SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY, AT –
FARMHOUSE, DAIRY, GARAGE and COAL HOUSE at CROW TREES BROW CHATBURN

DATE AND TIME OF VISIT
21st Feb 2025 9.00AM
SCOPING SURVEY

WEATHER CONDITIONS
Overcast, Southerly 23-45mph wind. 5 C

REFERENCE NO 7200

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
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.

- 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

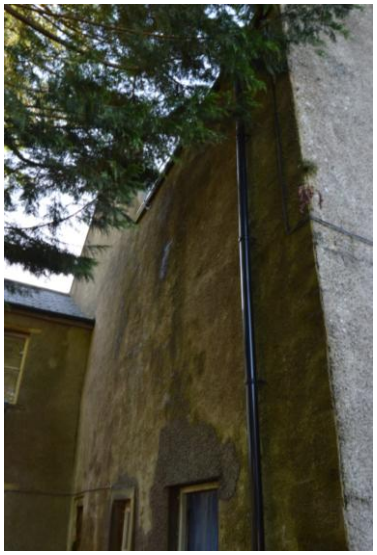
Proposed re roofing of the Farmhouse, Cheese room, Garage and repairs to the coal shed roof.
Impact of development in relation to potential bat habitat:-
Disruption to roof structures of various buildings.

TYPE OF BUILDING

The Farmhouse is a detached property with the Dairy section being adjacent to the Northeast side elevation.

. Northwest Elevation to Crow Trees Brow

Southeast Elevation to Garden

Farmhouse Southwest Side Elevation Northeast side Elevation


Dairy Northwest elevation Dairy Southwest elevation

The mono pitch Garage has currently been adapted for use as a Building site amenity, (drying room, storeroom etc). The small mono pitch addition adjacent to the northwest gable is in a dilapidated state.


The garage northeast Elevation

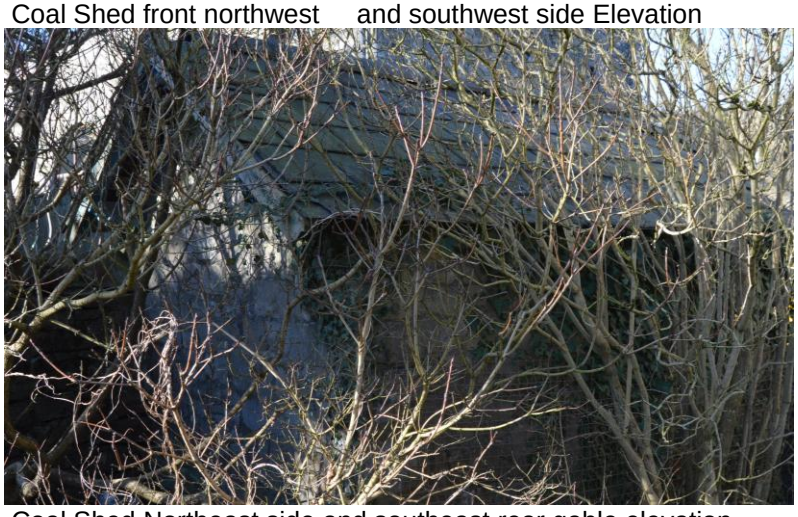
Garage southeast gable

Mono pitch addition to the northwest gable.

Garage Rear southwest Elevation

Coal Shed Detached pitched roof building located in the garden.

Coal Shed front northwest and southwest side Elevation



Coal Shed Northeast side and southeast rear gable elevation

The garden Arbour Small open structure located in the garden, forming part of the boundary wall. The proposal is the repair the existing roof structure.

Farmhouse Dairy

Garage

Coal shed Arbour

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

A scoping survey was carried out during the hibernation period.
All the structure was easily accessible/ visible.

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 767440 98 m elevation

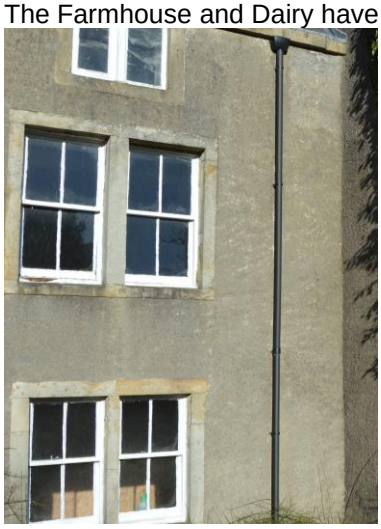
The site is semi-rural within the settlement area of Chatburn. The surveyed site consists of a farmhouse with attached cheese dairy, a small, detached Coal Store, a Garage and Garden Arbour. The site is located directly on the south side Of Crow trees Brow.

FORAGING POTENTIAL IN THE LOCATION

Significant wooded areas are located to the east and west of the property Mature lines of trees extend from near the house in a southerly direction towards the tree lined railway line 175m from the site.
The location is considered to provide moderate forage potential, and it is well connected to the greater locality which has optimal forage potential.

WALL CONSTRUCTION

All the buildings included in this survey are solid stone with mortar pointing.
The Farmhouse and Dairy have a textured render finish.



The Garage walls are random stone

Coal shed random stone walls

BAT ACCESS POINTS IN WALLS

The render to the **house and dairy** has some hairline cracking with some small sections missing. However, the walls did not provide any access points or crevices with the potential for bat ingress.

The Garage Solid random stone walls, well pointed to the main garage structure with no significant cracks or crevices with the potential for bat ingress. The interior is not accessible to bats. No historic bat presence had been recorded in this building and during the adaption of the building to site amenity bats were not found to be currently or historically present.

The small addition to the northwest gable has some degradation to the pointing forming more significant crevices, however due to the scale of the building it was possible to closely examine the structure, none were found to provide any potential roost habitat.
The interior of the building is accessible through a door and window opening.

The coal shed Random stone has some degradation to the pointing forming more significant crevices, however due to the scale of the building it was possible to closely examine the structure, none were found to provide any potential roost habitat.
The interior of the building is accessible through a door

Arbour The walls are random stone partially forming the garden boundary.
Sections are overgrown with Ivy. The structure was closely inspected. The structure does not provide any potential roost habitat.

ROOF CONSTRUCTION

The Farmhouse and Dairy– Roof structure is pitched blue slate with coping stones to the verges. From the ground level with the aid of Binoculars the slates appeared in reasonable condition and tight fitting although some slipped slates were noted and some slight lifted slates near the ridge.

Although no obvious access points were evident a previous survey recorded use of a small number of bats accessing the southwest roof structures as indicated below

The Garage – The garage grey slate mono pitch roof is completely covered with moss and lichen. Any gaps in the slates are not visible due to the excessive amount of vegetation coverage.
The adjoining addition has a mono pitch blue slate roof which has a slipped and some lifted slates.
The roof structures were easily accessible for inspection, current or historic use by bats was not evident and the structure does not provide high value roost potential for bats.

The Coal shed- Pitched roof has a blue slate finish with ridge tiles and barge boards to each gable. The slates were reasonably tight fitting with the exception of the front gable which is in poor condition with slipped and missing slates/ ridge tiles.
Whilst the roof has potential for bat ingress and roost habitat. Close inspection of the structure did not reveal any current or historic use by bats. It does not provide high value roost potential for bats.

The Arbour – The roof is a mono pitch blue slate roof. All the slates are tight fitting and in reasonable condition. The structure does not provide any roost habitat.

ROOF SPACE

The Farmhouse – There is not an enclosed roof void in the main roof of the house. all the timbers and felt lining are visible from the second floor. The timbers are in good / reasonable condition as is the felt. The floor was clean with no signs of droppings. Signs of current or historic used was found.



The Dairy/ Cheese room- There is not an enclosed roof void in the room. The purlins are original, the rafters are of a much later date and underlay is present. The structure was examined with the aid of binoculars. The timbers did not have any significant cracks or signs of rot with the potential to provide any roost habitat for bats. No signs of bat presence are evident however historically bats have been recorded emerging externally from this roof. Potentially present in the void between slate and underlay.

Coal shed - There is not an enclosed roof void in the shed. The original rafters, purlins and battens are in reasonable condition all can be closely inspected. underlay is not present. The structure does not provide any bat roost potential.

Garage- The garage does not have an enclosed roof void the timbers are original with the grey slate finish directly over the rafters / battens. The garage is currently being used as a drying room and storage for the adjacent building site. The structure could be closely inspected with the exception of the drying room section which has been lined out with ply board. Bats have not been found to be present or currently. The building does not provide any high value roost potential.

Arbour – Roof is blue slate fixed directly over timber purlin, rafters and battens. The building is open fronted to the elements. The timbers are in reasonable condition with the exception of the purlin having some signs of rot. All the structure was closely examined and was found to not provide any roost potential for bats nor were any signs historic presence.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
	BATSCANNER BAT DETECTOR RESULT		

The external features of the house, Dairy/cheese, Garage, coal house and Arbour were the focus of this scoping survey. The lead flashings, eaves, ridge slates, walls and any sills were visually examined for droppings, staining or feeding remains, the result was negative. The external walls and roof pitch of the House and Dairy/ cheese room at the rear of the property were the main focus of this scoping survey due to the previously recorded presence of a small population of Soprano bats. Externally no signs of presence were evident.

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

The walls of the Farmhouse and Dairy/cheese room are bare stone, as are all the buildings included in this scoping survey. The basic structure, walls, floors and roofs are exposed in all the buildings. All surfaces were examined with binoculars at higher levels.
No signs of current or historic Bat presence were evident.

CONCLUSION
This survey was carried out as an update to an original bat survey carried out in Spring 2022.

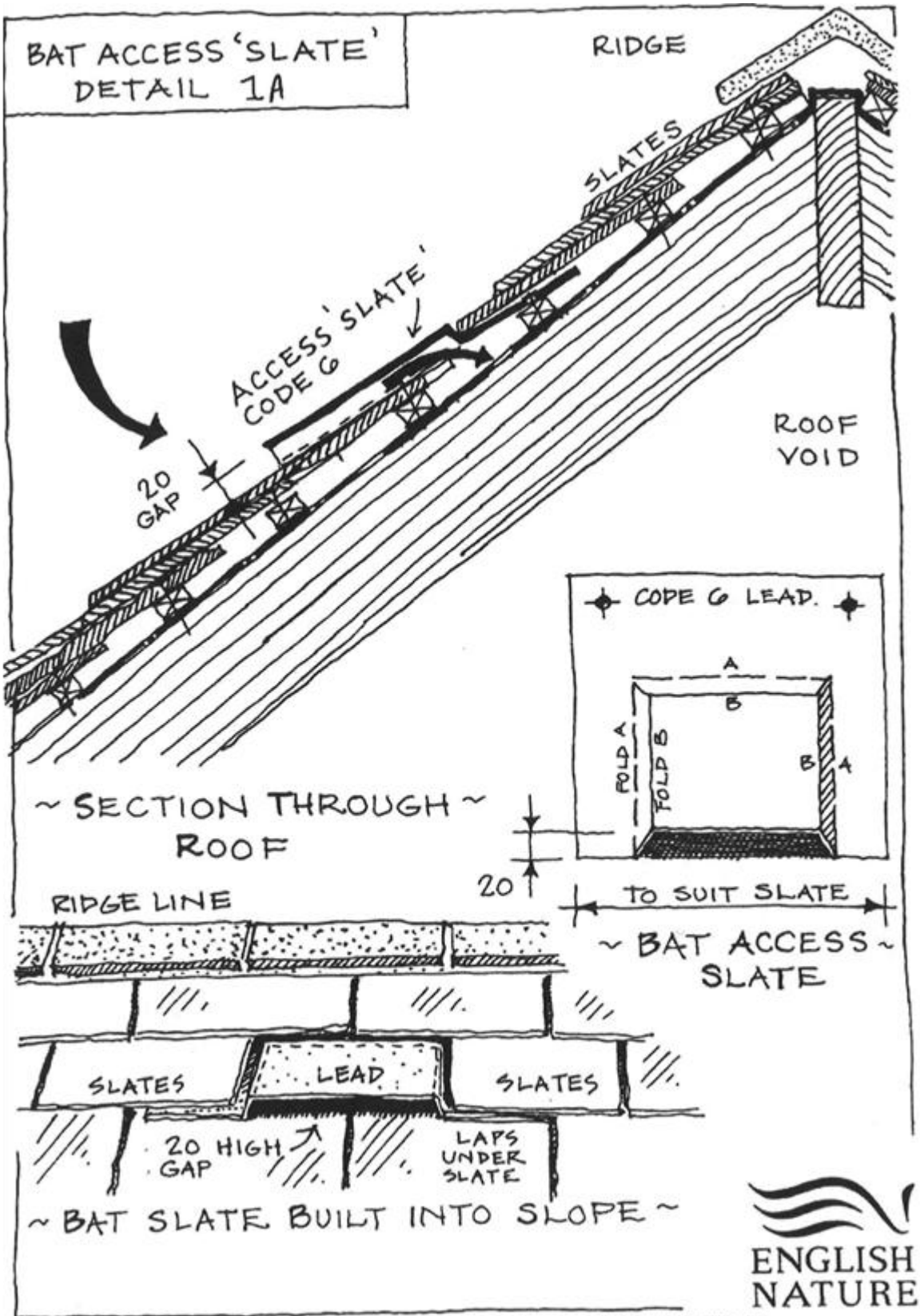
The result of the original 2022 survey was that the Farmhouse and the Dairy/ cheese room southeast roof pitches were found to be providing day and transitional roost habitat for a small number of Soprano Pipistrelle bats (8 max)

This 2025 survey is scoping only due to time of year constraints (bat inactivity/ hibernation period late September -late April) it paid particular attention to the farmhouse and dairy/cheese room roof to assess the current status of the buildings.

In Summary the findings confirm that no bats are currently or have historically been present in the Coal Shed, Garage and Arbour. These buildings did not provide any high value bat roost habitat. The intended repairs to the roofs of these buildings will not result in the disturbance or loss of any roost habitat.

Whilst the scoping survey did not find any evidence that bats are currently present in the Farmhouse and Dairy/ Cheese room (the building did not provide hibernation habitat). An emergence survey should be carried out (between late April and September) prior to the repairing /reroofing works commencing to determine if the previously identified bat roosts are still active and require mitigation measures.

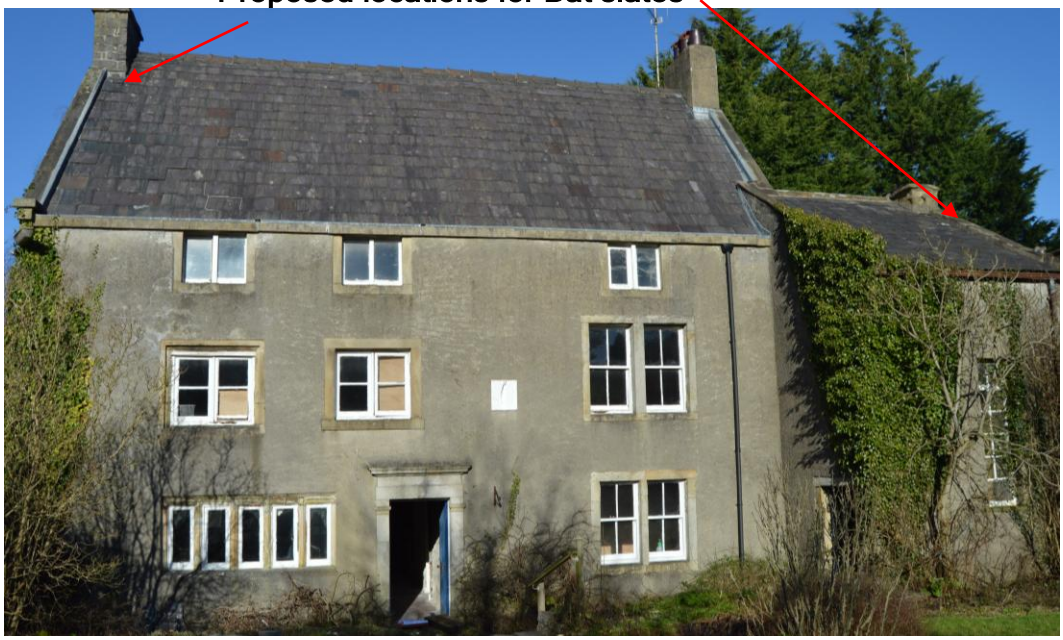
Notwithstanding the results of the emergence survey the following Bat slate detail should be incorporated and positioned as shown.



SP

English Nature Cumbria Team, Juniper House, Murley Moss, Oxenholme Road, Kendal LA9 7RL. Tel: 01539 792800 Fax: 01539 792830 Email: cumbria@english-nature.org.uk

Proposed locations for Bat slates



RISK ASSESSMENT
(The level of probability that bats are using the property is calculated on the evidence found.)

LOW / MEDIUM

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

The integration of bat roosting habitat will not cause disturbance to the inhabitants nor visually affect the property. It can be incorporated easily and comply with Planning and building regulation requirements.
Bats do not nibble or gnaw at wires, insulation or timbers. The droppings are dry and crumbly without a strong aroma and have no known health risks with them.

- **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.