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- *Protected species survey & licensing*
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PENNINE ecological

Bolton Offices:

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Stuart Macpherson: Tel: [redacted]

Sue Shephard
3 Crowtrees Road,
Sabden, Lancashire.

Date: March 3rd 2026

<u>For the attention of: Sue Shephard.</u>

Dear Sue,

Re: Preliminary Bat Roost Assessment (PRA): 3 Crowtrees Road, Sabden, Lancashire.

PENNINE ecological have been commissioned to undertake a PRA at the above property. The purpose of this study is to address any potential issues in relation to bats resulting from an extension to the existing residential property.

The PRA was undertaken on March 2nd 2026. The sites grid reference is SD 7786 3765. The site location is shown on the plan below and aerial photograph on the following page;

North Scale 1:1250 @ A4

Google Earth Aerial Photograph.

1. Desk Top Study:

A desk top consultation study with Lancashire Environmental Record Network (LERN) was not undertaken for this study. However, searches for statutory sites and bat licence records were undertaken as follows;

Statutory Designated Sites:

Details of statutory sites were sought from the Natural England web site search: http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

The site is location within the Forest of Bowland Area of Outstanding Natural Beauty (AONB). There are no other statutory designated sites within 2km of the site. https://www.forestofbowland.com/

Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ's):

The site is located within a distant SSSI Impact Risk Zone (IRZ's). Notification to Natural England is not required.

Non-Statutory Designated Sites:

Based on the LERN Environment Information Map, there are no County Biological Heritage Sites (CBHS) within 500m of the site; https://experience.arcgis.com/experience/d429aa6435b849838af1d2cef68de43b/

European Protected Species Mitigation Licences:

Details of European Protected Species Mitigation Licences (EPSML) for bats was sought from the Natural England web site search:
http://www.natureonthemap.naturalengland.org.uk/MagicMap.aspx

The nearest EPSML record (2018-37642-EPS-MIT) in relation to bats is approximately 570m south west of the site in relation to common pipistrelle, granted on 14/11/2018 and expiring on 30/03/2019.

Surveyor Experience:

The surveys and assessment were undertaken by Robert Leatham, a highly experienced ecological consultant and surveyor with approximately 30 years' experience in a wide range of ecological survey and assessment.

Key skills include the following;

- Extended Phase 1 Habitat Survey and National Vegetation Classification Survey.
- Highly proficient field botanist, including some difficult plant groups.
- Mammal surveys including surveys for badger, water vole*, otter*, brown hare and preliminary bat roost assessment surveys.

*Over 400km of river reaches surveyed in England for the National Rivers Authority / Environment Agency.

- Extensive experience in great crested newt (GCN) survey, evaluation, licensing and mitigation. Natural England Class Licence WML-CL08 held. Over 25 Great Crested Newt development licences held *(Natural England / Defra licences).*
- [1]Contributor to English Nature *(Natural England)* research papers in respect of great crested newt licensing and mitigation issues.
- Several Great Crested Newt Conservation Licences *(Natural England)* held, including extensive work at Hic Bibi Local Nature Reserve, Coppull, safeguarding a high population of Great Crested Newts.
- Bats: Accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT). Under this accreditation Mr Leatham is permitted to carry out work on all bat species in all UK counties using artificial light only. Extensive experience of preliminary bat roost assessments and assistance with bat activity surveys.
- Ecological Evaluation and Impact Assessments in association with large scale commercial development and civil engineering.

[1] *English Nature (2004) *An assessment of the efficiency of capture techniques and the value of different habitats for the great crested newt (Triturus cristatus).* English Nature Research Report 576. PENNINE *Ecological* were contributors to this study.

2. Bat Ecology and Legislation:

Bats are comprehensively protected by European legislation.

All British bats and their roosts[2] are afforded protection under Schedule 5 of the Wildlife & Countryside Act (1981) (as amended) and are listed in Schedule 2 of The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (SI 2019/579). When dealing with cases where a European Protected Species (EPS) (all UK bats) may be affected, a planning authority is a competent authority within the meaning of the Regulation 7 of the Regulations, that has a statutory duty as the local authority to have due regard to the provisions of the Regulations in the exercise of its functions.

Section 15, Paragraph 186 of the National Policy Planning Framework (as revised in December 2023) states:

186. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.

Use of Buildings by Bats:

a) Summer breeding roost.
b) Hibernation.
c) Transitional or temporary roost.

Roost selection is often closely correlated to suitable foraging habitat within a reasonable commuting distance from the roost and different sites are used depending upon insect densities and abundance, climatic conditions can also affect their ability to successfully forage. All British bats are insectivorous.

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[2] The term roost is generically referred to as a place that bat/s use for the any of the above reasons, however it should be noted that under the Conservation of Habitats and Species Regulations (2019) (EU Exit) (Regulation 43 (d) the term roost is not used but refers to "a breeding site or resting place of such an animal" and is afforded legal protection. The roost, breeding site or resting place of bats, which ever terminology is used is legally protected whether or not bats are in occupation

Up to eleven bat species have been regularly recorded in Lancashire most of which use built structures, notably occupied residential properties for roosting. The most frequently encountered species is the Pipistrelle bat; its abundant status in Lancashire is reflected throughout the UK.

2. Survey Methodology

A daytime survey was conducted on the 2nd March 2026. The house was inspected internally and externally for evidence of bats and potential places / points of internal access that may be of value to bats. Close focusing binoculars were used to identify places that are frequently used by bats as roosts or as access into roost chambers.

During the survey, the surrounding habitat was evaluated in relation to bats as very often roost selection is closely correlated with the surrounding habitat.

The daytime survey was conducted by Mr. Robert Leatham, who is an experienced ecologist and accredited agent on the Class 2 Licence of Mr Stuart Macpherson, (Natural England Class 2 bat licence (2021-10079-CL18-BAT). Under this accreditation Mr Leatham is permitted to carry out work on all bat species in all UK counties using artificial light only.

Constraints:

There were no constraints to the survey, all external and internal areas were fully accessible.

4. Bat Survey Results:

The property is part two storey brick construction with a concrete tiled roof. There is one converted loft space present used as a storage area. There was no evidence of bats within the converted loft space.

The property has a uPVC soffit above a window on the front north west elevation, this is sealed tight to the brickwork.

The side north east elevation has an overlapping roof edge line that is sealed tight to the brickwork.

The rear south east elevation has a uPVC fascia sealed tight to brickwork.

The south west elevation where it meets the adjacent No. 1 Crowtrees Road has an overhanging exposed roof edge line sealed tight to brickwork. Lead flashing is also present on this elevation and is sealed tightly to the brickwork.

The roof is of concrete tile construction which are interlocking and tight fitting with no gaps or points of ingress for bats.

Habitat Assessment:

The property is located towards the northern edge of Sabden, a rural village within a pasture landscape. Open fields and mature hedgerows, tree lines and ditches are present within the immediate and wider landscape especially to the west. Sabden Brook is located approximately 300m to the south forming an extensive partially wooded stream corridor. Street lighting in the immediate vicinity of the property somewhat reduces foraging value.

Overall the surrounding and immediate habitat is considered to be of good value for foraging bats both in the immediate and extending out into the wider landscape.

Preliminary Roost Assessment:

Based on the survey findings the bat roost potential associated with all the property is considered to be **Negligible.**

5. Recommendations:

The property has been categorised as **Negligible potential** for bats.

No further surveys are required.

Enhancing the site for Bats:

Notwithstanding the absence of features suitable for roosting bats, the proposed work should include measures for enhancement, in accordance with local and national planning policy.

It is recommended that at an artificial bat roost is provided as follows;

It is proposed to locate 1 x WoodStone® Beaumaris Bat Box Maxi on the South Eastern elevation second floor extension attached to the timber cladding. This is the best location available for an artificial bat roost. The box is shown below and is available from the link provided.

https://www.birdfood.co.uk/beaumaris-bat-box-large?utm_source=google&utm_medium=cpc&utm_campaign=g-uk-en-viva-misc-pla-cvr-bofu-medium&gad_source=1&gbraid=0AAAAAD-VN-HXh28ujL3mgvR30iy8z1gmS&gclid=CjwKCAjwn6LABhBSEiwAsNJrjquftORljOQOxKuFgwBnGoAd-XL1kYwDe1uxXvUeHbSBlFdRYY9nFhoCn4QQAvD_BwE

Plan to show the location of the WoodStone® Beaumaris Bat Box Maxi:

Rear South East Elevation 1:100

If you require clarification on any issue, please contact me at the above address.

Yours Faithfully

If you require clarification on any issue, please contact me at the above address.

Yours Faithfully

Robert N. Leatham

Robert N. Leatham, B.Sc. (Hons), P. Dip Countryside Management.

(see photographs on the following pages).

Site Photographs: March 2nd 2026

First floor bedroom.

Storage space / loft to side of first floor bedroom, showing insulated roof lining boards.

Storage space / loft to side of first floor bedroom.

Side NE elevation showing roof ridge overhang sealed tight to brickwork.

Storage space / loft to side of first floor bedroom, showing insulated roof lining boards.

Side NE elevation showing roof ridge overhang sealed tight to brickwork.

NE side elevation general view.

Rear SE elevation, general view.

Front NW elevation showing soffit above ground floor window sealed tight to brickwork.

Rear SE elevation, general view.

Front NW elevation, general view. All concrete roof tiles are tight fitting with no gaps or potential points of ingress for bats.

Rear SE elevation: all concrete roof tiles are tight fitting with no gaps or potential points of ingress for bats.

Front NW / side SW elevation joining with No. 1 Crowtrees Road. All concrete roof tiles are tight fitting with no gaps or potential points of ingress for bats. The ridge line overhang is tight fitting to brickwork. No lead flashing gaps.