

**BAT SURVEY, AT -  
White Bull  
Preston Road  
Alston**

DATE AND TIME OF VISIT  
19<sup>th</sup> Nov 2025 9.30 am

WEATHER CONDITIONS  
Overcast 14-28 mph N,NW wind 2 C

REFERENCE NO 7074



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

## **PROPOSED DEVELOPMENT**

The main public house and its single storey side extension will be converted to form dwellings. The rear extensions will be demolished.

Impact of development in relation to potential bat habitat: -

The survey will determine if the demolition of the rear extensions has any potential to disturb, harm or remove any bats or high value roost potential.

## **TYPE OF BUILDING**

The building is a public house, closed for approx. 3 years.



Front northwest Elevation.

Northeast end of side extension, Side extension built approx. 10 years ago to provide a function room



The southwest gable of the main building

and the rear single storey extensions



The first-floor rear elevation of the main building being retained (southeast elevation)



Ground floor rear extensions which were built approx. 10 years ago to form kitchen, wc and cellar/storage area (southeast elevation). To be demolished.

Location of demolitions



## **METHODOLOGY**

The survey methodology follows the guidelines published in the Bat Conservation Trusts (BCT- Bat surveys for professional Ecologists, good practice guidelines 4<sup>th</sup> 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.

The single storey rear structures being affected by the proposal were easily accessible.

## **AIMS OF THE SURVEY**

To ensure the proposed development will not affect any protected species

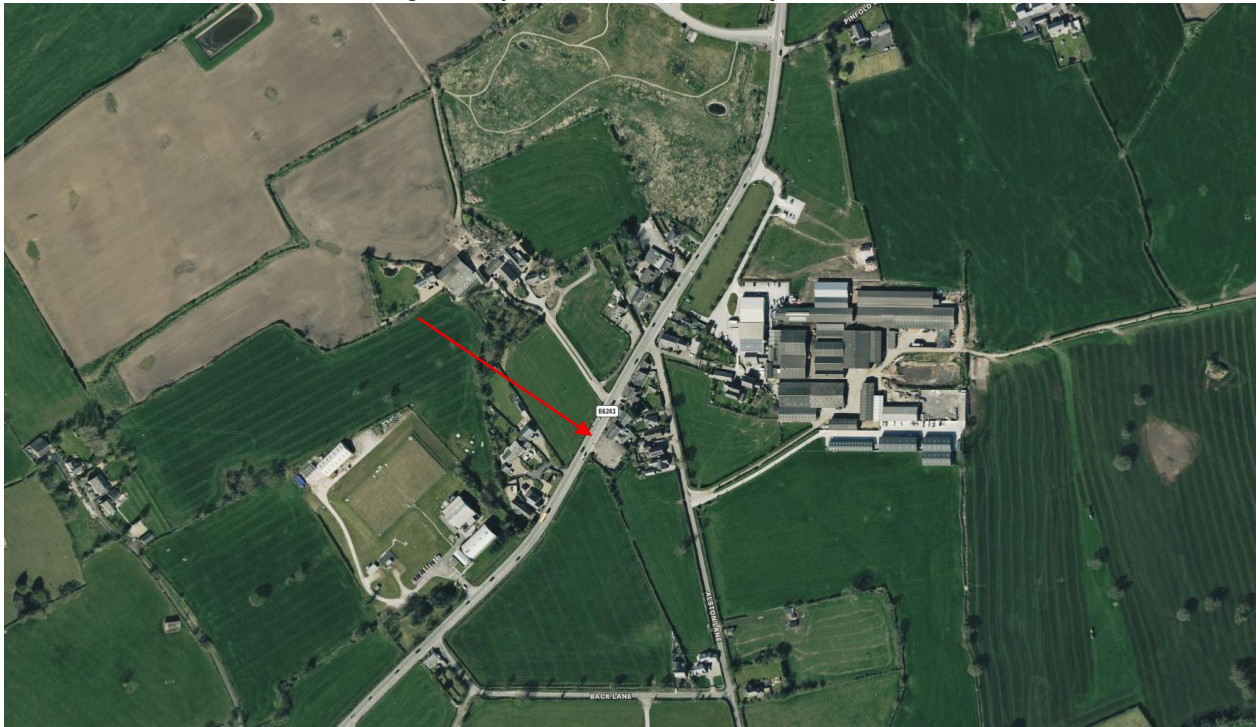
The survey will; Identify past, current or potential use of the site by protected species.

Assess any impact of the proposed development on these species

Outline a mitigation scheme for any species affected by the development (if required)

**LOCATION SD600352 77 m elevation**

The ex-public house is located on the south side of Preston Road, facing the road. It is in the small satellite area of Alston 2.15km to the south of the centre of Longridge. Alston is rural location having a number of farms of varying sizes. Some properties are mainly located on either Preston Road or Alston Lane and generally clustered around the junction of the roads.



**FORAGING POTENTIAL IN THE LOCATION**

The surrounding area is large acreage pastureland largely boarded by hedgerow, there are no significant wooded areas within 500m, the nearest small group of trees are 125m to the northwest. The roads are also lined with hedgerow, Alston Lane having occasional isolated mature broad leaf trees along the roadside.

The small group of dwellings to the rear and northeast of the site have small gardens with some domestic planting and conifer trees.

There are many potential commute routes via the hedgerows, but the area is considered to provide a sub optimal level of forage potential.



**WALL CONSTRUCTION**

The walls of the extensions will be cavity block with a smooth render finish.



The main building wall construction is likely stone or brick with a smooth render finish.



**BAT ACCESS POINTS IN WALLS**

The render throughout was in good condition. The walls did not provide any access points, cracks or crevices with the potential to provide bat roost habitat.

**ROOF CONSTRUCTION**

The rear extension roofs are a combination of lean to and hipped structures, with a section of felt flat with a roof lantern. The roofs are lead flashed at the abutment with the main building rear wall. The roof finish is blue slate with hip and ridge tiles; A lead valley is present at the intersection with the lean- to.



A stepped lead flat (had been) between the two outshots



Lead valleys are present at the intersection of the two hipped roofs. Rear pitch of side extension to be unaffected by the proposal.



Felt flat and lantern light



Front pitch of the side extension roof unaffected by the proposal.



Front main roof pitch, unaffected by the proposal.



Rear roof pitch of the main building, unaffected by the proposal



### **BAT ACCESS POINTS IN ROOF**

Both roof pitches of the main building are in good condition. They were examined from ground level with binoculars; The slates were tightly lapped the ridge tiles were well bedded with no significant gaps in the pointing. The verges had tight abutments with the walls. This said the main roof is being retained and will be unaffected by the proposals.

The side extension roof is in good condition except for a slipped slate; this however does not form a crevice allowing bat ingress.



The eaves are very tight, with no possible access points present. However, this roof is being retained and not affected by the proposals.



The rear extension roofs being only 10 years old were generally in good condition with some isolated slipped slates, to the northeast pitch of the outstot adjacent to the car park. This said no cracks or crevices suitable for bat ingress were present.



Recent attempts to steal Lead (stepped lead flat roof) between the two outshots have been carried out leading to significant damage to the structure. The area was examined although it was highly unlikely that any bats would have entered any crevices. The result was negative.



Southwest pitch of the second outshot prior to lead theft. The eaves of the outshots had timber fascias and soffits with plastic grille ventilators, all in good condition and tight fitting. No access points for bats were present.



The felt flat is in excellent condition. The flush fitting fascias are tight fitting and are in good condition.



## ROOF SPACE

The main roof space was insulated at ceiling level. The rafters appeared in good condition and relatively new. The felt was in reasonable condition. No evidence of bats currently or historically present in the space. The roof will not be affected by the conversion.



The roof structure in the outshots is timber purlins, rafters and hip joists. The underlay and sections with insulation between the rafters are all in excellent condition. There was no bat roost potential in the roof space. No evidence of bats currently or historically present in the space.



The side extension roof is a truss rafter construction with underlay insulation quilt is present between ceiling joists. All in excellent condition, no evidence of bats currently or historically present in the space. This roof will not be affected by the conversion



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

The external features of the property being affected by the development (the rear outshots) were the main focus of this scoping survey, although an inspection of the main roof and side extension roof was also carried out. The flashings, fascia soffits, ridge slates, render walls and any sills were visually examined for droppings, staining or feeding remains. This scoping survey has been carried out during the inactive period, bats hibernate during the winter months, the detector was not required. What can be determined during the winter months is if the building can be accessed by bats, if it is currently being used for hibernation or if there are any signs that bats have used the building previously for roosting, feeding or maternity. A thorough close inspection was carried out of all the external walls and roofs, The outshots have no access points or crevices. It was also noted that the main and side extension roof which will be unaffected by the proposals did not have any access points cracks or crevices with the potential for bat ingress.

<b>BAT SIGNS, INTERNAL</b>		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 lack of evidence and lack of potential access points or crevices in this building indicates that the removal of the rear outshots will not impact adversely on any local bat population by removing any roost potential or by disrupting any potential commute forage routes. It is highly unlikely that any bats will be uncovered or disturbed during the demolition. It is not considered necessary to carry out an emergence survey nor is there a requirement for a mitigation scheme

**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.