# WILDLIFE SURVEY FOR BATS AND OWLS

## AT

## Halton Hill Farm
## Garstang Road
## Chipping
## Lancs
## PR3 2QJ

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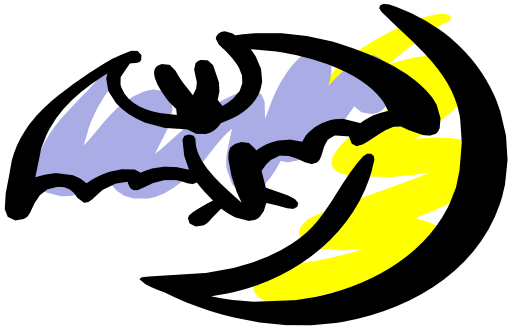

# ***BAT AND OWL SURVEY & REPORT***

**Commissioned By:**

Mr Keith Case

**Address:**

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**Tel No:**

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**Instruction Method:**

Verbal

**Bat Survey Address:**

Halton Hill Farm
Garstang Road
Chipping
Lancs
PR3 2QJ

**Visit Date/Time:**

30 May 2012 @ 17.30hrs

**Weather Conditions:**

Dry fine and overcast with a temperature of $15^{0}$C.
This follows a two week hot dry spell with a heavy shower at the start of the survey.

**Document Reference:**

1430

# ***BAT SURVEY & REPORT***

## Survey Brief

1. To inspect buildings, assess the value of the site for bats, and compile a report prior to a Planning Application being submitted.

2. The report will identify if bats have ever used the buildings at any time, or not as the case may be.

3. If bats have used the buildings, assess the importance of the site for bats and bat conservation.

## Limitations of the report

1. The aim of the survey is to prove use by bats, but does not guarantee their absence.

2. Surveys undertaken when bats are hibernating, may have to be re-assessed during summer months when bats are most active.

3. External walls and internal rooms are inspected from ground level only. Roof voids, attics and lofts will only be inspected when safe access is possible. Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

4. A bat detector will be used in all cases but daytime visits may only produce limited success. When buildings are inspected during winter months, a bat detector will have very limited results.

5. Buildings with no signs of bats on the date of the survey, may be used by individuals or small numbers of bats, in subsequent weeks, months or years.

6. Thorough inspection should reveal whether bats have been present during previous years. Small bats, e.g. pipistrelles, leave evidence of occupation in small inaccessible crevices which may be extremely difficult to detect if the bats are not present when the survey is being conducted.

# ***BAT SURVEY & REPORT***

## **Objectives of the report:**

1. To thoroughly inspect all buildings, and record any findings indicating the presence or absence of bats.

2. To make recommendations when the presence of bats are found.

## **Survey Guidelines**

This survey follows guidelines recommended by the Bat Conservation Trust (BCT Bat Surveys, Good Practice Guidelines, 2007) and Natural England (Survey objectives, methods and standards- Bat Mitigation Guidelines, 2004) and JNCC Bat Workers Manual.

## **Survey Methods**

The purpose of the survey is to look for evidence confirming that bats use, or have used the buildings for resting, feeding, roosting or winter hibernacula, or not as the case may be.

Evidence of use will include the following;

1 Presence of live or dead bats.
2 Bat droppings.
3 Moth and inset wings and remains.
4 Faint scratch marks on roof timbers.
5 Grease staining marks on roof timbers.
6 Odour of bats.

## **Evening Surveys**

For evening surveys, an ultra-sound receiver is used, tuned to different frequencies to pick up the noises emitted by flying bats. Bat emergence time may start half an hour before sunset, to one hour after. Fine tuning the 'bat detector' can be a very accurate way of identifying the presence of bats emerging from roof areas where human access is limited or impossible.

Time spent on suitable evenings, will confirm or not the presence of bats, and bat species identification should be possible if bats are present.

## **Surveying Equipment**

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Bat box 'duet 'bat detector,
Petzl headlamp torches.
A variety of folding aluminium ladders.
Telescopic inspection mirrors, large and small.

# ***BAT SURVEY & REPORT***

## Bat detection methods

The size of the site or the complexity of the buildings may make daytime searches for bats very difficult. Subsequently, the detection of the presence of bats is undertaken by night visits and relies on the use of a bat detector, an instrument that picks up the ultra-sound emitted by bats, converting it into a sound audible to the human ear. Species may be identified by the frequency on which they 'transmit' and by the sonar graph of their sounds.

## Evening surveys

Any survey is reliant on the scope and depth of the information sourced. In an attempt to obtain more detail, an evening survey may be conducted around the site or buildings. To give greater coverage and scope, the survey is normally conducted by two persons. Ultra-sound bat detectors were used at varying frequencies throughout the duration of the survey, to pick up noises emitted by bats.

## Analysis of results

Dependent on the results indicated by the bat detector, further inspection of the site may be required within the buildings to confirm any findings. Negative results from the bat detector will only indicate that bats are not present at the time of the survey.

## Bat habits

Bats frequently use trees and building for feeding. Insects are found at all sites, and their presence attracts bats, which may travel up to five kilometres or more, to feast in insect rich habitat. The presence of feeding bats does not indicate that the roost is close by, and this survey is undertaken to establish whether bats use any of the structures on the site as a roost.

## Adverse weather

Adverse weather conditions affect the ability to collect data on night visits. Cold nights, strong wind and heavy rain may prevent bats from flying, and numbers of insects may be likewise very limited. Subsequent visits should provide sufficient data and prove positive or negative results.

## Risk Assessment

The level of probability that Bats are using the property is calculated on the evidence found.

**Low risk:**
No evidence of use by bats was found.

**Medium risk:**
Implies that the presence or use by Bats has been identified, and the building is probably used as a feeding site.

**High risk:**
Identifies that Bats use the property, droppings are found and a roost is confirmed or suspected, even if bats are not present at the time of the survey.

# ***BAT SURVEY & REPORT***

## HALTON HILL FARM

The survey includes all buildings.

The survey commences with the buildings on the left of the main access, the concrete block lean-to and the stone barn, then the timber hen cabin and the prefab half round garage ahead. To the right, the farmhouse with extensions, the attached barn and finally the collection of concrete block built buildings.

## LEAN-TO AND STONE BARN

### Description

The two buildings are a single storey extension built of concrete blocks, a former shippon, and a two storey stone barn with an apex roof. The roof of the barn and the extension are made of a mixture of corrugated asbestos and box profile sheeting

### Bat Use Potential

None of the roof is lined on the inside of the building. With open access into the barn, it is also a very draughty building and one which I would not considered suitable roosting habitat for bats. Much of the internal roof and timber beams are covered with spider's cobwebs. Careful searching inside the buildings could find no evidence of bats.

### Conclusions

Further surveillance at bat emergence time may provide additional information.

## POULTRY CABIN

### Description

This is a tongue and groove timber poultry cabin, with an apex roof covered with mineral felt. The westerly side has been repaired with numerous pieces of tin. Internally, the roof is not lined and the windows full length of the building, create a very light environment.

### Bat Use Potential

There is open access through windows and vents , but a careful search could find no evidence of occupation by bats.

### Conclusions

Further surveillance at bat emergence time may provide additional information.

# ***BAT SURVEY & REPORT***

## GARAGE

Description

This former garage is of semi-circular profile and built of corrugated asbestos sheets with a concrete block gable eng. The far end of the building is derelict.

Bat Use Potential

Again, the open ends of the building give open access for bats to feed inside. There is no insulation inside the roof and the construction style makes the former garage not suitable for use as a bat roost habitat.

Conclusions

This building is not suitable as a bat roost site.

## FARMHOUSE

Description

This two storey stone building is the former farmhouse and is attached to the large barn. It has an apex roof covered with slate, and stone has been used for the lower half on the northerly side. Two single storey extensions have added to the westerly and northerly aspects of the property.

Bat Use Potential

Open doors and windows and large holes in the roof of the barn allow open access for bats and birds. There is no lining inside the roof of the house or the barn. A careful examination inside the attic of the house and on suitable surfaces inside the barn could find no evidence of use by bats. Numerous spiders' cobwebs adorn the roof space.

Conclusions

Further surveillance at bat emergence time may provide additional information.

## CONCRETE BLOCK BUILDINGS

Description

This former garage and workshop is a single storey building built of concrete block and covered corrugated asbestos sheets. There is no lining to the roof. A timbered building has been added above one of the buildings and used as a hay barn, whilst a further extension to the north has decayed and fallen to the ground. A careful search was made within all these buildings but no signs of bats or their presence could be found.

Bat Use Potential

Bats can fly freely through this building but the structure is not the most favourable bat roosting site.

# ***BAT SURVEY & REPORT***

## CONCRETE BLOCK BUILDINGS (cont)

Conclusions
Though considered unlikely roosting habitat, further surveillance is required at bat emergence time to provide additional information.

## OVERALL CONCLUSIONS

A thorough search of all the buildings found no bats or evidence of their occupation.

Further surveillance at bat emergence time may reveal evidence of occupation by bats which may have been overlooked in the previous searches.

Bats may occupy inaccessible nooks and crevices within the structure of the buildings and the presence of bats may only be detected by an evening survey.

With favourable weather conditions and when bats should be foraging at bat emergence time, further conclusions can be made from any evidence revealed or discovered.

# ***BAT SURVEY & REPORT***

## HALTON HILL FARM;  Evening Survey

**Date**;  30 May 2012

**Start Time:** 20.30 hours

**End Time**:  22.30 hours

**Weather**:  A dry, warm evening, temperature $15^0$C with cloud clearing and a light westerly breeze.

### Bat Suitability Evening:

The evening was a perfect evening for foraging bats, with many flying insects and moths visible in the evening light.

### Survey Details:

The survey was conducted by two persons, each using a 'bat detector' set at 45Khz.  One person was stationed at the westerly end of the site by the farmhouse, the other person monitored the yard and outbuildings to the north of the site. These positions varied slightly from time to time as did the tuning of the bat detectors, which were occasionally tuned to 55Khz to allow for different species of bat sonar.

### Survey Findings:

Despite the evening being a perfect one for foraging bats, no bats were seen or detected emerging from any of the buildings

### Evaluation of the Survey Results:

The survey could find no evidence of bats using any of the buildings at the farm as a roost site.

### Risk Assessment:

Low.

### N.B.

After leaving the site, many bats were observed foraging along the hedges and country lanes at lower elevations.

The site is quite exposed and only likely to be visited by bats on warm evenings when moths and midges are very plentiful.

# ***BAT SURVEY & REPORT***

## SURVEY SUMMARY

### Proposed Development
The proposal is to demolish most of the concrete block buildings but retain and renovate the stone barns and the former farmhouse.

### Site Description
The buildings form part of the original farm complex and are surrounded by agricultural land. The site is exposed and is at an elevation of 550 feet above sea level

### Survey Results
The surveys could find no evidence of bats either foraging within any of the structures or occupying any of the buildings as a roost site.

### Importance of the Site
No European Protected Species could be found as resident on the site.

### Conclusions
No evidence of bats using any of the buildings as a roost site could be found.

### Risk Assessment
Low

### Mitigation and Enhancement
No bat mitigation or habitat enhancement is required.

### Timing of works
Works may be undertaken at any time.

**Author: Denis Lambert**

**Signed:** *Denis Lambert*

**Dated:** *31st May 2012*

Denis Lambert is a registered and licensed Bat Warden No. 20110680 for Natural England, since 1981. Dedicated to conservation and environmental issues, he has been a keen bird watcher and mammal specialist all his life and was involved with the formation of the Lancashire Badger Group and acted as its chairman for ten years. Working as a qualified arborist (tree surgeon) he has been actively involved in protecting many species of flora and fauna over the years. Richard Bowden, a retired ex-licensed Bat Warden assists with surveillance where two persons are needed.

# ***BAT SURVEY & REPORT***

## Bats and the Law

It may not be possible to determine whether the building is used as a maternity roost or just a resting place, but the fact that bat activity has been recorded, means that any work that disturbs or impacts on the colony within the buildings will require a license. Additional survey work may be necessary, especially in the evenings or early morning to determine the exact extent of use by bats and the access points that are used. Deliberate disturbance during the breeding season, the exclusion of bats and the destruction of a bat roost is now a criminal offence under the Conservation (Natural Habitats &c.)(Amendment) Regulations 2007. The onus lies on the applicant to satisfy him/her that no offence will be committed if and when the development goes ahead.

Natural England now advises, *"Operations to known breeding sites should be timed to avoid the months of June, July and August if possible, the best times for building or re-roofing operations are spring and autumn".*

## How to proceed when bats are found

Depending on the extent of the proposed works, a license may be required before any work can start. If the work does not impact on the bats in any way, ie, bats are not present and the habitat and access points are not being affected, then the work may probably be done without a licence. Each site has different requirements and Natural England have the final say.

When European Protected Species are present and the works cannot be done at a time when they are absent, as a licensed bat person, I can apply on your behalf for a licence to enable the works to proceed. The granting of a license is not guaranteed, but when the application is a matter of health and public safety and supporting mitigation enhances the habitat for continued use by bats, there is a good likelihood that the license will be approved. Natural England requires a minimum six weeks to process any licence application. Mitigation will include detailed information for the retention, enhancement and preservation of the population of European Protected Species in the locality.

## General recommendations:

Being aware of how bats move from site to site, and the possibility that bats may occur in any building, the following points should help developers.

1. Bats may use buildings at any time of the year for feeding or refuge.
2. Work to the roof should be undertaken when bats are free flying, generally early March to late November.
3. Care must be taken when removing existing roof beams and associated stonework.
4. During completion of roof works, bat access points may be built into the new structure.
5. Pointing of walls should not be carried out between mid-November to early March to avoid entombing bats, which may be hibernating within.
6. If any timber treatment is carried out, only chemicals safe for bats should be used. Any new timber used should be treated using the CCA method (Copper, Chrome Arsenic), which is safe for bats.

I shall be available to advise and oversee the above points at any time, if requested.

Should bats be found, work must cease immediately in that area and then please contact **Denis Lambert** on **01772 783322 or 07813 140682** for advice.

# ***BARN OWL SURVEY & REPORT***

## Survey Brief:

To inspect buildings, assess the value of the site for barn owls, and compile a report prior to a Planning Application being submitted.

The report will identify if barn owls have ever used the buildings at any time, or not as the case may be. Barn owls are protected under the Wildlife and Countryside Act 1981, Habitats and Species Regulations 1994 and Countryside & Rights of Way Act, 2000.

## Objectives of the report:

To thoroughly inspect all buildings, and record findings which indicate that barn owls have been present.

To make suitable recommendations when barn owls are found to be present.

## Limitations of the report:

External walls and internal rooms are inspected from ground level only.

Roof voids, attics and lofts will only be inspected when safe access is possible.

Building's whose structure is unsafe in any way, will only be inspected from a safe distance with the use of a pair of binoculars.

## Survey Details

The purpose of the survey is to look for evidence that barn owls use, or have used the buildings for resting, feeding or nesting, or not, as the case may be.

Evidence of use by owls will include the following;

White streaks down roof timbers and walls
Barn owl pellets, new and old
Barn owl feathers
Signs of nest
Access for barn owls

## SURVEYING EQUIPMENT

Re-chargeable torches, one at 1 million, the other at ½ million candlepower,
8 x 32 Opticron binoculars,
Petzl headlamp torches.
A variety of folding aluminium ladders.

## Survey Methods

The buildings were inspected, looking for signs of use by barn owls, as mentioned above, using ladders for access and torch and binoculars when required

# ***BARN OWL SURVEY & REPORT***

**Site description**:

The site is part of a farm building complex. Open access is available to all the buildings which are surrounded by agricultural land.

**Survey results**

| | | YES | NO |
|---|---|---|---|
| **External:** | White streaks down roof timbers + walls | | ✓ |
| | Owl pellets | | ✓ |
| **Internal:** | White streaks down walls | | ✓ |
| | Owl pellets new | | ✓ |
| | Owl pellets old | | ✓ |
| | Owl feathers | | ✓ |
| | Signs of nest | | ✓ |
| | Access for owls | | ✓ |

**Comments:**
No evidence of barn owls using any of the buildings could be found.

**Importance of the site**

The survey could find no evidence of barn owls using any of the buildings.

**Conclusion:**

Barn owls do not use the buildings.

**Recommendations:**

There are no recommendations necessary.

**Author: Denis Lambert**

**Signed:** *Denis Lambert*

**Dated:** *30th May 2012*