Dilworth Cottage, Longridge

BAT SURVEY REPORT (DUSK EMERGENCE SURVEYS)

October 2025

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1 INTRODUCTION

1.1 Instruction and Report Aims

Knight Sky Ecology Ltd was commissioned to undertake dusk emergence bat surveys of Dilworth Cottage, Ward Green Lane, Longridge, PR3 2ZL.

The surveys were undertaken in relation to the proposed demolition of the dwelling and construction of a replacement dwelling.

The dusk emergence bat surveys follow on from a preliminary roost assessment undertaken in December 2024 (referenced in Section 2). It is advised to read the preliminary assessment report in conjunction with this report for background and context.

The primary aim of the 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 is provided in Appendix A for further context.

The boundary of the property also includes a detached garage. However, the development proposals do not include any works to this garage and it was not subject to bat surveys.

1.2 Site Description

The property is a pre-1950's traditional stone cottage, which is currently unoccupied. It is located on the junction of Ward Green Lane, and the B6243 Lower Road, approximately 2.5km east of Longridge centre. The surrounding landscape is predominantly pastoral with occasional woodland blocks.

Figure 1.1. Property location (imagery dated 21/09/2025)

Photo 1.1. View of Dilworth Cottage.

2 METHODS

2.1 Survey Personnel

The bat surveys were led by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) 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 day roosts, hibernation roosts and maternity roosts.

2.2 Overarching Guidance

The bat surveys 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.

2.3 Previous Data

The following bat survey report has been issued previously to support the development proposals:

- *Gritstone Ecology - Preliminary Roost Assessment, Dilworth Cottage – Longridge. 5th December 2024*

It is advised to read the above report which provides details of an evaluation of the property in terms of its bat roost suitability. The dwelling was classified as 'moderate roost suitability'. No evidence of a bat roost was identified.

2.4 Dusk Emergence Surveys

Dusk emergence bat surveys of the property were undertaken on 8th July, 3rd August and 25th August 2025 to gather further information on the presence / absence of a bat roost and to characterise the types of roosts present if found.

With respect to the size and aspects of the structure, two survey positions were required to gain clear sightlines of all potential roost features identified during the preliminary roost assessment 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 survey 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 Aid (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 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	8th July 2025	3rd August 2025	24th August 2025
Sunset	21:40	21:03	20:20
Survey duration	21:25 to 23:15	20:48 to 22:40	20:05 to 22:00
Weather conditions	• Dry throughout • 16°C at survey start • 14°C at survey end • 90% cloud cover • Wind 1 (Beaufort scale) • No significant weather changes were encountered throughout the survey	• Dry throughout • 18°C at survey start • 15°C at survey end • 60% cloud cover • Wind 0-1 • No significant weather changes were encountered throughout the survey	• Dry throughout • 19°C at survey start • 18°C at survey end • 5-10% cloud cover • No wind • No significant weather changes were encountered throughout the survey
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 (CW) (Level 2 Licence. 2016-24176-CLS-CLS) – Peersonic RPA3 (full spectrum) and 1no. Nightfox whisker with x1 Nightfox XC5 torch	• RK - Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XC5 torches and one IR spotlight • CW – Peersonic RPA3 (full spectrum) and 1no. Nightfox whisker with x1 Nightfox XC5 torch	• RK - Elekon Batlogger M2 Bat Detector (full spectrum) and 1no. Canon XA15 IR camera with 2no. Nightfox XC5 torches and one IR spotlight • CW – Peersonic RPA3 (full spectrum) and 1no. Nightfox whisker with x1 Nightfox XC5 torch
Survey positions (0)			

2.5 Assessment Comments

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). 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 Preliminary Bat Roost Assessment (Update)

No changes to the building had occurred since the preliminary roost assessment was undertaken and no direct evidence of a bat roost was encountered.

3.2 Dusk Emergence Survey

The results of all three dusk emergence surveys are summarised below.

8th July 2025

The property was confirmed to support bat roosts via the following recordings:

- At 21:58, a common pipistrelle emerged from underneath the bargeboard on the single storey extension (south side).
- At 21:58, a common pipistrelle emerged from underneath a ridge tile located towards the chimney.

In addition to the above, the survey position on the south-east elevations recorded constant foraging activity of common pipistrelle and brief activity of a noctule.

The survey position on the north-west elevations recorded occasional foraging and commuting activity of common pipistrelle, soprano pipistrelle, noctule, a Myotis bat species (most likely whiskered bat) and one brown long-eared bat pass.

3rd August 2025

The following evidence of bat roosts were recorded:

- At 21:22, a common pipistrelle bat emerged from underneath a bargeboard on the north elevation (roadside).
- At 21:36, a Myotis bat species emerged from underneath a bargeboard on the south elevation. Upon further analysis of the call, this bat was considered to be a whiskered bat.
- At 21:45, a common pipistrelle emerged from underneath a ridge tile located towards the chimney.

The survey positions on both aspects recorded occasional activity of common pipistrelle, soprano pipistrelle, noctule and whiskered bat.

24th August 2025

The following evidence of bat roosts were recorded:

- At 20:35, a common pipistrelle emerged from underneath the bargeboard on the south elevation.
- At 20:43, a common pipistrelle emerged from the ridge (further eastwards along the ridge than the previous point).
- At 20:50, a Myotis bat emerged from underneath a bargeboard on the south elevation. Upon further analysis of the call, this bat was considered to be a whiskered bat.
- At 20:50, a common pipistrelle emerged from underneath the bargeboard on the single storey extension (south side).

No emergence from the building was recorded on the north-west elevations. The survey positions recorded occasional foraging activity of common pipistrelle, soprano pipistrelle and whiskered bat.

Plates 3.1 to 3.6. Illustrations of roost re-entry and emergence points.

Plate 3. 1 Emerge location of one common pipistrelle bat on 8 July 2025	
Plate 3.2 Emergence location of one common pipistrelle on 8 July 22025	
Plate 3.3 Emergence location of whiskered bat on 3 August 2025	

Plate 3.4 Emergence location of one common pipistrelle on 3 August 2025.	
Plate 3.5 Emergence location of one common pipistrelle on 3 August 2025.	
Plate 3.6 Three emergence locations of three common pipistrelle (red) and emergence location of a single whiskered bat (green) on 24 August 2025.	

4 EVALUATION

4.1 Roost Characterisation

To be considered the same roost, the roost locations need to have the same functional and qualitative characteristics and need to be used by the same species for the same purpose.

The property was found to support three bat roosts - one common pipistrelle roost within the roof ridge; one common pipistrelle roost under bargeboards; and one whiskered bat roost underneath the bargeboards. Table 4.1 provides an overview of the roost types and locations.

Table 4.1. Bat roost data

Building Ref.	Species	Max Roost Count	Roost Location	Roost Type & Conservation Status
Dilworth Cottage	Common pipistrelle	2	Under bargeboards (both the south and north elevations)	Day roost (low conservation status)
Dilworth Cottage	Common pipistrelle	1	Under ridge tiles	Day roost (low conservation status)
Dilworth Cottage	Whiskered bat	1	Under bargeboard	Day roost (low conservation status)

4.2 Impact Assessment

In the absence of mitigation, the demolition of the cottage will result in the destruction of the bat roosts and the potential killing of bats.

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 three roost types and 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.

5 RECOMMENDATIONS

5.1 Method Statement

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:

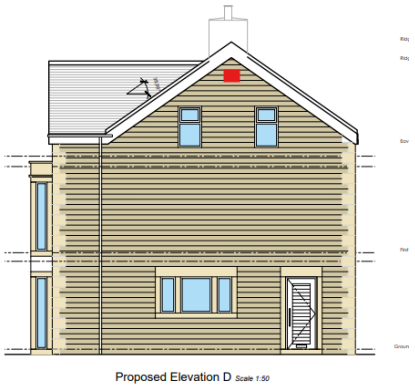
- There are no restrictions in the timing of the development work. This mitigation procedure follows standard guidance as set out in the Bat Mitigation Guidelines[1] (Reason, P.F. and Wray, S. (2023)). The dwelling is considered to have a low suitability for hibernation roosts.
- Before works commence, 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 the adjacent garage 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). These boxes are to be left in perpetuity upon completion of the construction works. These boxes will be left as an enhancement.
- The licensed ecologist will supervise the soft destruction of the bat roosts via the careful hand stripping of the roof slates and the bargeboards. If a bat is found during the supervision, it will be captured by the ecologist who will assess the condition of the bat before transferring to one of the bat boxes.
- Once the roof tiles and all bargeboards have been removed, the licensed ecologist will sign off the mechanical demolition of the property once all risks have been successfully mitigated.
- 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.

Roost provision post-development

A total of two bat boxes are to be integrated into the new building as it us being built. Figure 5.1 shows the locations of these boxes. These boxes will comprise two Vivara Pro Build-in WoodStone® Bat Boxes (or similar). These boxes are available via: https://www.nhbs.com/vivara-pro-build-in-woodstone-bat-box

[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. Integrated bat box locations



Proposed Elevation D Scale 1:50

Proposed Elevation A Scale 1:50

6 CONCLUSIONS

Knight Sky Ecology was commissioned to undertake dusk emergence bat surveys in relation to the proposed development plans at Dilworth Cottage, Langridge. Survey methods employed for the property included three dusk emergence surveys. The main results and conclusions derived from the surveys are listed as follows:

- The property contains three bat roosts. Two roosts comprise common pipistrelle day roosts with a maximum of three bats. One roost comprises a day roost of a solitary whiskered bat. All roosts would be lost as a result of the work. The roost types (day roost) are of a low conservation status and mitigation can be easily applied to avoid harm to the bats and compensate for the loss of the roosts (via the fixing of bat boxes on the new property). An EPS mitigation licence will be required to allow the destruction of the roosts.
- A moderate level of bat activity was recorded around the property with at least five species recorded.
- No habitats of foraging value for bats are to be affected by the proposals.

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.

European Protected Species Mitigation Licensing

Where it is likely that a proposed scheme would result in contravention of this legislation, a bat mitigation licence would be required to allow the works to proceed. As part of this process, the application must meet 'three tests' for licensing under the Conservation of Habitats and Species Regulations 2017 (as amended). Planning guidance and case law also confirm that local authorities have a statutory duty under the Regulations to have regard to these three tests when deciding whether to grant planning permission. The three tests are as follows:

- Regulation 55 (2) (e) states that a derogation licence can only be issued for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- Regulation 55 (9) (a): that there is no satisfactory alternative; and
- Regulation 55 (9) (b): that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

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. NVA SCREENSHOTS

Screenshots 1a & 1b 8th July 2025	 
Screenshots 2a & 2b 3rd August 2025.	

Screenshots 3a & 3b.
24 August 2025.