



**Ecological Consultants  
Environmental and Rural Chartered Surveyors**

Your Ref: Cuthbert Hill Farm  
Our Ref: 8951

Liz Harrison  
Cuthbert Hill Farm  
Garstang Road  
Chipping  
Preston  
PR3 2QJ

Thursday, 09 November 2023

Dear Ms Harrison

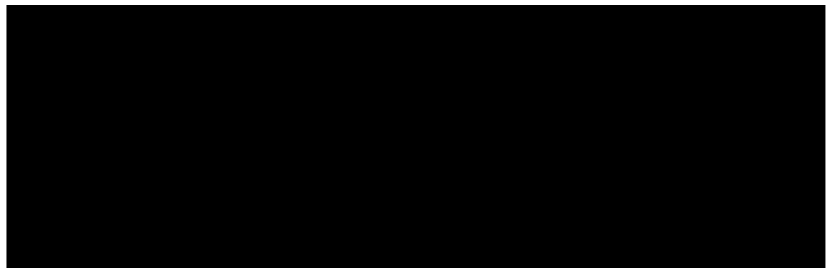
**RE: SCOPING BAT, BIRD, AND BARN OWL SURVEY  
LOCATION: CUTHBERT HILL FARM  
PROPOSAL: CHANGE OF USE OF A STEEL FRAMED AGRICULTURAL BUILDING TO A CAMPING BARN**

I would report that we have undertaken a scoping bat, bird, and barn owl survey at the above site, which is to convert and change the use of a steel framed agricultural building to a camping barn. The site was assessed to identify its potential for use by bats, birds, and barn owls.

The methodology we used to inspect this site was as follows.

#### **Desk and Field Study**

- ⇒ Likely bat roosting and feeding sites adjacent to the site were identified from aerial photography. This allows us to determine likely commuting routes into and off the site.
- ⇒ A search was made of the Envirotech dataset. The purpose of the search is to establish the species of bats and birds, and the presence of barn owls recorded in the local area.
- ⇒ Assessment of adjacent bat feeding and roosting sites from aerial photography.
- ⇒ Visual assessment of the building from the ground and ladders where appropriate using binoculars, torch and endoscope by a licensed bat surveyor.
- ⇒ Assessment of the building's potential for use by bats, birds, and barn owls, and need for additional survey to conclude the reasonable probable absence of bats, birds, and barn owls.



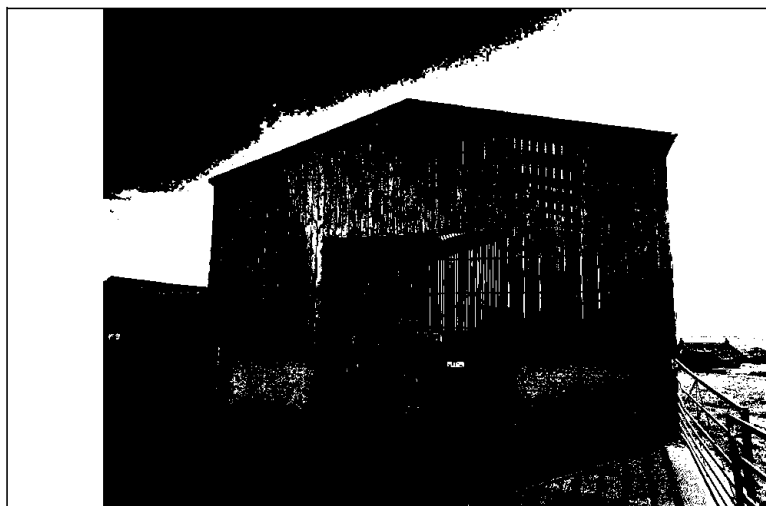
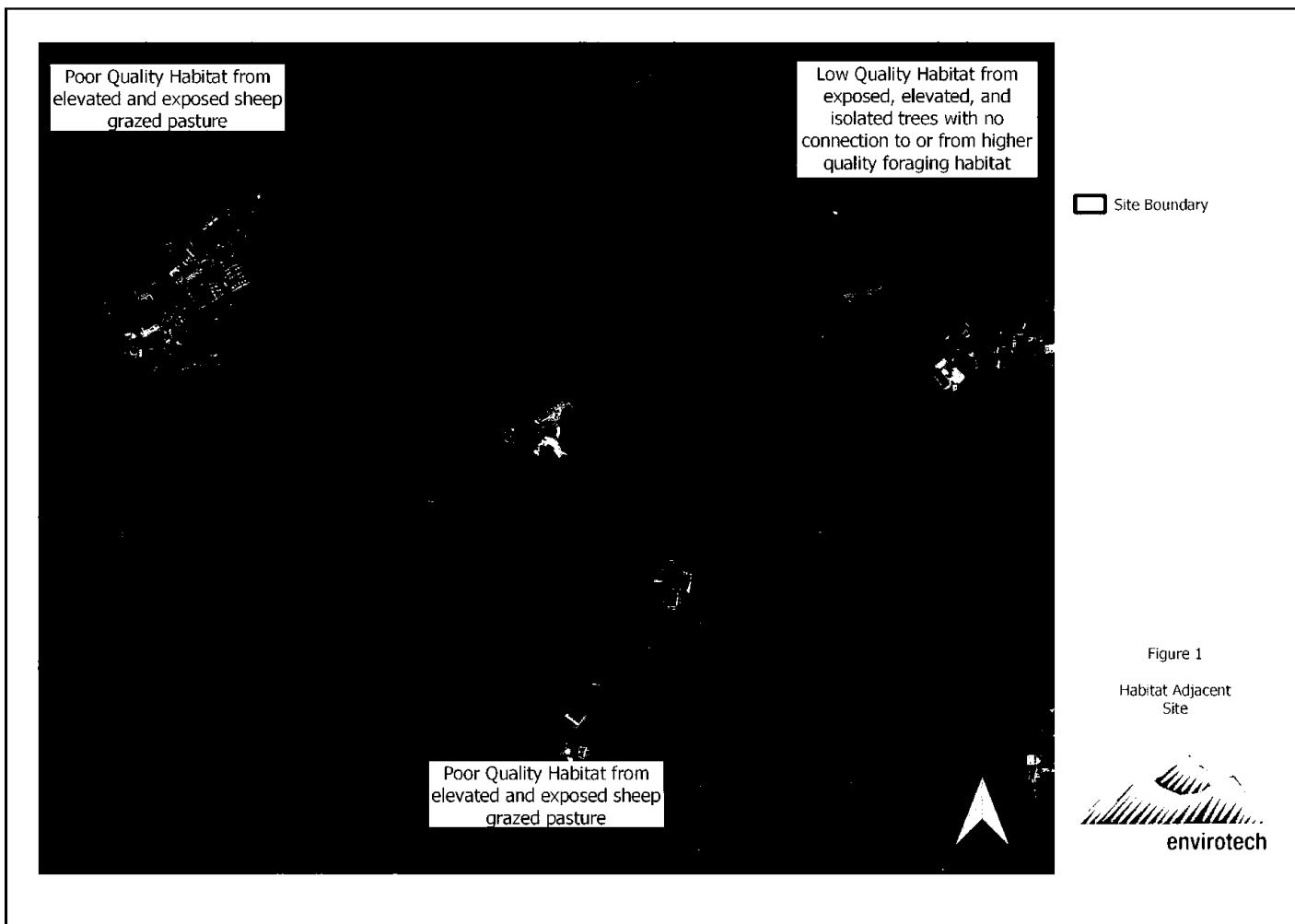
The site was assessed on 9<sup>th</sup> November 2023 and it was found to be located in habitat which would provide a low level of foraging opportunities for bat species. It is in an elevated and exposed rural setting.

The immediate surroundings are dominated by pasture. This will have a low value to foraging bats.

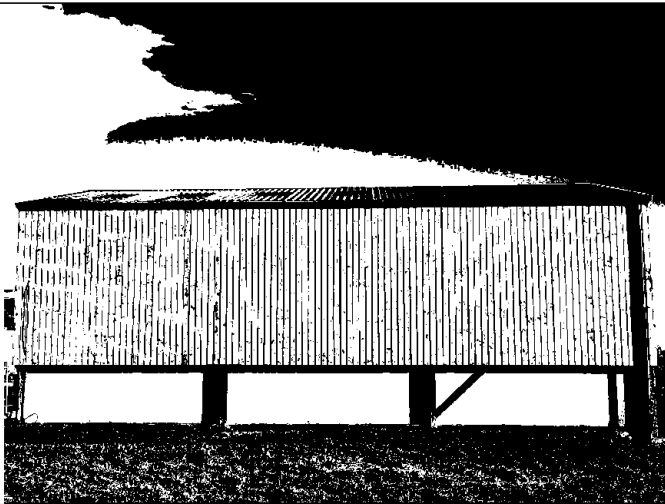
There are no records for bats at the site. The potential presence of bats at the site is also affected by roost quality and availability, despite it being likely that habitat quality will limit use of the site by bats.

Two bird nests were observed within the building, but were not in use at the time of the survey.

There are no records for barn owls at the site, but two recorded within 2km.



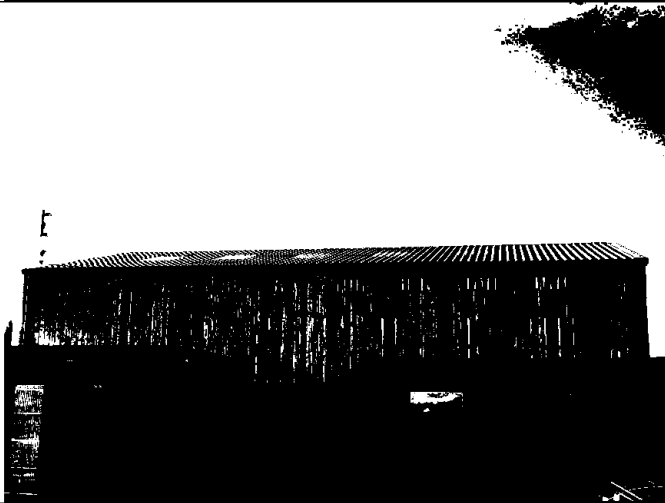
The front of the barn is in excellent condition with no rot or splits. The only gaps are those between the Yorkshire boarding which is typical of this type of cladding.



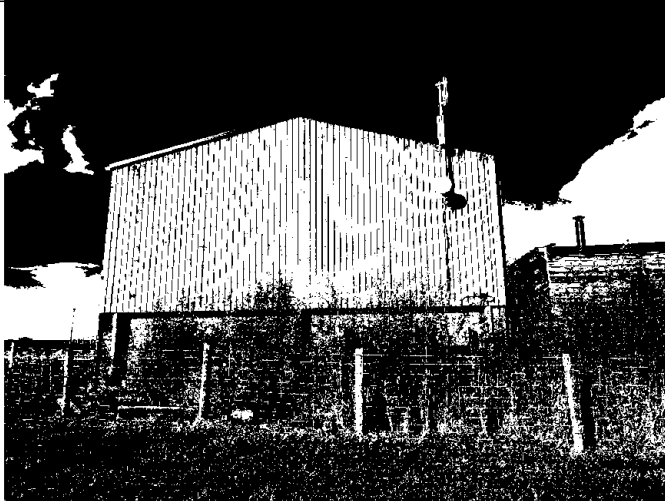
The South-west side of the barn is in excellent condition like the front of the barn.

The roof of the barn is corrugated sheeting and is in excellent condition.

There are gaps under the ridges of the corrugations, but these are cold and draughty, and no indication of bats could be found in these areas.



The North-east roof pitch and side of the barn are in excellent condition.





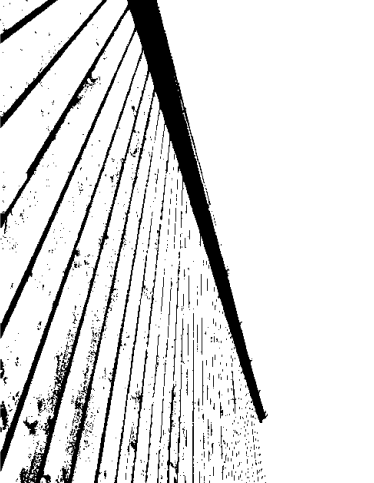
The rear of the barn is in excellent condition.



The roof is corrugated and unlined, and the beams are metal. This is not suitable for roosting bats.

Two birds' nests were identified, one at each end of the barn under the apex of the roof. They were not in use at the time of the survey.

There were no indications of use of the building by barn owls

	<p>Bird nest identified under apex of roof.</p>
	<p>There are no gaps under the eaves suitable for roosting by bats.</p>
	<p>There are no gaps under the eaves suitable for roosting by bats.</p>

The external walls of the barn are in excellent condition. The barn is open to use by bats, birds, and barn owls due to the lack of a door. Under the eaves are fully sealed. The roof is in excellent condition, with the only gaps being under the ridges of the corrugations which are not suitable for use by roosting bats.

Overall, the site has negligible potential for roosting bats, low potential for use by barn owls, and moderate use by birds. No evidence of bats or barn owls has been found at the site. Two bird nests were observed within the barn during the survey, however, as the survey was undertaken outside of the breeding season, the nests were not in use.

The owner of the site plans to erect bat and bird boxes on the building post-conversion which may improve the site for use by bats and birds.

As a consequence, we consider that undertaking an emergence survey and full habitat assessment of the buildings and their surroundings is unwarranted. The areas affected by work are likely to have a negligible significance to bats.

We consider that although the risk to bats is negligible, as with all sites the following generic working guidelines should be followed.

### **General working guidelines**

1. Be aware that bats may be present around the site, advise contractors accordingly.
2. Be observant during work for bats and or droppings in wall junctions. Bat droppings are black or brown and the size of grains of rice. Unlike mouse droppings which are hard, bat droppings will crumble between the fingers if squeezed.
3. Be observant during work for bats which may use the building if the new areas of the walls are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight.
4. **If bats are found, stop all work and contact the ecological consultant for this project [REDACTED] [REDACTED] for advice prior to work re-commencing.**
5. If it is necessary to remove a bat to avoid it being harmed, gloves should be worn. It should be carefully caught in a cardboard box and kept in the dark in a quiet place until it can be released at dusk near to where it was found, or moved to an undisturbed part of the site, with outside access, and placed in a location safe from predators.

We consider that the risk to birds is low, and as long as work is undertaken outside of the breeding season, there should not be any disturbance. With the erection of bird boxes post-conversion, the risk to birds can be considered negligible.

We consider that the risk to barn owls is negligible.

If you have any queries or comments regarding our assessment of this building, please do not hesitate to contact me in the first instance and I would be happy to clarify any issues with you.

Yours Sincerely

[REDACTED]  
[REDACTED]  
Natural England Bat Class License Agent (Level 1)  
BCT Competence level 2  
Ecologist Envirotech NW Ltd