BAT SURVEY
AT

LOWER FOLD STABLES
NORTHCOTE ROAD
LANGHO
BB6 8BE

DATE AND TIME OF VISIT
11th June 2026 10.00am

WEATHER CONDITIONS
Showers. 12-21 mph southerly breeze. 10 C

REFERENCE NO 6925

SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
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LANCASHIRE, BB7 2AG
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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 SEVENTEEN 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 SEVENTEEN 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
- ENDOSCOPE

PROPOSED DEVELOPMENT

Extension to the northeast gable of an existing steel portal frame building and construction of a new stable block built adjacent to existing garage.

Impact of development in relation to potential bat habitat: -

The survey will determine if the construction of the extension and new stable has any potential to disturb, harm or remove any bats or high value roost potential in the existing buildings.

TYPE OF BUILDING

The existing Tractor garage/ store. Front northwest and side elevations



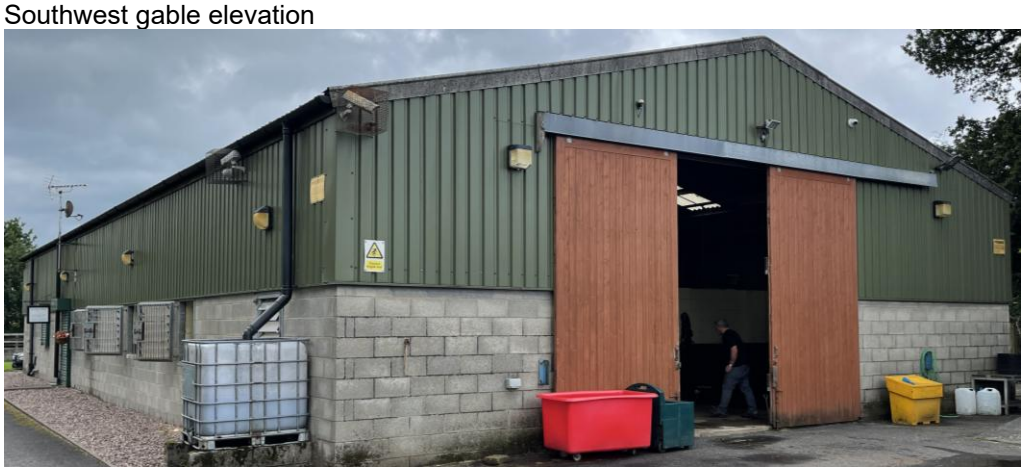


Southwest elevation to which the new stable block will be built adjacent to

The steel portal building which contains loose boxes for horses.
Northwest side and Northeast gable elevation.



Southwest gable elevation



Location of proposed extension



Location of new Stable block Existing garage

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

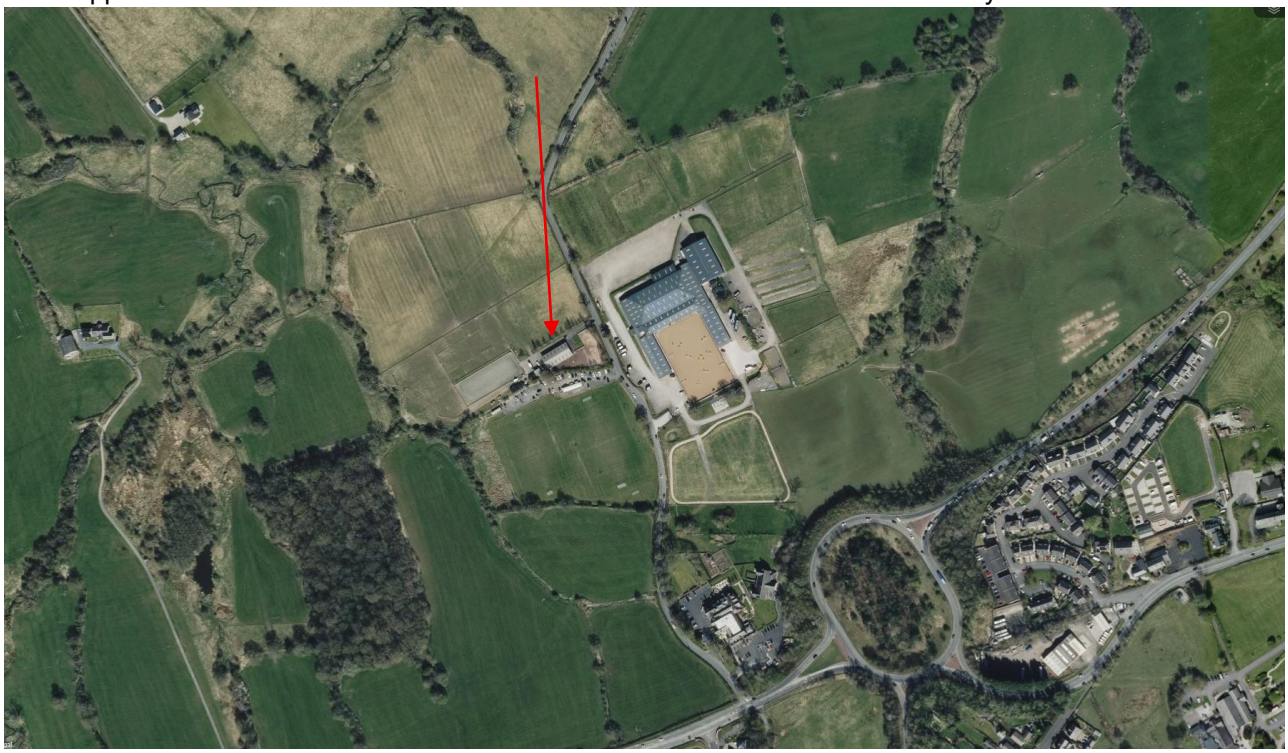
A scoping survey was carried out during the activity period.
All the structure was easily accessible/ visible.

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 SD704351 67 m elevation

The existing buildings are located on a site immediately adjacent to the southwest side of Northcote Road approx. 385m northwest from Northcote roundabout. Northcote Stud is directly across the road.



FORAGING POTENTIAL IN THE LOCATION

The immediate site has a tree lined drive, the boundary with Northcote Road and the southern boundary adjacent to the playing fields is hedgerow which extends and connects to the wooded area to the southwest. The playing field is bound by hedgerow. The location can be considered to provide a medium level of forage potential.



WALL CONSTRUCTION

The garage/ store is an existing steel frame mono pitched structure, which has been infilled with solid concrete blockwork walls.



The steel portal building has a block base wall with steel cladding above.

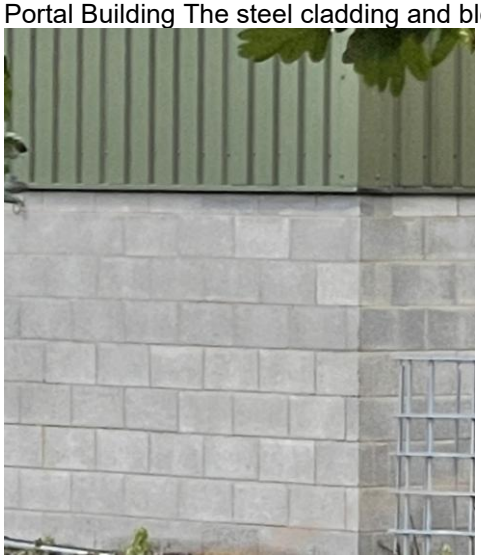


BAT ACCESS POINTS IN WALLS

Garage- The block walls are in excellent condition and do not provide any cracks or crevices with the potential as bat roost habitat.



Portal Building The steel cladding and block walls are in excellent condition.



Portal Building- There is a slight recess behind the cladding before the steel abutment with the wall which is very tight fitting. The recess easily examined. It did not provide any potential roost habitat. No Bats were present.



The walls of both buildings did not provide any bat roost potential.

ROOF CONSTRUCTION

Garage -The lean-to roof on the garage corrugated sheet with a timber fascia overhang to the front and rear.



The corrugated roof covering with an overhang to each side elevation.



The steel portal building - has a corrugated sheet pitched roof with clear sections



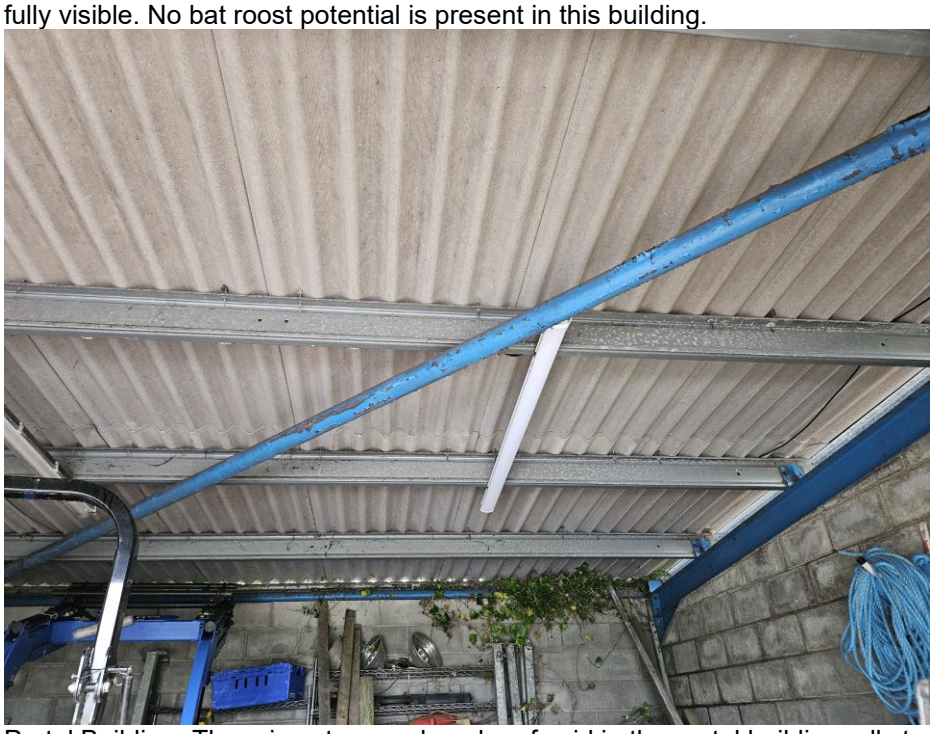
BAT ACCESS POINTS IN ROOF

The roofs are in excellent condition with no access points suitable for bat ingress.
However, the Garage has gaps between the steels and the underside of the roof. Which would allow free access to the interior.



ROOF SPACE

Garage -roof there is not an enclosed roof void in the garage the steel rafters and roof covering are fully visible. No bat roost potential is present in this building.



Portal Building -There is not an enclosed roof void in the portal building, all structure is fully visible, the structure did not provide any roost potential for bats.



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

The external walls of the buildings were inspected during this scoping survey. All the walls were found to be in excellent condition with no potential bat roost habitat.

BAT SIGNS, INTERNAL

Both buildings were inspected internally for any of the below listed evidence of bat presence. All surfaces were checked for bat droppings; urine staining or any significant insect remains.
The result was negative.

	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

CONCLUSION

The Garage and Portal frame Building do not provide any roost potential for Bats.

The construction of the new extension to the northwest gable of the steel portal building will not impact on any local bat population by removing or by disrupting any potential commute / forage routes.

The new Stable block is being constructed next to the existing garage. The new roof will abut the existing garage roof; this will have no impact on the garage with regard to removing or disturbing any existing roost potential.

It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme.

However, It is recommended that roost enhancement measures should be incorporated on the Portal frame building.
The basic requirement being that some **Sku Beaumaris (or similar)** bat boxes be fixed to the Southeast / southwest elevations, relatively sheltered from strong winds and ideally 3-4m above ground level., in accordance with manufacturer's instructions
See illustration below.








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 provisions 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
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.