House at Hambledon View, Wiswell

BAT SURVEY REPORT

August 2025

KNIGHT SKY ECOLOGY
PRACTICAL ECOLOGY SOLUTIONS

E: info@knightskyecology.co.uk

W: www.knightskyecology.co.uk

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Author and Approver	Ryan Knight BSc (Hons) MCIEEM
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KNIGHT SKY ECOLOGY LTD

Email: info@knightskyecology.co.uk

Web: www.knightskyecology.co.uk

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1 INTRODUCTION

1.1 Instruction and Report Aims

Knight Sky Ecology Ltd was commissioned to undertake bat surveys of the dwelling at Hambledon View, Wiswell, Clitheroe, BB7 9FQ. These surveys were undertaken in connection with the proposed alterations and extensions to the house.

The bat surveys included a preliminary roost assessment and dusk emergence surveys. The primary aim of these surveys was to determine the presence or absence of bat roosts at the property. This report presents the survey results, providing the necessary data, assessment, and guidance to meet relevant planning and conservation policy obligations and legislative requirements. Details of the legislation afforded to bats are provided in Appendix A for further context.

In addition to bats, all other potential ecological constraints to the proposal, including nesting birds, were documented where found.

1.2 Site Description

The property comprises a detached dwelling and is located on a hillside within a rural setting at grid reference SD 75578 37008. The property is currently empty has been for some time. The curtilage of the property includes gardens to the front, side and rear. The surrounding landscape is predominantly agricultural, characterised by a network of pasture fields and upland grazing land extending to the north-east. A disused quarry is located approximately 200m to the west. The village of Wiswell lies 1km to the north-west on the opposite side of the hill, while Whalley is situated 2.3km to the south-west. Figure 1.1 presents an aerial image illustrating the property's location and immediate context.

Figure 1.1. Property Location

2 METHODS

2.1 Desk Study

The 'Granted European Protected Species Applications' dataset in respect of bats was searched with use of the Multi-Agency Geographic Information for the Countryside (MAGIC) website (https://magic.defra.gov.uk) to gather further information of bat roosts and bat species within a 2km radius of the property.

2.2 Survey Personnel

The preliminary bat roost assessment and dusk emergence surveys were led by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats and has held this licence for over 13 years. Ryan has also acted as the 'named ecologist' on numerous European Protected Species (EPS) mitigation licences issued by Natural England which covered several bat species and roost types including maternity, hibernation and day roosts.

All other personnel who were involved in the surveys have been trained by Ryan or hold Natural England licenses and / or have several years of experience in bat surveys.

2.3 Overarching Guidance

The preliminary bat roost assessment and dusk emergence survey were primarily based on the methods described in '*Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). Bat Conservation Trust, London.' (Collins, J., (ed.) (2023).* Any deviation from standard practice is justified where required.

2.4 Site Surveys

Preliminary Bat Roost Assessment

A preliminary bat roost assessment of the property was undertaken on 2nd May 2025. The assessment involved a visual inspection of the property to search for bats and evidence of bats (e.g., droppings) and an appraisal of the extent and suitability of any potential bat roost features present. The assessment included the use of binoculars, a torch and ladders. A digital endoscope was available for use but not required.

Other considerations which would influence the suitability of the property for use by bats were also taken into account. This included the site location, expected night time lighting levels and the suitability of the surrounding habitats. This information was gathered from the site survey and web-based mapping sources (i.e., Google Earth).

Following the assessment, the building was assigned a bat roost suitability category of *none, negligible, low, moderate, high or confirmed* roost based on the collated information.

Dusk Emergence Surveys

Three dusk emergence bat surveys were undertaken on 13th May, 11th June and 3rd July 2025 to gather further information on the presence / absence of bat roosts and to characterise the roost type(s) if found to be present.

Two survey positions were required to gain clear sightlines of all potential roost features identified during the preliminary roost assessment (see Results) and to record the species and numbers of bats emerging from the property if present. All other non-emergence bat activity was also recorded including flight direction, type of activity, time of activity and species. The surveys commenced at least 15mins before sunset and continued for at least 1hr and 30mins after sunset.

The survey positions during each dusk emergence survey comprised a surveyor with a full spectrum bat detector supplemented by an infra-red (IR) camera with a sufficient level of IR lighting (this system is referred to as a Night Vision Aids (NVA)).

All footage from the NVAs was fully reviewed via a desktop media player following the completion of the surveys. In addition, all bat calls were downloaded and checked with use of the relevant software (e.g., BatExplorer) in the event that any notable bat activity (e.g., different species) was missed during the site survey. Table 2.1 details the survey times, weather conditions, equipment used and survey positions.

Table 2.1. Survey data and conditions

Date	19 May 2025	11 June 2025	3 July 2025
Sunset	21:12	21:40	21:42
Survey duration	20:57 to 22:45	21:25 to 23:15	21:27 to 23:15
Weather conditions	• Dry throughout • 14°C at survey start • 11°C at survey end • 20% cloud cover • Wind 1 (Beaufort scale) • No significant weather changes were encountered throughout the survey	• Dry throughout • 16°C at survey start • 12°C at survey end • 5-10% cloud cover • Wind1-2 (Beaufort scale) • No significant weather changes were encountered throughout the survey	• Dry throughout • 16°C at survey start • 13°C at survey end • 90% cloud cover • Wind 2 (Beaufort scale) • Brief shower at 22:30 to 22:38

Personnel & equipment	• Ryan Knight (RK) - Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XC5 torches. • Catherine Wood (NE Class bat licence: 2016-24176-CLS-CLS (CW)) – Peersonic RPA3 (full spectrum) and 2no. Nightfox whisker with x1 Nightfox XC5 torch on each unit.	• Ryan Knight - Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XC5 torches. • Catherine Wood – Peersonic RPA3 (full spectrum) and 2no. Nightfox whisker with x1 Nightfox XC5 torch on each unit.	• Ryan Knight - Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XC5 torches. • Catherine Wood– Peersonic RPA3 (full spectrum) and 2no. Nightfox whisker with x1 Nightfox XC5 torch on each unit
Survey positions (X)			

2.5 Assessment Comments

Preliminary Bat Roost Assessment

The preliminary bat roost assessment was undertaken during the main active season for bats (April to October) when the presence of a bat roost is most evident and the property was fully accessible (including loft space).

Dusk Emergence Survey

The surveys were undertaken within the main bat activity period during weather conditions deemed suitable to conduct bat surveys in accordance with the guidance (Collins, 2023). There was a short rain shower on the third survey; however, this did not affect bat activity. Overall, no significant constraints to the surveys were encountered.

General

This report will remain valid for a period of 18 months from the date of issue. An ecologist should be contacted for advice on the revalidation requirements of the report if planning permission is not obtained (if required) or works do not commence within this time period.

3 RESULTS

3.1 Desk Study

EPS Mitigation Licenses

The following EPS mitigation licenses for bats were identified within a 2km radius:

- 2017-31537-EPS-MIT – Common pipistrelle – Destruction of a resting site (980m south).
- EPSM2011-3043 - Common pipistrelle – Destruction of a resting site (1.7km west).

3.2 Preliminary Bat Roost Assessment

3.2.1 Building Description and Potential Bat Roost Features

Photos of the property are provided in Appendix B for a general overview and an illustration of any identified potential bat roost features.

The property comprises a two-storey, pebble-dashed brick dwelling with a small front-facing upper floor balcony, ground floor veranda and a rear porch. The roof is a steeply pitched gable design, finished with slate tiles and fitted with a plastic dry verge and ridge system. A single chimney is present. The roof appeared to be in good condition, with no evidence of slipped, missing, or lifted slates. However, slight gaps were noted beneath the verge caps on both gables.

Internally, the loft space is constructed with standard roof trusses and includes a narrow central access route. Owing to the steep pitch, the internal height from floor to ceiling was approximately 2m. The roof is underlined with a traditional bitumen-based Type-1 membrane. There were several crevice 'pockets' within the overlapping of the lining.

A notable level of light ingress was observed at the eaves on the front elevation, likely originating between the roof edge slates and the top of the soffit. A view of this area was obscured by guttering from the outside.

3.2.2 Habitat Description

The property is situated on the north-west side of a hillside with rough, open grassland to the north and agriculturally improved pasture to the south, further down the hillside. The property is bound by hedgerows on south-west and south-east aspects and these will provide an element of shelter for foraging bats. There is a mature treeline to the direct south-east which provides a connective habitat for bats into the lower valley. There are notable blocks of coniferous and broadleaved woodlands in the wider area which will provide a valuable foraging resource.

Overall, and prior to the dusk emergence survey, bat activity levels and species diversity were expected to be low to moderate within locality of the property.

3.2.3 Evidence of Bats and Bat Roost Suitability Classification

The property was confirmed to support a bat roost during the preliminary assessment.

An accumulation of bat droppings were observed on the loft floor, under the ridge and directly adjacent to the access hatch (see Plate 1). Furthermore, several droppings were observed in a sagging section of roof underlining in the same location. No bats were seen. Whilst it could not be fully confirmed, the droppings were indicative of individual or small numbers of brown long-eared bats.

Potential roost features / roost access points observed were gaps under the roof verges at both gables and possibly, a gap at the roof verge at the frontage. There were also potential gaps under the ridge but this could not be confirmed.

Plate 1. Bat droppings on loft floor under ridge

3.3 Dusk Emergence Surveys

The most relevant findings of the dusk emergence surveys are provided in Table 3.1 and a summary of general activity is provided in Table 3.2. A single common pipistrelle bat was observed to emerge from under the roof verge on the south-west gable during all three surveys. On the second and third surveys, a single brown long-eared bat was observed to emerge from the roof ridge behind the chimney.

General bat activity levels were relatively low during all surveys with most activity recorded at the sheltered frontage. Activity comprised foraging of common pipistrelle (main activity), brown long-eared bat, Myotis species (likely to be whiskered / Brandt's bat based on the calls) and noctule bat.

Table 3.1. Main Results

Date	Description	Location
19 March 2025	Emergence of single common pipistrelle from the roof verge at 21:42.	
10 June 2025	1) Emergence of single common pipistrelle from the roof verge at 21:58. 2) Emergence of brown long-eared bat from ridge behind chimney at 22:40.	
3 July 2025	1) Emergence of single common pipistrelle from the roof verge at 22:05. 2) Emergence of brown long-eared bat from ridge behind chimney at 22:16.	

Table 3.2. Summary of general bat activity

19/05/2025 (sunset 21:12)
South-west elevations • 21:42: Emergence of common pipistrelle from roof verge. • 21:45 to 21:55: 3-4 common pipistrelle passes in garden. • 21:55: Myotis species pass not seen. • 22:05: Common pipistrelle – brief pass. • 22:07: Myotis species. Foraging pass on south-west hedgerow. North-east elevations • No activity throughout survey.
11/06/2025 (sunset 21:40)
South-west elevations • 21:58: Emergence of common pipistrelle from roof verge. • 22:00 to 22:30: Very occasional common pipistrelle foraging passes. • 22:25: Myotis species pass in garden. • 22:40: Emergence of brown long-eared bat from roof. North-east elevations • 22:21 to survey end: Common pipistrelle - very occasional foraging. • 22:29: Noctule bat – single pass.
03/07/2025
South-west elevations • 22:03: Noctule bat foraging high overhead. • 22:05: Emergence of common pipistrelle from roof verge. • 22:11: Emergence of brown long-eared bat from roof. • 22:15 to survey end: Regular foraging of common pipistrelle and several flights of brown long-eared bats recorded around the house. North-east elevations • 21:57: Noctule bat foraging high overhead. • 22:14: Brown long-eared bat flew low around north aspect of house and east gable (no emergence. • 22:15 to survey end: Very occasional common pipistrelle foraging activity.

3.4 Nesting Birds

No evidence of nesting birds was observed during any visit. The gaps at the roof verges present potential egress points for birds.

3.5 Other Potential Ecological Constraints

A badger latrine was observed in the front garden. However, no badger setts were present in the site and adjoining land. Badgers are therefore not considered to present a constraint to the development plans as the proposed works do not pose a risk to badgers or their setts.

The Impact Risk Zones for Sites of Special Scientific Interest (SSSI IRZs) indicate that at the location selected, the proposed development is unlikely to have a harmful effect on terrestrial Sites of Special

Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.

4 EVALUATION & CONCLUSIONS

4.1 Impact Assessment

The house has been confirmed to support a common pipistrelle roost and brown long-eared bat roost. Table 4.1 provides the roost details. Both roosts are classified as a day roosts (non-breeding roosts used regularly by solitary or low numbers of bats throughout the summer).

Such roost types are of a low conservation status and good practice working measures (under licence) can be easily applied to mitigate any potential impacts to such roosts.

Table 4.1. Overview of confirmed bat roosts

Species	Roost Count	Roost description	Roost Type
Common pipistrelle	1	Roost located within crevice under the roof verge on the south-west gable. Emerged from the same location during all three dusk emergence surveys.	Day
Brown long-eared bat	1	Roosting within loft. Likely to be several favoured roosting locations including a gap within sagging roof underlining. Roost access point under roof ridge tile behind chimney. Recorded emerging in two out of three surveys.	Day

The proposed works are to include:

- The construction of a single storey extension and garage on the north-east elevation;
- A single storey extension on the north-west elevation;
- A two-storey extension on the south-west elevation; and
- Alterations to layout and fenestration.

Of these works, it is only the two-storey extension that would have the potential to impact the brown long-eared bat roost as the works will require the partial removal and redesign (modification) of the existing roof. It is not known at this point whether the proposals will require a full re-roofing which will impact both roosts. However, as a precautionary measure, it is assumed that full re-roofing will be required.

This work (i.e., lifting and removal of roof tiles, roof verges and roof lining and subsequent re-roofing and sealing) will result in the loss of both bat roosts. In the absence of mitigation, the work also risks direct harm to the bats via the potential killing and injury of bats during such roof work.

All bat species and their roosts are legally protected through The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as a European Protected Species (EPS). They also receive protection through inclusion in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Appendix A provides details of this legislation.

Derogation from the legislative prohibitions is transposed into the Habitats Regulations by way of a licensing regime that allows what would otherwise be an unlawful act to be carried out lawfully. Natural England are the relevant licensing authority in England and issue such licences on receipt of certain

information including a robust assessment of the roost type, species and numbers of bats using the roost. This information has been gathered via the surveys detailed in this report.

It should be noted that for this particular proposal and roost types, the Natural England licence application will not require the completion of a Reasoned Statement and therefore, information relating to two of the three licensing tests (overriding public interest and satisfactory alternatives) is not required. The Method Statement in Section 5 seeks to address the Favourable Conservation Status test only. It should also be noted that in this instance, the roost types and low scale of impacts also qualifies for the low impact licence scheme which offers a more streamlined licensing approach.

Standard mitigation measures as stated within the licence MUST be followed and overseen by the named applicant and named ecologist who are legally bound by the terms and conditions of the licence. Such mitigation measures are outlined within Section 5.

4.2 Nesting Birds

No evidence of nesting birds was observed. However, the proposed development should be aware of the legislation afforded to nesting birds:

- *All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs*.

Any works which will potentially impact bird's nests should be undertaken outside of the main nesting bird season of March to August (inclusive). If the works have to be undertaken in the nesting season, a nesting bird check should be undertaken by a suitably qualified ecologist to check for evidence of nesting. If nests are found to be active, they must be left in-situ until no longer in use.

5 METHOD STATEMENT

5.1 Mitigation

The below information is provided to demonstrate how the favourable conservation status of the identified bat species will be maintained following the approval of an EPS mitigation licence application:

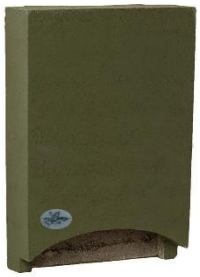
- There are no restrictions in the timing of the development work. This mitigation procedure follows standard guidance as set out in the Bat Mitigation Guidelines[1] (Reason, P.F. and Wray, S. (2023)).
- Before works commence, the licensed ecologist will provide a toolbox talk to the contractors in order to explain the presence of bats, their legal protection, roles and responsibilities, the proposed method of working, basic identification of bats and procedures should a bat or evidence of a bat be found.
- Two bat boxes are to be placed on an adjacent building (under the ownership of the applicant) or, on a timber pole within the site in order to provide roosting provision throughout the duration of the works. These bat boxes will comprise a Greenwoods two crevice bat box or a Beaumaris Woodstone Bat Box (Maxi). If found to be disused, the boxes are to be removed on completion of the work.
- The licensed ecologist will supervise the soft destruction of the bat roosts via the careful hand stripping of the roof slates. If the bat is present during the supervision, it will be captured by the ecologist who will assess the condition of the bat before transferring one of the bat boxes.
- In the unexpected event that a bat is discovered outside of times where works will be supervised, contractors will be advised to contact the licensed ecologist who will travel to site to collect. Contractors will be specifically forbidden to handle bats. Contractors will be advised that if it is necessary to remove a bat to avoid it being harmed, gloves MUST be worn. It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.

5.2 Enhancements

The proposed development presents a good opportunity to deliver enhancements for bats at the site. Details of the two bat boxes recommended to be installed are provided in Table 5.1.

[1] Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Figure 5.1. Bat box recommendations

<table>
<tr><th colspan="4">BAT BOX</th></tr>
<tr><td>Locations and positioning</td><td colspan="3">The boxes can either be fitted onto the walls of the property (south-west elevation) The boxes must be fitted to a height of at least 3m from the ground. Under the roof eaves is preferred as per the illustration below.
 
</td></tr>
<tr><td>Bat box models and purchasing</td><td colspan="3">Bat box models along with the locations for purchasing are provided below. There can be a considerable waiting time for delivery for certain models, therefore, two options have been provided.</td></tr>
<tr><td></td><td>Elisa Bat Box</td><td>  </td><td>These boxes are manufactured from wood and concrete and provide an ideal summer roost space for a variety of bat species, including pipistrelles, Daubenton's, noctule bat, and brown long-eared bat.
Available from: https://www.nhbs.com/</td></tr>
<tr><td></td><td>Beaumaris Woodstone Bat Box</td><td>  </td><td>This bat box is also made entirely from WoodStone. The Beaumaris box has a single narrow cavity which makes it suitable for crevice roosting bats such as common pipistrelle.
Available from: https://www.nhbs.com/</td></tr>
<tr><td>Maintenance</td><td colspan="3">The models chosen do not require cleaning as bat droppings do not typically accumulate within these types of boxes to a level likely to cause problems for future habitation.</td></tr>
</table>

APPENDIX A. LEGISLATION FOR BATS

The Wildlife and Countryside Act 1981

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Section 9 of the Act make it an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5. In addition, it is an offence to (intentionally or recklessly):

- Damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Obstruct access to any structure or place which any such animal uses for shelter or protection.

In addition, under this legislation there are offences relating to sale, possession and control of bats.

The Conservation of Habitats and Species Regulations 2017

Bats are listed within Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as European Protected Species of animals. Part 3 (Protection of animals); Regulation 43 (1) of the Habitats Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of a European protected species;
- Deliberately disturb wild animals of any such species;
- Deliberately take or destroys the eggs of such an animal; or
- Damages or destroy a breeding site or resting place of such an animal.

For the purposes of the legislation, the disturbance of wild animals includes any disturbance which is likely to impair their ability to survive, to breed or to reproduce, or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

In addition, under this legislation there are offences relating to possession, control sale and exchange of European Protected Species.

Natural Environment and Rural Communities (NERC) Act 2006

Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. There are 56 habitats and 943 species of principal importance, often referred to as priority habitats and priority species respectively, which were initially identified as requiring conservation action under the UK Biodiversity Action Plan and which continue to be regarded as priorities under the UK Post-2010 Biodiversity Framework. The Section 41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under Section 40 of the NERC Act 2006 “to have regard” to the conservation of biodiversity in England when carrying out their normal functions. Bat species listed under Section 41 and known to be present within the north of England comprise soprano pipistrelle, brown long-eared bat and noctule bat.

An amendment to the Natural Environment and Rural Communities Act 2006 (NERC Act) section 40 duty, provided for in the **Environment Act 2021**, extends the biodiversity duty on public authorities to include the enhancement of biodiversity alongside conservation by way of creating “the general biodiversity objective”.

APPENDIX B. PHOTOS & NVA SCREENSHOTS

Photos

Photo 1. Frontage and north-east gable.	
Photo 2. Rear (north-west) aspect.	

Photo 3. South-west gable and frontage.	
Photos 4a & 4b. Loft area.	

	
Photo 5. Light gap in loft from roof verge at frontage.	
Photo 6. Example of slight gap under the roof verge on the gable.	

NVA Screenshots

Screenshots 1a & 1b. North-east / north-west elevations	 
Screenshots 2a & 2b. South-west / south-east elevations