BAT SURVEY
AT
Hodder Croft
Newton in Bowland
Clitheroe

DATE AND TIME OF VISIT
12TH Feb 2026 9.30am

WEATHER CONDITIONS
Partly cloudy, 14-27 mph Northeast wind. 3 C

REFERENCE NO 7312

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** – Widley distributed across the UK. Known to roost in buildings and trees.
- **Soprano Pipistrelle**- – Widley distributed across the UK. Known to roost in buildings and trees
- **Whiskered / Brandts** – Roost mainly in buildings or trees.
- **Long eared Ba**t - 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 SEVENTEEN 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

The demolition of an existing deck adjacent to the Northwest rear elevation. Prior to the construction of a new ground floor and basement extension.

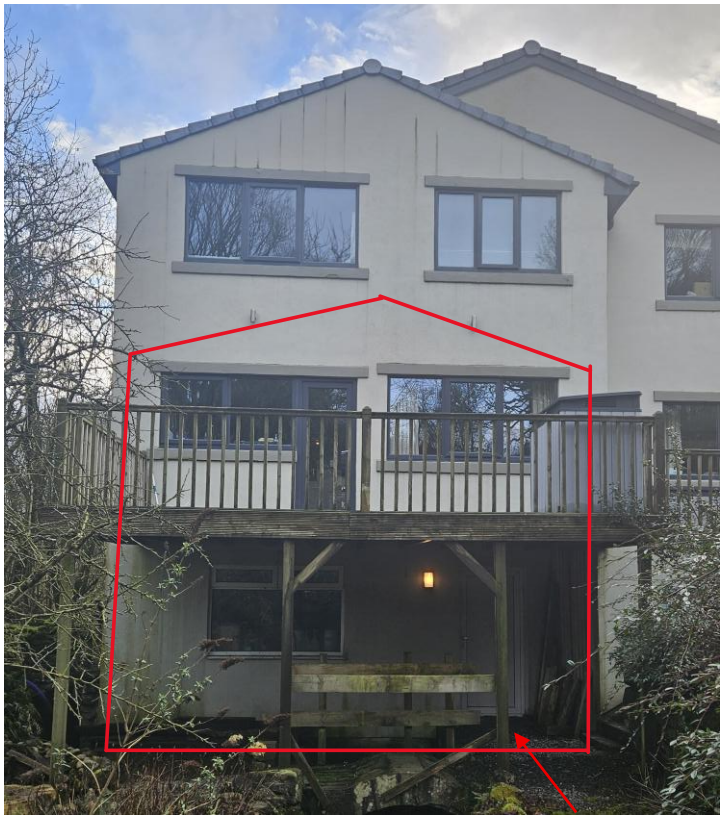
Impact of development in relation to potential bat habitat: -

The survey will determine if the removal of the rear timber deck has any potential to disturb, harm or remove any bats or high value roost potential. No existing roofs will be disturbed by the proposal.

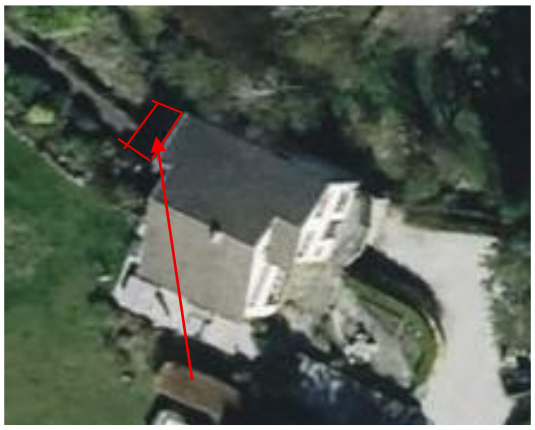
TYPE OF BUILDING

The property is a detached domestic dwelling possibly dating from the 1970/ 80s. It is a two-storey house with a largely above ground; garage / store basement.

Deck and part Northwest elevation.to be affected by the proposed extension.



Northwest Rear Elevation Location of proposed extension



Location of the proposed 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.
All the structure was 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 SD 696503 148m elevation

The house is located on the southern edge of the village settlement area. It is approx.155m down a track off the main Slaidburn Road.

FORAGING POTENTIAL IN THE LOCATION

The house is in a rural location being surrounded by small acreage pastureland and large garden. The fields are bound by drystone walls or hedgerow. Significant tree lines are present immediately adjacent to the south of the house which connect to the trees lining the river Hodder 183m to the Southeast.
A small stream is adjacent to the proposed location of the extension; it is culverted under the house.
The location is considered to provide optimal bat forage potential.

WALL CONSTRUCTION


The walls are textured render. Stone surrounds to window and door openings.

BAT ACCESS POINTS IN WALLS

Walls are in excellent condition and do not provide any potential access points.
The exception is a small crevice is adjacent to a deck beam abutment, it was possible to closely inspect, it was shallow and there was no evidence of current or historic use by bats. It did not provide high value roost potential.

ROOF CONSTRUCTION

No existing roof structures are being affected by the proposed extension.

BAT ACCESS POINTS IN ROOF

N/A

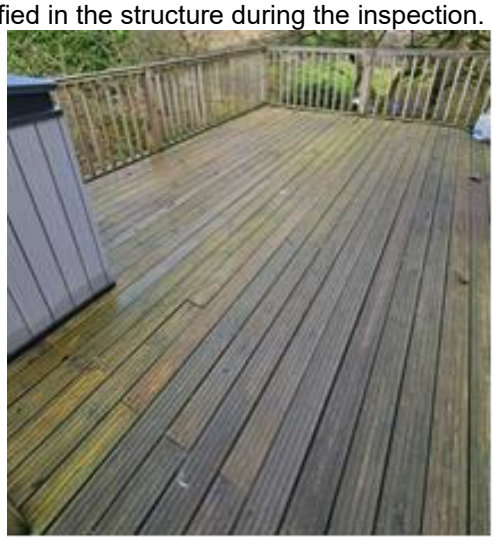
ROOF SPACE

No roof voids are being affected by the proposed extension. The deck however projects from the rear wall forming an open covered area below.

		Yes	No
BAT SIGNS, EXTERNAL	SEEN		X
	DROPPINGS		X
BATSCANNER BAT DETECTOR RESULT			

The external wall and the adjacent timber deck to the rear of the property were the focus of this scoping survey. The walls are in good condition, with no features identified that would provide potential bat roosting habitat.

The deck structure was accessible for inspection from above and below. The timber boards had small gaps between fixed over timber joists, beams and posts. The timber elements were damp and covered in lichen, consistent with the damp and shaded location. However, no rot, cracks or crevices with the potential to provide bat roost habitat. were identified in the structure during the inspection.



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 was not accessible to bats; the basement garage did not provide any roost potential for bats.

CONCLUSION

The construction of the new extension will not impact on any local bat population by removing any roost potential nor will the scale of the proposal impact on any potential commute /forage routes in the locality.

However, due to the optimal level of forage potential in this location, It is recommended that roost enhancement measures should be incorporated in the scheme.

Beaumaris Bat Box

The basic requirement being that a **Sku Beaumaris (or similar)** bat box be fixed to the Southeast / southwest elevations, relatively sheltered from strong winds and ideally 3-4m above ground level, in accordance with manufacturer's instructions

See illustration below.

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.