Protected Species Survey:
Bats and Barn Owls

Survey conducted by:

John Temple
Cragg House Farm
Buttermere
Cockermouth
CA13 9XA
Tel: 017687 70204
Mob: 07798 767806
Bat Survey Class Licence CL18 Registration no. 12316-CLS

Survey commissioned by:

Wright Land and Property Ltd.

8, Fell View Drive
Egremont
Cumbria
CA22 2JL

Pacific House
Fletcher Way
Parkhouse
Carlisle
CA3 0LJ

On behalf of:

Mr. J. Gate
Home Farm
Gilgarran
Workington
CA14 4RF

Property Surveyed:

Barns at Home Farm
As above.

Grid Reference:
NY032230

This survey remains the property of Mr. John Temple and can not be submitted as part of a planning application until all payments have been received.

Contents

A) BAT SURVEY

A1) PLAN AND VIEWS OF SITE 3
A2) SITE DESCRIPTION 4
A3) HABITAT DESCRIPTION 5
A4) DETAILS OF PROPOSED WORKS 5
A5) SURVEY
A5.1) TIMING AND WEATHER CONDITIONS 5
A5.2) CONSTRAINTS 5
A5.3) RESULTS 6
A6) MITIGATION STRATEGY 7
A7) SUMMARY 7

B) ADDITIONAL INFORMATION RELATING TO BAT SURVEY

B1) BATS AND THEIR REQUIREMENTS 8
B2) BACKGROUND TO ACTIVITY 8
B3) PRE-EXISTING INFORMATION ON SPECIES AT SITE 8
B4) STATUS OF SPECIES IN THE LOCAL/ REGIONAL AREA 8
B5) OBJECTIVE OF SURVEY 8
B6) SURVEY AREA 8
B7) FIELD SURVEY
B7.1) METHODS 9
B8) INTERPRETATION AND EVALUATION
B8.1) PRESENCE/ ABSENCE 9
B8.2) POPULATION SIZE CLASS ASSESSMENT 9
B8.3) SITE STATUS ASSESSMENT 9
B9) IMPACT ASSESSMENT
B9.1) PRE- AND MID- ACTIVITY IMPACTS 9
B9.2) POST ACTIVITY INTERFERENCE IMPACTS 9
B9.3) SUMMARY OF IMPACTS AT A SITE LEVEL 9
B9.4) SUMMARY OF IMPACTS ON A WIDER CONTEXT 9
B10) MITIGATION
B10.1) REPLACEMENT ROOST SITE SELECTION 9
B10.2) EXISTING SPECIES STATUS 9
B11) LOCATION, OWNERSHIP AND STATUS 9
B12) CAPTURE AND EXCLUSION
B12.1) TIMING, METHODS 9
B13) POST DEVELOPMENT SAFEGUARD
B13.1) HABITAT MANAGEMENT AND SAFEGUARD 10
B13.2) POPULATION MONITORING 10
B13.3) MECHANISM FOR ENSURING DELIVERY 10

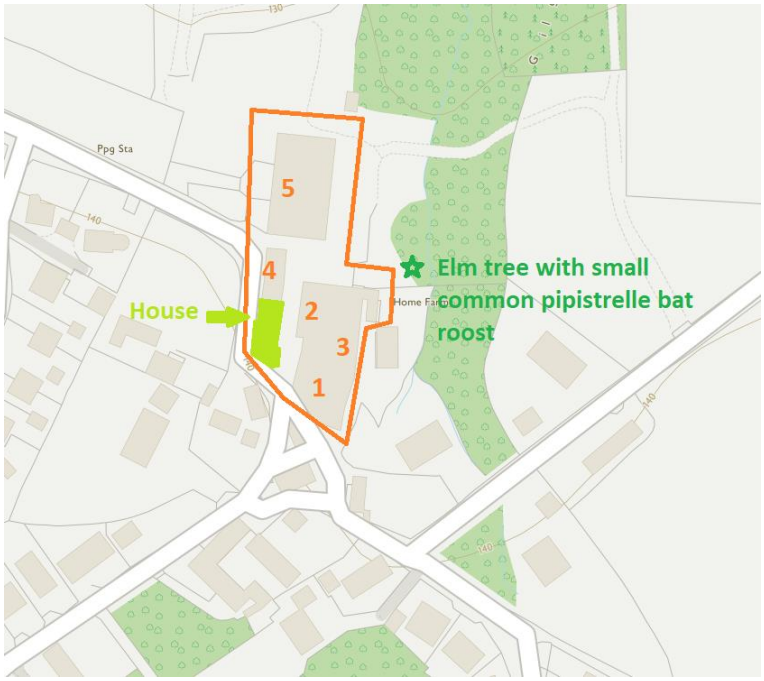
C) BARN OWL SURVEY

C1) BARN OWLS AND THEIR REQUIRMENTS 11
C2) BACKGROUND TO ACTIVITY 11
C3) SURVEY AND SITE ASSESSMENT
C3.1) OBJECTIVE OF SURVEY 11
C3.2) HABITAT DESCRIPTION 11
C3.3) SITE DESCRIPTION 11
C4) FIELD SURVEY
C4.1) METHOD 11
C4.2) TIMING 11
C4.3) WEATHER CONDITIONS 11
C4.4) PERSONNEL 11
C5) RESULTS 11
C6) INTERPRETATION AND EVALUATION 11

A) Bat Survey

A1) Views of Site:

Plan of site



Front of site 1

Inside of site 1

Site 2

Site 3

Site 4

Site 5

A2) Site Description:

The sites are in a farmyard and consist of agricultural buildings:
Site 1 is an old sandstone-built barn which is well pointed inside and out with a concrete floor. It has a tiled roof which has totally collapsed in at the southern end and in need of repair at the northern end. There is a loft area at the northern end. This barn has a single storey row of old byres running off the northern aspect (Site 2).
Site 2 is a single storey row of old byres. They are stone-built and rendered externally and well pointed internally. They have a tiled roof with roofing felt and a concrete floor. They are used for storage and dog kennels. Attached to the rear of these buildings is a large cattle shed (Site 3)
Site 3 is a large cattle shed which has low, stone- and block-built walls. It has a steel frame and a concrete sheeting roof and a concrete floor.
Site 4 adjoins the farmhouse and is a steel-framed workshop with metal profile sheeting roof and walls and a concrete floor.
Site 5 is situated in the north of the yard. It is a large, steel-framed shed with metal profile sheeting.

A3) Habitat Description:

The site is on the edge of the village of Gilgarran. There are houses of differing age and construction to the south and west. There is a large deciduous woodland to the immediate east of the site running northwards following Gillgarran Gill and becoming broader towards the north. There is a small, scattered area of mixed woodland approximately 200 metres to the south-west of the site. There is a patch of mixed woodland approximately 250 metres to the south of the site and 2 shelter belts of mixed woodland to the east. Amongst this is pasture land grazed by cattle and sheep. Further to the north is rougher pasture land which would have formerly been open-cast mine works.

A4) Details of proposed works:

It is understood that the whole site is to be developed. The stone barn and byres would possibly be converted and the cattle sheds and workshops would be dismantled and replaced with housing.

A5) Survey:

A5.1) Timing and Weather conditions:

The initial survey and emergence survey were conducted on 6th August by Mr. John Temple and Mrs. Vicki Temple.
The weather for the emergence survey was fine with high broken cloud and a light north-westerly breeze.

The temperature was 16.3˚c falling to 14.8˚c.

A dawn survey was conducted on 7th August 2021 by Mr. John Temple and Mrs. Vicki Temple.
The weather was fine with high broken cloud and a light northerly wind.

The temperature was 14.2 ˚c throughout.

A second emergence survey was conducted on 18th August 2021 by Mr. John Temple.
The weather for the emergence survey was fine with high cloud and a light northerly breeze.

The temperature was 18.4˚c falling to 17.2°c.

A third emergence survey was conducted on 19th August 2021 by Mr. John Temple.
The weather for the emergence survey was fine with scattered high cloud and no wind.

The temperature was 18.6 ˚c falling to 18.0˚c.

A second dawn survey was conducted on 20th August 2021 by Mr. John Temple.
The weather was fine with scattered high cloud and no wind.

The temperature was 16.4˚c throughout.

A5.2) Constraints:

No plans were available to the consultant.

A5.3) Results:

Initial Building survey: No signs of bats were seen in the buildings.

Initial emergence survey: Two common pipistrelle bats (*Pipistrellus pipistrellus*) were observed and identified hunting along the roadside at the south of the site.

Initial dawn survey: Three common pipistrelle bats were observed and identified hunting around the midden area to the north of the site.

Second emergence survey: Three common pipistrelle bats were observed and identified hunting around the midden area to the north and the edge of the wood to the north and east of the site.

Third emergence survey: Four common pipistrelle bats were observed and identified hunting around the midden area to the north and the edge of the wood to the north and east of the site. Natterer's bats (*Myotis nattereri*) and whiskered (*Myotis mystacinus*) and/or Brant's bats (*Myotis* brandtii) were identified on recording equipment in the woodland to the north of the site.

Second dawn survey: Three common pipistrelle bats were identified and observed entering in to a dead elm tree via an old woodpecker hole. The tree is on the edge of the woodland facing the site (marked on plan above).

Dead elm tree with hole being used by common pipistrelles marked with red circle.

A6) Mitigation Strategy:

Although no signs of bats were found in the sites, great care must be taken when work commences. If bats are seen or suspected then work must stop and further advice be sought from the acting consultant.

A7) Summary:

Prior to an application for building works, a survey for bats was commissioned.
It is the surveyor's opinion that bats are not using the buildings. A bat roost was identified in a dead elm tree in the woodland to the east of the sites. If work is undertaken, this tree should not be removed without a European Protected Species License.

B) Additional Information:

B1) Bats and their requirements

All British bats and their roosts are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed under Annex IV of the Habitats Directive as in need of protection. PPS9 acts as a guide to local authorities in relation to wildlife issues where developments may affect protected species and how conservation and any appropriate mitigation measures should be implemented. Furthermore where the presence of a European protected species (all British bats) may be affected by development then a licence to derogate from the Habitats Directive, 1994 Regulations would be required from the Department of Environment, Food & Rural Affairs (DEFRA). Licences are processed by DEFRA and issued in consultation with English Nature, the statutory body for nature conservation.

A bat roost may be defined in several ways:

a) Summer breeding roost.
b) Hibernation roost.
c) Transitional or temporary roost.

As bats have a variety of roost sites that fulfil different requirements at different times of the year, and these sites are returned to regularly, then the roost is protected even if the bats are not present. Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance. Climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

B2) Background to activity

Prior to an application for building works, a survey for bats was commissioned.

B3) Pre-existing information on species at site

The Multi Agency Geographic Information for the Countryside (MAGIC) website was accessed to identify any granted protected species mitigation licenses within 2 km of the site – No licenses have been granted in this area.

B4) Status of species in the local/regional area

Pipistrellus pygmaeus (soprano pipistrelle), *Pipistrellus pipistrellus* (common pipistrelle), *Plecotus auritus* (brown long-eared bat), *Myotis daubentonii* (Daubenton's bat), are common and widespread; *Myotis mystacinus* (whiskered bat), *Myotis brandtii* (Brant's bat), *Myotis nattereri* (Natterer's bat), are widespread and scarce; *Nyctalus noctula* (noctule) is widespread and frequent.

B5) Objective of survey

The objective of the survey was to ascertain whether there were any signs of use of the site by bats. Signs of bats include: droppings, insect remains, wear marks from egress points, or the presence of bats. Areas that have potential for bats to roost in but no actual signs of bats or are inaccessible to survey are also noted.

B6) Survey area

The survey area was the site as described above.

B7) Field Survey:

B7.1) Methods

The site was surveyed using a high-powered torch and ladders. Crevices were examined internally and externally for droppings, the presence of bats or potential for use by bats using an endoscope where needed. An emergence survey was conducted assisted by the use of bat detectors, recording equipment, night vision equipment and night-time camera trapping equipment where appropriate.

B8) Interpretations and evaluation

B8.1) Presence/ Absence

No signs of bats were found in the sites.
A small roost of common pipistrelle bats (*Pipistrellus pipistrellus*) was identified in an elm tree as marked on the plan in section A1.

B8.2) Population size class assessment

No bats were present in the site.
The small roost of common pipistrelle bats held a population of 3-4 bats.

B8.3) Site status assessment

Although site 1 site appeared to contain some suitable bat habitat, there was no evidence of use by bats. The hollow walls were damp due to the state of disrepair of the roof and this is likely to negate their potential for use as a roost site.
Sites 2, 3, 4 and 5 had no potential for bat habitat due to lack of access points and construction methods.

B9) Impact Assessment

B9.1) Pre- and mid- activity impacts

None.
The dead elm tree identified should not be affected by the proposed works if the development is within the site shown.

B9.2) Post activity interference impacts

None.
The dead elm tree identified should not be affected by the proposed works if the development is within the site shown.

B9.3) Summary of impacts at the site level

No negative impacts are envisaged. The dead elm tree identified should not be affected by the proposed works if the development is within the site shown.

B9.5) Summary of impacts on a wider context

No negative impacts are envisaged.

B10) Mitigation

B10.1) Replacement roost site selection

N/a

B10.2) Existing species status

N/a

B11) Location, ownership and status

Home Farm is located on the outskirts of Gilgarren and is owned by Mr. J. Gate.

B12) Capture and exclusion

B12.1) Timing, effort, methods, capture/exclusion methods

N/a

B13) Post development safeguard

B13.1) Habitat management and safeguard

The dead elm tree should not need to be removed for the proposed works.

B13.2) Population monitoring

N/a

B13.3) Mechanism for ensuring delivery

Condition of planning consent

C) Barn Owl Survey.

C1) Barn Owls and their Requirements

Barn owls and their roosts, nests and eggs are afforded protection under the 1981 Wildlife & Countryside Act (as amended) and are listed under Annex IV of the Habitats Directive as in need of protection. PPG9 acts as a guide to local authorities in relation to wildlife issues where developments may affect protected species and how conservation and any appropriate mitigation measures should be implemented. Furthermore where the presence of a European protected species (all barn owls) may be affected by development then a licence to derogate from the Habitats Directive, 1994 Regulations would be required from the Department of Environment, Food & Rural Affairs (DEFRA). Licences are processed by DEFRA and issued in consultation with English Nature, the statutory body for nature conservation.

C2) Background to activity

Prior to an application for building works, a survey for owls was commissioned.

C3) Survey and Site assessment

C3.1) Objective of survey

The objective of the survey was to ascertain whether there were any signs of use of the site by Barn Owls. Signs of owls would include: pellets, faeces remains (whitewash), feathers, dead chicks, prey remains or the presence of Barn Owls.
The survey area was the site described above.

C3.2) Habitat description

See bat survey

C3.3) Site description

See bat survey.

C4) Field Survey

C4.1) Method

The survey was conducted using ladders and a high powered torch.

C4.2) Timing

As bat survey.

C4.3) Weather conditions:

See bat survey.

C4.4) Personnel

The survey was conducted by John Temple.

C5) Results

No signs of owls were seen on the site.

C6) Interpretation and evaluation

No signs of barn owls were found.