

**BAT SURVEY AT -
WOODTOP FARM
THORNLEY
PR3 2TS**

DATE AND TIME OF VISIT

Scoping survey-15th July 2023 11.15am
Emergence survey -20th July 2023 9.30pm -11.00pm

WEATHER CONDITIONS

15th July- Intermittent sun and cloud. Light westerly breeze. 15 C

20th July -Partly Cloudy. Light Wind. 14 C

2025 UPDATE

Emergence survey 30th May 9.30pm

WEATHER CONDITIONS

Overcast, intermittent drizzle, light westerly breeze. 14 C

REFERENCE. Mr & Mrs Moon



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH

LYNNE RUSHWORTH
6 PENDLE VIEW
BARLEY
BURNLEY
LANCS
BB129LA

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 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
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Demolition of dilapidated barn prior to construction of new farm workers house.

Impact of development in relation to potential bat habitat:-

Removal of a building which may have the potential to provide roost habitat.

TYPE OF BUILDING

Dilapidated detached barn located near the associated working farm.



Front North west and side north east elevation



Rear South east 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

No constraints

AIMS OF THE SURVEY

To ensure the proposed development will not affect any protected species

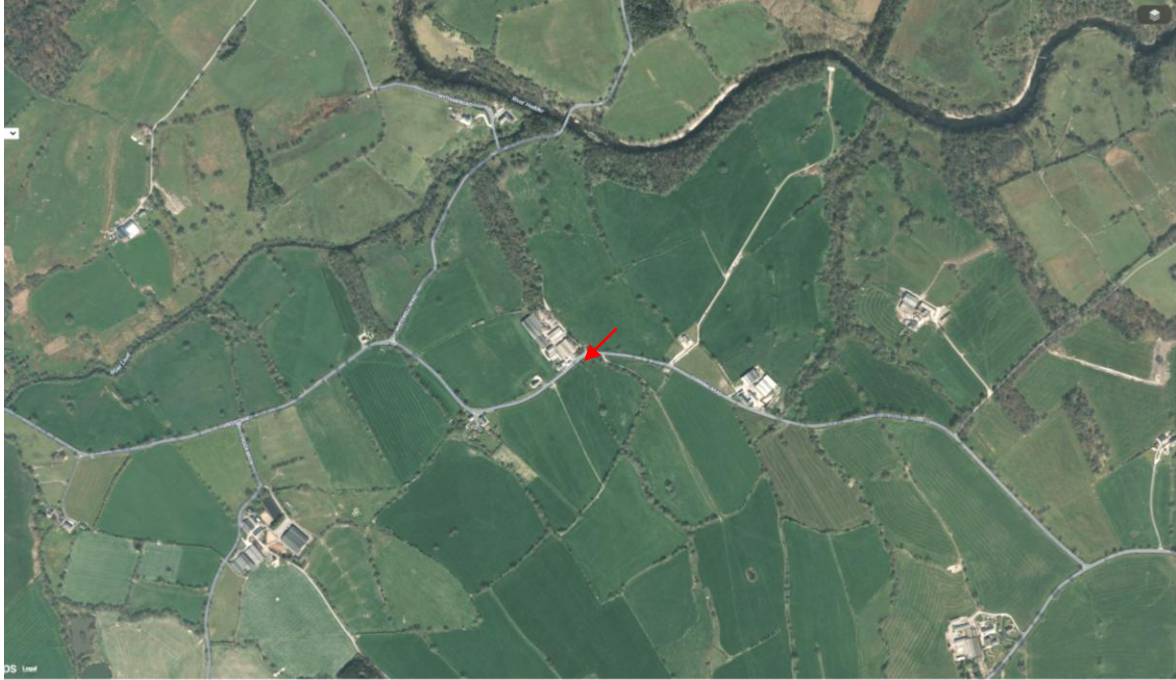
The survey will ; Identify past ,current or potential use of the site by protected species.

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: 650425 117m elevation

The building is located in a rural area on the south side of the road opposite the associated farmhouse and buildings approx 2.9 km to the south east of Chipping village.



FORAGING POTENTIAL IN THE LOCATION

The building is surrounded by large acreage pastureland bound by hedgerow it is located in the corner of a field adjacent to the road directly opposite the farmstead.

The location provides an optimal level of forage potential for bats. A significant area of trees 'Woodtop woods' extends from the rear of the farm buildings in a northerly direction connecting to the River Hodder and further wooded areas. The greater locality has extensive tree lines and wooded areas with excellent connectivity.



WALL CONSTRUCTION

The walls are natural random stone.



BAT ACCESS POINTS IN WALLS

There are numerous cracks and crevices in the walls mainly externally and the dilapidated condition of the building with broken windows and doors allowed the interior to be freely accessible to bats.



ROOF CONSTRUCTION

The remaining roof structure is timber purlins with corrugated fibre cement sheet fixed over.



BAT ACCESS POINTS IN ROOF

A large section of roof sheet is missing on the rear pitch. Allowing free access to the interior of the building. The timbers have no cracks or crevices however some rot was noted, this said the timbers or roof sheets did not provide any potential roost habitat.



ROOF SPACE

There is no enclosed roof space in the building.

2025 - The Building condition remained similar to the 2023 survey, it had not deteriorated significantly.

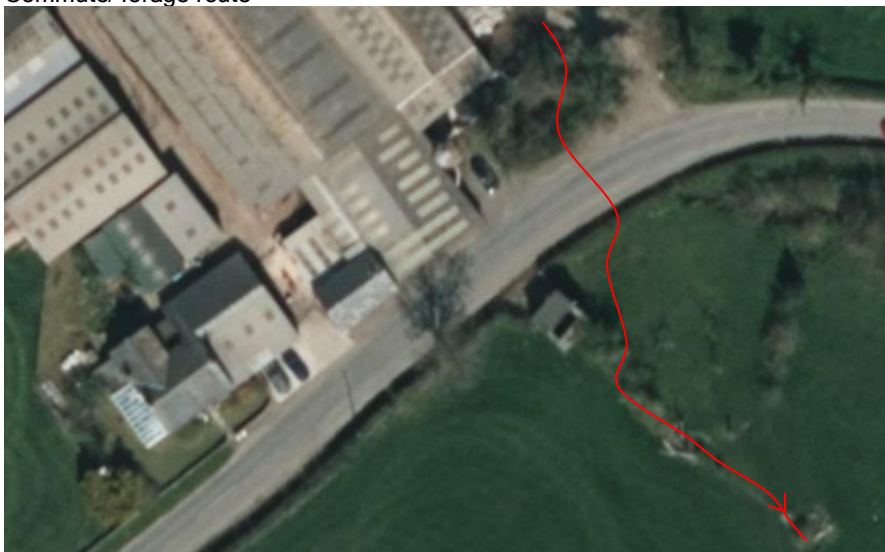
		Yes	No
<u>BAT SIGNS, EXTERNAL</u>	SEEN		X
	DROPPINGS		X
	MAGENTA BAT5 DETECTOR RESULT		X

The exterior of the building was examined during the scoping survey for any signs of droppings, urine stains and grease or scratch marks were in evidence. Paying particular attention to significant cracks crevices or potential access points. No obvious evidence was noted.

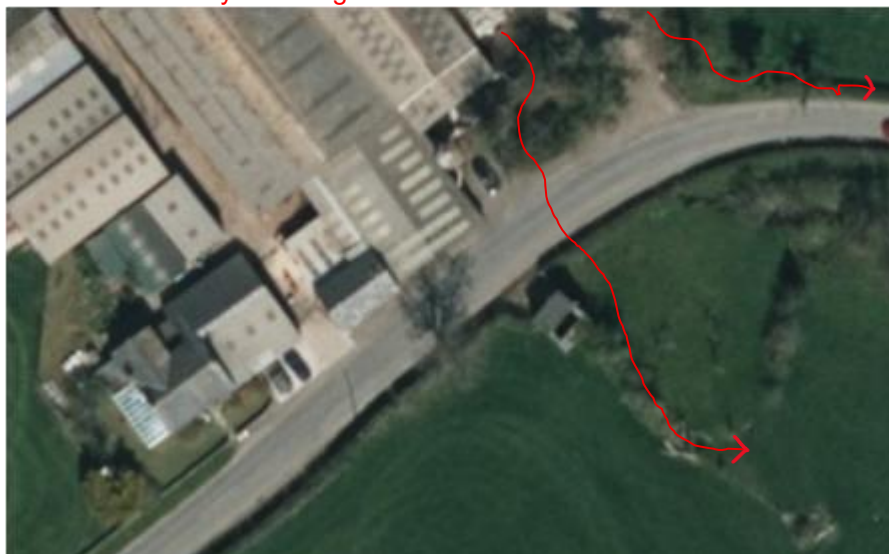
2025 -Examination of the accessible cracks and crevices did not reveal any current or historic presence of bats.

The evening emergence survey commenced at 9.30pm during good weather conditions for bat forage activity. 2 no personnel monitored the building. Commute activity was picked up at around 10.00 pm as single Pipistrelle bats periodically emerged from the trees to the east adjacent to the farm buildings the flight path crossed the road to follow the hedgerow in a south easterly direction. during the course of the survey 4 no were observed commuting in this direction. There was no emergence from the barn nor did any bats enter the building to forage. The survey continued until it was too dark to see 11.00pm.

Commute/ forage route



Evening emergence survey update. commenced at 9.30pm during reasonable weather conditions for bat forage activity. 2 no personnel monitored the building. 10.20pm activity was picked up (no sightings) from the trees / farm buildings adjacent to the farmhouse opposite. 10.40pm activity was seen of 2no pipistrelles crossing the road to follow the tree line. Further forage activity was recorded of 3no pipistrelles in the trees to the east of the farm.
There was no entry or emergence from the barn recorded.



BAT SIGNS, INTERNAL

SIGHTED
DROPPINGS
DETECTOR RESULTS
STAINING/GREASE MARKS
SUSPECT SUMMER ROOST
SUSPECT WINTER HIBERNACULA
INSECT OR MOTH FEEDING EVIDENCE

Yes	No
	X
	X
	X
	X
	X
	X
	X

The barn interior was inspected throughout; no bats or signs of bats were found. The remaining roof structure is not suitable for void dwelling bats, The interior is light and does not provide any protection from the elements. The interior and exterior of the building had substantial potential to host crevice dwelling bats. Gaps were present throughout all the walls.

The scoping survey examined the interior walls and roof timbers for any dropping, urine stains, grease marks or any insect or feeding remains. No obvious evidence was found however the dilapidated condition of the building and its exposure to the weather due to the lack of a roof covering is not ideal for preserving signs of bat presence.

Nesting birds were not recorded within the barn.

CONCLUSION

2025- The current status of the building remains as 2023.

The survey undertaken following current guidelines, based on the results from the scoping and emergence survey provided enough information to conclude that the building currently has a medium level of potential as a summer roost for crevice preferring bats, it is considered Low for void dwelling bats and low potential for hibernation due to its open draughty nature.

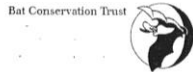
This survey did not reveal any current presence of bats and the emergence survey found that a small local bat population did not emerge or enter the barn. The extensive farm buildings provide significant levels of higher value roost potential.

No bats will be harmed or exposed during the demolition, nor will it result in the loss of any high value roost habitat. The scale of the replacement building will not block or disrupt any existing bat forage or commute routes.

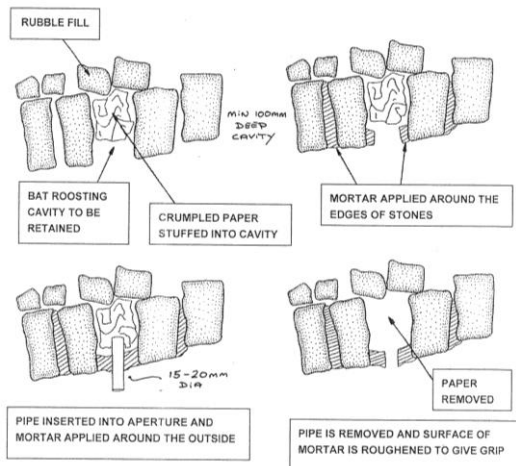
This said the demolition should proceed with caution and be carried out between the end of September – beginning of April in order to reduce the risk of any transient bats being present.

Whilst the application for a licence or Mitigation is not necessary the construction of a new building provides the opportunity to enhance the roost habitat. It is therefore recommended that the provisions illustrated below are incorporated in the new building. see below.

RETAINING A CAVITY IN THE NEW WALLS

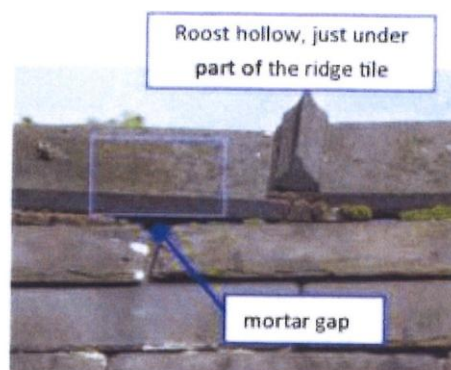
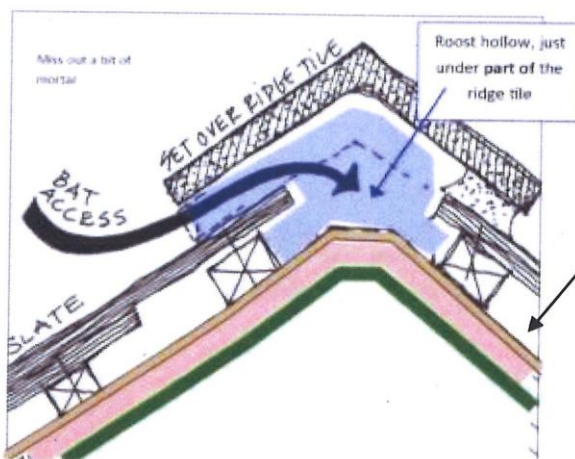


Retaining a cavity



RIDGE ACCESS

Access **under ridge tiles** can be achieved with no loss of water-tightness. Small gaps are left out of the mortar of certain ridge tiles and the hollow under the ridge tile is not filled with mortar at these locations, so there is a roost hollow, as shown.



NOTE: It is important that a layer of **bitumen felt** is used under the roost tiles, though breathable membrane can be used elsewhere. Research shows that breathable membranes can be prone to fraying when bats use them for roosting, which is a major hazard to the bats and also degrades the membrane. There is no means of the bats getting into the roof void provide the layers of bitumen and membrane do not have gaps in them.

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
15 Cloisters House
8 Battersea Park Road
London SW8 4BG
0845 1300 228

Natural England Cheshire-Lancashire Team
Cheshire-Lancashire Team
Pier House
Wallgate
Wigan WN3 4AL

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.