new extension and dormer were the main focus of this scoping survey. No access points, crevices or cracks were evident. Nor any was any evidence found of droppings or staining to the walls / roofs or surrounding surfaces.

BAT SIGNS, INTERNAL

	Yes	No
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

Current or historic presence of bats was not found to be present in the roof void or the conservatory.

CONCLUSION

The property is located in an exposed location with minimal vegetation in the immediate locality. The removal of the conservatory and construction of the new single storey extension will not impact on any local bat population by disturbing roosting bats, removing any roost potential or by disrupting any potential commute/ forage routes.

The insertion of a dormer roof in the rear roof pitch will not result in disturbance of bats or removal of any roost potential. The scale of the new dormer pitched roof will not disrupt any existing forage /commute route.

No further survey effort is considered necessary and Mitigation is not essential however it is suggested that min 1No. **Schwegler 2FE wall mounted bat shelter** be fixed to the south west facing 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 ` 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.