SUNDERLAND PEACOCK ARCHITECTS

BAT SURVEY AT -

Land off Slaidburn road
Newton in Bowland
Clitheroe

DATE AND TIME OF VISIT
21st Sept 2021

WEATHER CONDITIONS
High cloud partly sunny, 6-12mph westerly breeze 17 C

REFERENCE NO. 6510

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RICS
The mark of
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SURVEY CARRIED OUT BY: [redacted] AssocRICS

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: [redacted] 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 ELEVEN 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

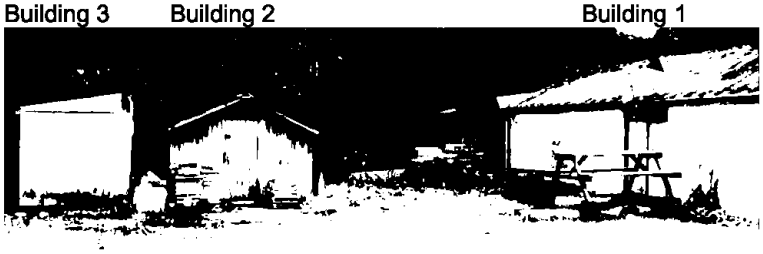
- 'MAGENTA 5' BAT DETECTOR
- BINOCULARS
- HIGH POWERED TORCH
- LADDERS FOR HIGH LEVEL INSPECTION
- CAMERA
- ENDOSCOPE

PROPOSED DEVELOPMENT

Removal of 3no buildings on the site prior to construction of new dwelling.
Impact of development in relation to potential bat habitat:-
Removal of buildings which may have the potential to provide habitat for bats.

TYPE OF BUILDING

Building 3 Building 2 Building 1



Building 1
Is a disused workshop currently used for storage, it is a single storey linear form with a timber ad hoc open store area adjacent to the south west gable

Building 2
Is a timber shed.

Building 3
Is a trailer/ caravan which has been clad with ply on two sides and had a mono pitch timber and felt roof fixed over.

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

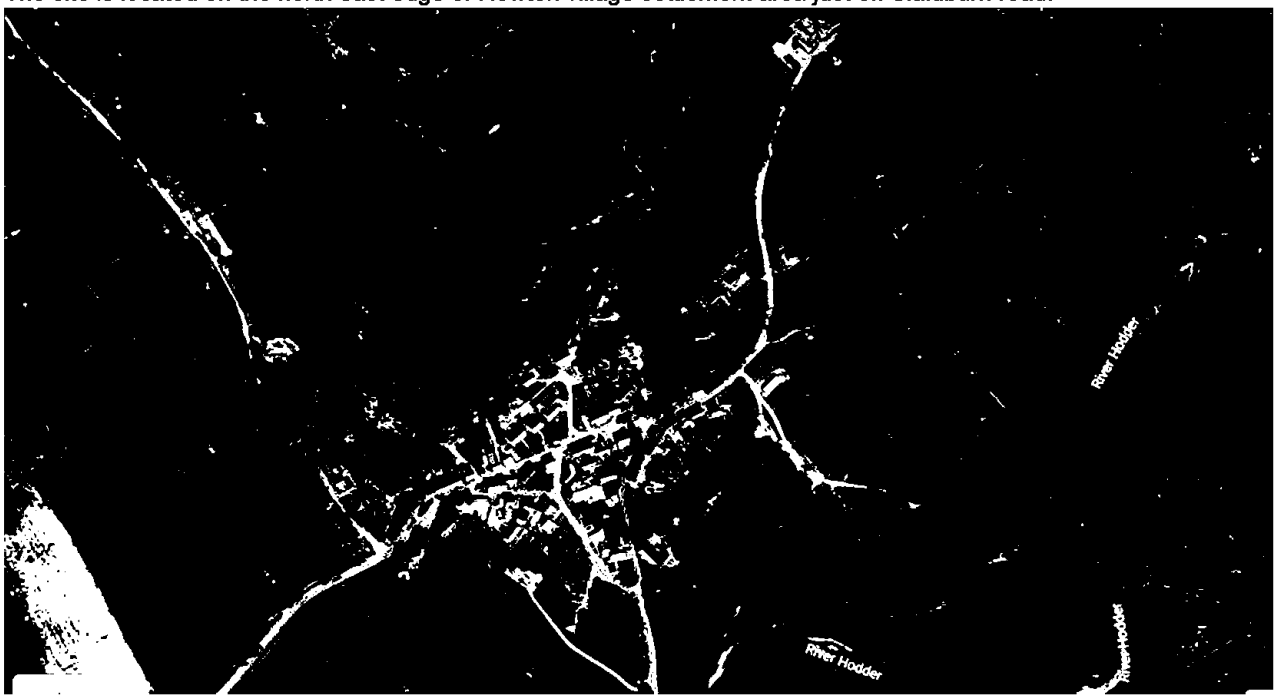
Scoping survey carried towards the end of the activity period.
All buildings were accessible.

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 697506 148 m elevation

The site is located on the north east edge of Newton village settlement area just off Slaidburn road.



FORAGING POTENTIAL IN THE LOCATION

The site is located in a rural location adjacent to a new build house and a further semi detached property to the north east. The village car park is immediately to the south east. Pasture land abuts the rear site boundary.
A significant mature wooded area is adjacent to the south west and east boundaries which has good connectivity to further wooded areas in the greater locality via hedge row and tree lines. The nearest significant water course is the river Hodder 290m to the south and area of standing water is a pond 677m to the east.
The site has been used as a workplace and is mainly hard standing with some grassed areas, although the site is surrounded by mature trees m
The site itself does not provide roost or forage potential but the immediate surroundings do provide optimal forage and roost potential.

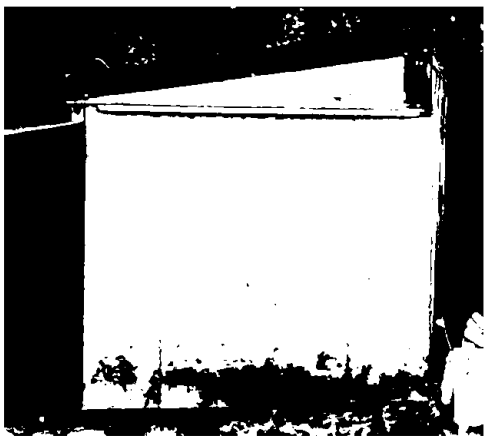
WALL CONSTRUCTION

Building 1

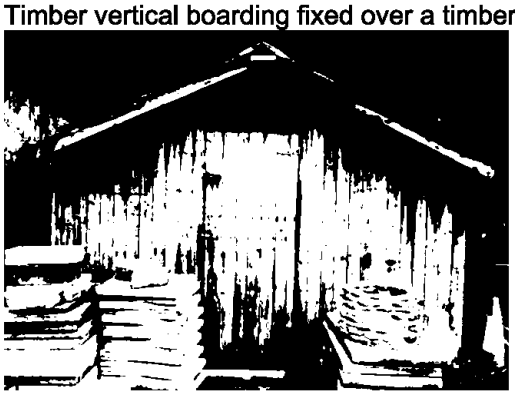
The walls are concrete block some sections having a render finish . The open timber section has OSB board sheets fixed to a timber frame, the timbers and sheets appear relatively new.

Building 2

The structure appeared to have been mobile having had wheels the walls are a type of plastic sheet however two of the elevations have been clad with OSB board.

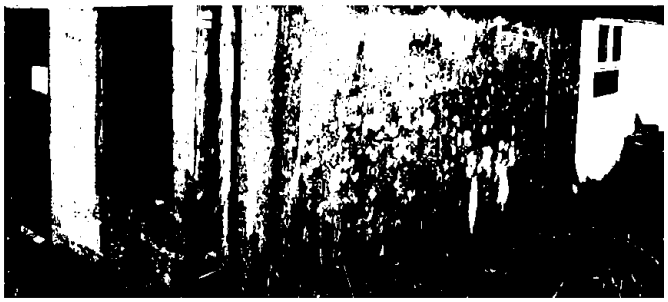



Building 3
Timber vertical boarding fixed over a timber frame.




BAT ACCESS POINTS IN WALLS

Building 1
The Block walls are in perfect condition no cracks, crevices or access points.
The OSB board is in good condition as are all the frame timbers, no crevices are formed with any part of the structure to provide any potential bat habitat.


Block walls to workshop


OSB sheets to ad hoc open store

Building 2
The plastic walls are in good condition with no potential access points, the flush fit OSB board has no rot and they do not provide any crevices suitable for bat roost potential.

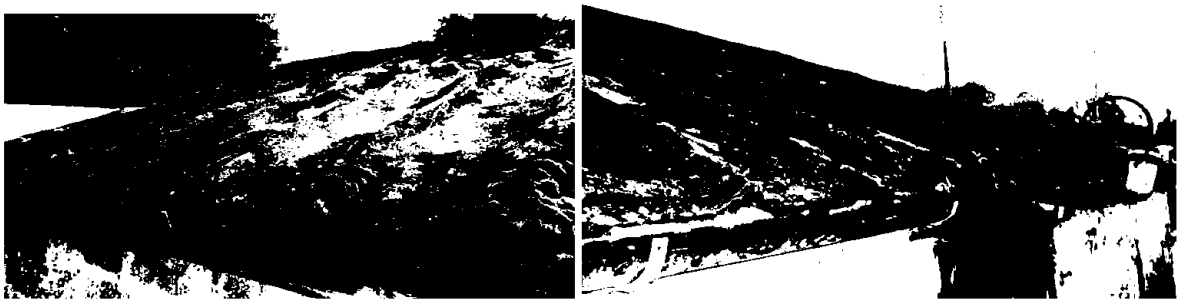
Building 3

The timber shed is in good condition with no rot, cracks or crevices. No access points into the building.

ROOF CONSTRUCTION

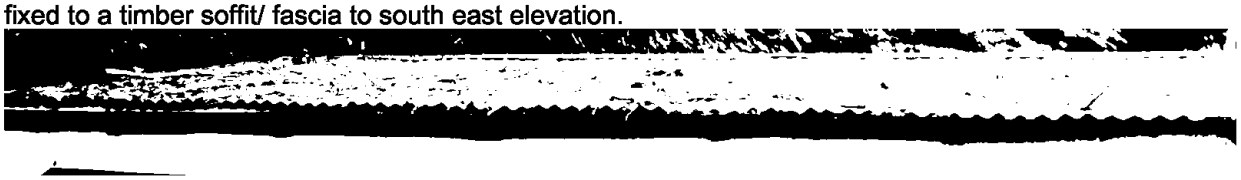
Building 1

The pitched roof has a profile fibre cement sheet covering with a proprietary ridge trim, flush fixed timber fascia's.



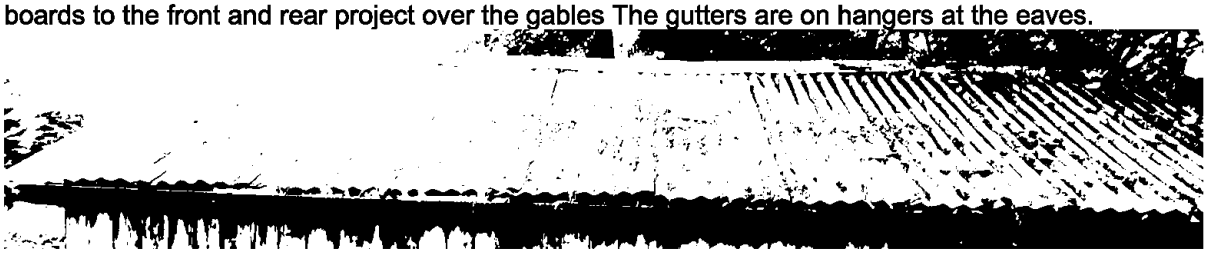
Building 2

The mono pitch roof fixed over the caravan / trailer building is a timber structure over the existing roof with a steel corrugated sheet finish with proprietary steel trim to three sides of the roof. and gutter fixed to a timber soffit/ fascia to south east elevation.



Building 3

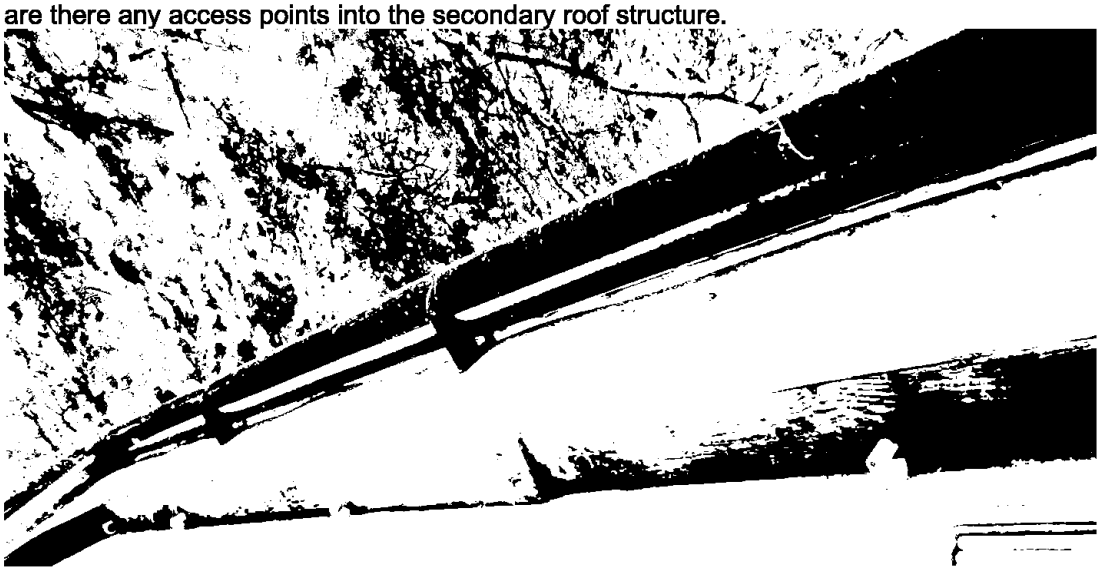
The shed roof is pitched with a corrugated steel sheet roof finish, with a lead ridge trim. The barge boards to the front and rear project over the gables The gutters are on hangers at the eaves.



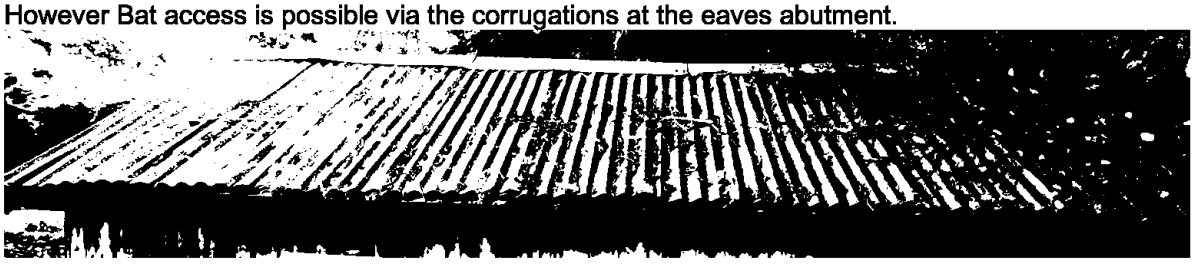
BAT ACCESS POINTS IN ROOF

Building 1
Whilst the fibre cement sheet has significant moss coverage the sheets are all in tact and tight fitting. The trims to the gables and ridge are in good condition and tight fitting. The corrugations are pointed at the eaves (see below) There are no access points in this roof.
The ad hoc shelter is open bats can freely enter.

Building 2
The roof is an addition to the existing roof of the trailer. There are no access points to the interior nor are there any access points into the secondary roof structure.

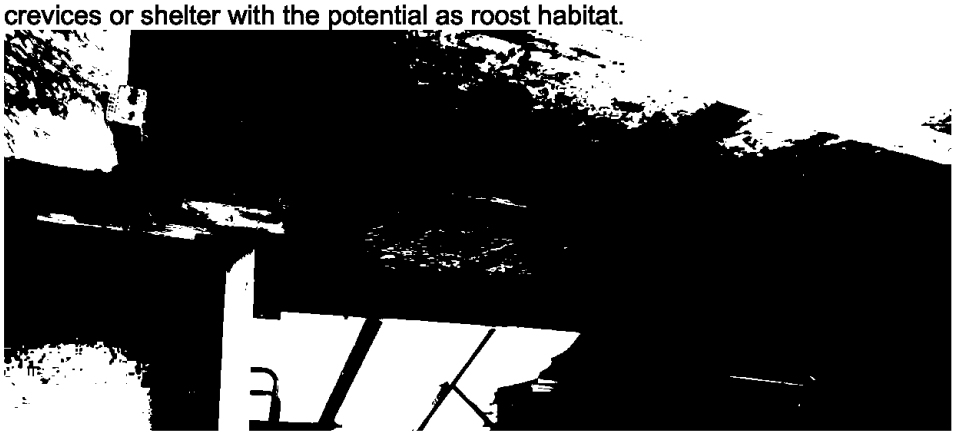


Building 3
The metal sheet finish and metal ridge trim are old and slightly rusty but are still intact and tight fitting. However Bat access is possible via the corrugations at the eaves abutment.



ROOF SPACE
Building 1
There is no enclosed roof space in the workshop The concrete roof structure is fully visible as is the under side of the sheet roof covering. The structure provides sub optimal roost potential.

The ad hoc store is open to the elements but the structure is relatively new and does not provide any crevices or shelter with the potential as roost habitat.

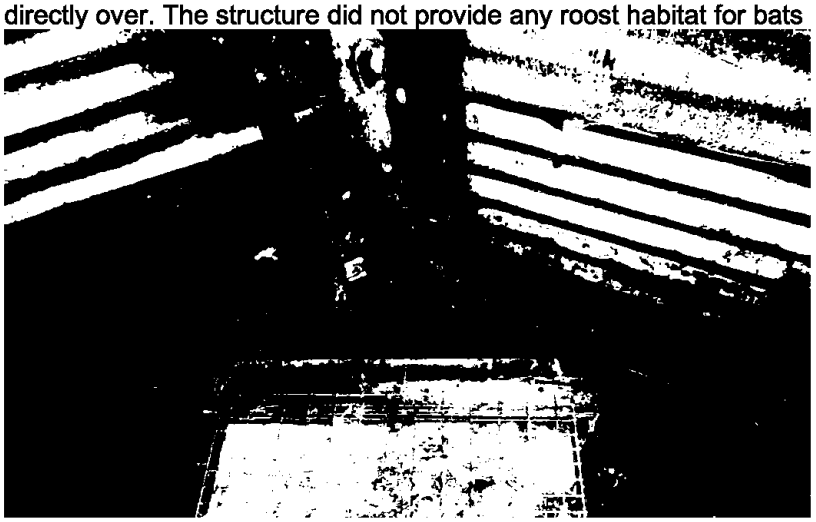


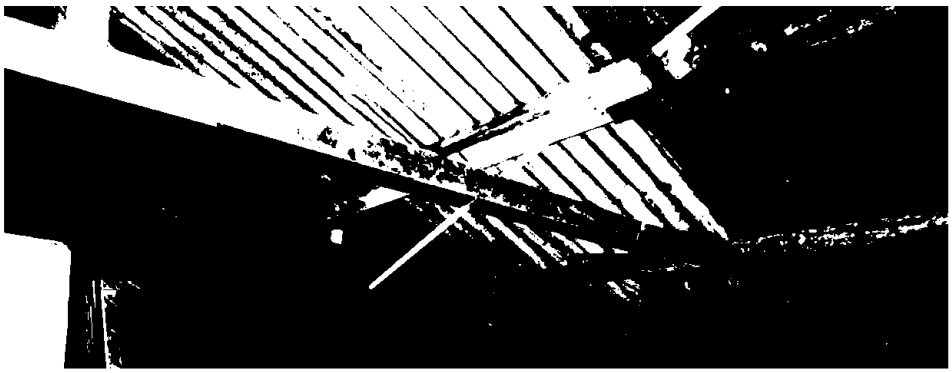
Building 2

The trailer had a flat ceiling. No potential bat habitat present.

Building 3

The roof structure of the shed was fully visible. Metal angle truss with timber purlins and sheets directly over. The structure did not provide any roost habitat for bats





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

The external features could be closely examined due to the scale of the buildings. lead flashings, facia soffits ridge slates, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. The workshop and trailer are not accessible, and no evidence was found around the shed.

		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 all the buildings were inspected for the above listed evidence, due to the scale of the buildings it was possible to examine all surfaces and floors and any internal structure very closely. The result was negative.

CONCLUSION

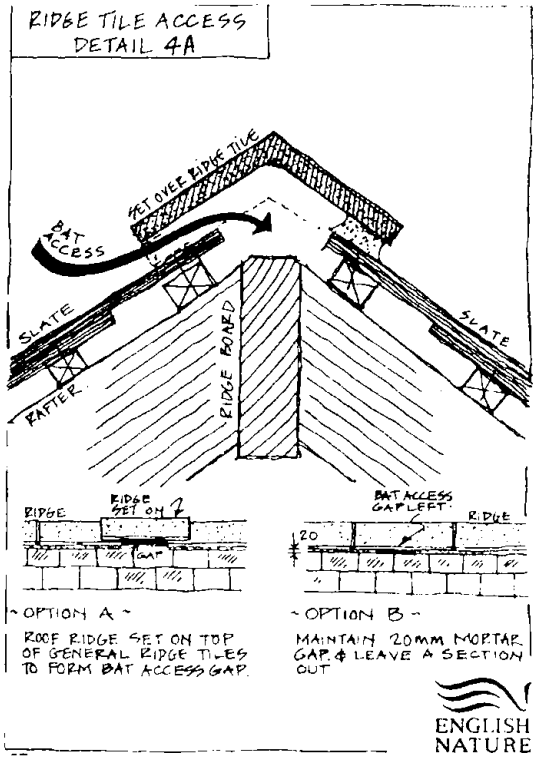
The buildings could all be examined closely both inside and out, bats were not found to be present currently nor were there any signs of historic use. The buildings did not provide any potential roost habitat and the removal from the site will not be detrimental to the local bat population. The site is devoid of any vegetation other than some grassed areas thus no tree habitat will be removed or affected by the proposal.

Further survey effort is not required nor is Mitigation necessary.

However as the location does provide an optimal level of forage habitat for bats, it is recommended that bat roost habitat be enhanced on the site by incorporating in the proposed new House the measures illustrated Overleaf :

ENHANCEMENT MEASURES (Bats - 2)

METHOD 2:	
PROVIDE 2 No. RIDGE ACCESS TILES ALONG THE ROOF RIDGE. SPACE RIDGE ACCESS SLATES EVENLY ALONG LENGTH OF ROOF. Ridge access tile Detail 4A (below)	RECOMMENDED BY NATURAL ENGLAND either raised ridge tiles providing 15 – 20mm gaps or leaving access gaps under tiles to enable bats to enter the space beneath the ridge tiles. Pipistrelles and long-eared bats will enter roofs via narrow gaps under the ridge tiles, additional benefits are provided when small gaps are provided through the roofing felt or sarking membrane thus enabling bats to enter any retained roof voids.



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.