

BAT SURVEY, AT -

**4 ABBEY CROFT
THE SANDS
WHALLEY
BB7 9TN**

DATE AND TIME OF VISIT
17th Nov 2025 1.30pm

WEATHER CONDITIONS
Sunny, North, northwest 10-21 mph wind. 4C

REFERENCE NO **6835**



SURVEY CARRIED OUT BY: LYNNE RUSHWORTH
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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** – Widely distributed across the UK. Known to roost in buildings and trees.
 - **Soprano Pipistrelle**- – Widely distributed across the UK. Known to roost in buildings and trees
 - **Whiskered / Brandts** – Roost mainly in buildings or trees.
 - **Long eared Bat** - 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 SIXTEEN 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

Two storey extension to the side of the house (extending the existing 1996 extension)

Impact of development in relation to potential bat habitat: -

Disruption to the verge of the existing extension roof where the new roof abuts.

TYPE OF BUILDING

The house is an end terrace originally dating from the early 17th C. It was extended with a two-storey structure to the side elevation in 1996.



Front Elevation



Side Elevation



Rear Elevation

1996 extension

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 hibernation period.

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 SD729361 47 m elevation

The house is the southern end of a terraced row of properties on the southern edge of the main residential area of Whalley. The main commercial centre is 449m to the northeast.



FORAGING POTENTIAL IN THE LOCATION

The house is at the end of a terraced row accessed via a tree lined drive. A field is adjacent to the side and rear of the house which is subsequently boarded by the River Calder 74m to the south, further large acreage pastureland is adjacent to the south bank of the river.

A line of mature trees extends from the Sands road and the boundary between the Abbeycroft row of properties and the Church and its grounds to the East, it continues down to the river connecting to the mature broad leaf trees lining the north bank of the river, forming a potential forage/ commute route for bats. The location is considered to provide a good level of forage potential.



WALL CONSTRUCTION

The walls being built in 1996 are likely to be block cavity construction with a natural stone cladding to the front and rear elevations and a rough cast render finish to the gable wall.



BAT ACCESS POINTS IN WALLS

The stonework and pointing is in excellent condition providing no possible access points. The render is also in excellent condition, no possible access points.



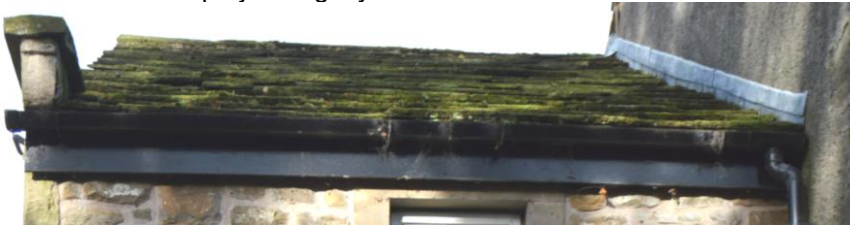
ROOF CONSTRUCTION

The pitched roof has a grey slate finish which matches the existing roof. The eaves at the gable have a kneeler stone with a coping top stone.

The front pitch has a lead flashing to the original rendered wall; the rear pitch runs into the original house roof.



The timber fascias project slightly from the wall to accommodate a ventilation grille.



Rear Elevation



BAT ACCESS POINTS IN ROOF

The front pitch has significant moss coverage, the rear pitch to a lesser extent. Whilst some slates are marginally lifted access was not evident. The lead flashing to the front pitch is in good condition and tight-fitting. The stone details are flashed and tight fitting.



The fascias have a shallow recess behind before a ventilation grille which tightly abuts both the wall and fascia. There was no eaves access.



The verge generally had tight slate laps, one exception being the slight gap identified. It could only be examined with the aid of binoculars from a raised ground level. It appeared to be a shallow crevice and no staining, grease marks or dropping evidence was noted. It was next to security lights which would likely deter any bat activity in that locality.

ROOF SPACE

Within the 1996 extension the bedroom. does not have an enclosed roof space, the rafters are lined to the underside.



The adjoining en suite has a flat ceiling with no access hatch



		Yes	No
<u>BAT SIGNS, EXTERNAL</u>	SEEN		X
	DROPPINGS		X
	BATSCANNER BAT DETECTOR RESULT		

The external features of the property were the focus of this scoping survey. The lead flashings, fascia soffits ridge tiles, walls and any sills were visually examined for droppings, staining, grease marks or feeding remains. No evidence was found. (adverse weather conditions may remove droppings)

BAT SIGNS, INTERNAL

	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

The interior of the property did not have any bats present nor were any signs of historic or current presence.

CONCLUSION

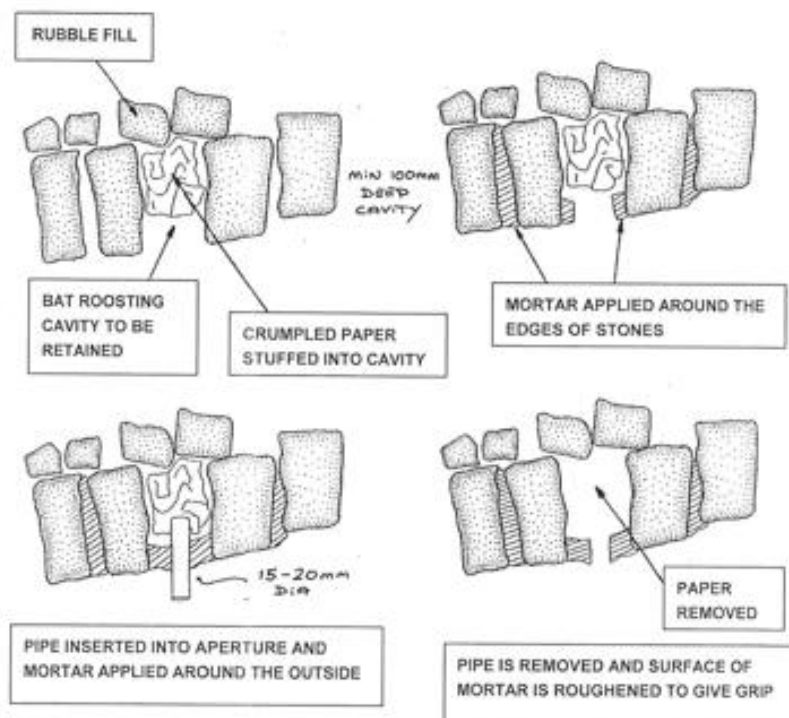
The construction of the new extension abutting the 1996 extension will not result in the removal of any high value roost potential nor would the scale of the proposed extension disrupt any potential commute/ forage routes.

Although it is unlikely that any bats will be disturbed when the verge slates are removed it is recommended that prior to commencement of works an emergence survey is carried out during April - Sept, to ensure that bats are not accessing the verge crevice. Irrespective of the outcome it is recommended that Roost enhancement be incorporated in the new walls see the following illustration on 'Retaining a cavity'

The cavities should be ideally min 3m above ground level. and in the Southeast / southwest elevations and away from any external lighting.



Retaining a cavity



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

Natural England
Cheshire-Lancashire Team
2nd Floor, Arndale House

London SE11 5RD

Manchester M4 3AQ

0845 1300 228

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.