

Mr John Weld Blundell
Leagram Hall
Chipping
Lancashire
PR3 2GS

11th June 2026

Dear John

Proposed development at Wharf Farm, Green Lane, Chipping, Lancashire PR3 2TQ

Thank you for your request for an updated bat survey relating to a proposed development at the above site.

We understand the proposed development will involve the demolition of an existing bungalow.

2.0 Personnel and Qualifications

The survey and assessment were carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker (Class 2 licence), registered consultant of the Bat Mitigation Class Licence, a Chartered Environmentalist and a full member of the Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Biology.

Pat has been working as an ecological consultant for over 28 years, including over 21 years as Director of Ecology Services UK Limited. This work includes provision of expert advice and guidance to bodies such as Statutory Nature Conservation Organisations, Local Planning Authorities and Lancashire Police Authority, as well as the delivery of professional training courses about bats at a national level.

Pat has recognised and extensive knowledge of bat ecology relating to trees, including the requirements and condition necessary for bat roosting. He also has recognised skills relating to bat surveys and assessment.

Janette is a licensed bat worker (Class 2 licence) and a full member of Chartered Institute of Ecology and Environmental Management, with a Bachelor of Science degree in Environmental Management.

Janette has over 22 years' experience working in ecology and nature conservation, including roles as a Senior Ecologist for a large multidisciplinary company and as a lead adviser for Natural England throughout the North West of England. She has a range of demonstrable skills relating to professional ecology work, including tree surveys,

assessments and judgements of value in relation to bats, as well as selection and monitoring of mitigation features.

Pat and Janette meet the requirements for knowledge, skills and practical experience as outlined in the CIEEM technical guidance (Chartered Institute for Ecology and Environmental Management (2013) *Competencies for Species Survey: Bats*. CIEEM, Winchester, Hants).

1.1 Advisory Note

The information in this letter represents the professional opinion of an ecological consultancy and does not constitute professional legal advice. You may wish to seek professional legal interpretation of the wildlife legislation associated with this area of work.

The information, opinion and advice that Ecology Services UK Ltd has prepared are true, and have been prepared in accordance with the CIEEM Code of Professional Conduct. Ecology Services UK Ltd confirms that the opinions expressed are our true professional bone fide opinions.

Ecology surveys are time-limited; as a rule, survey findings can generally be relied on for the season in which surveys took place. However, mobile species such as bats and birds may increase or decrease in numbers and change behaviours over time. Statutory agencies will often accept survey results for 12-18 months, but this varies around the country.

Ecology Services UK Ltd personnel make a professional judgement as to how long the results of our surveys will remain current. Advice and recommendations as regard currency and its impacts on decision making are included in relevant sections below.

2.0 Methodology

A previous survey carried by Ecology Services UK Ltd in July 2025 was reviewed.

A daytime inspection of the building and its surroundings was carried out on 5th June 2026 to assess the likelihood of bats being present at the proposed development site.

Internal and external observations were made from ground level as well as from telescopic ladders. A Ridgid CA300 endoscope was used to inspect wall cavities and lintels. A Coast HP 10R 1000 lumens torch and close-focussing Zeiss Victory FL 8x42 binoculars were also used as aids to visibility.

The surveys were compliant with the current best practice guidance, as detailed in Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

2.1 Limitations

It is recognised that limiting the surveys to a single visit in June does not take account of bat activity on the site through the active season (April to October) or at other times of the year.

The presence and behaviour of species, especially mobile species such as bats and birds, can change over time. Ecology surveys are therefore always time-limited in their currency.

3.0 Results of the Survey

The bungalow building is an unoccupied dwelling, constructed of brick and rendered walls with dual pitched roof sections covered with cement tiles. There are no cavities associated with external walls and the roof coverings are largely intact with only a very small number of gaps present. There is a sealed metal flue, brick-based chimney associated with a kitchen aga which is sealed with no suitable gaps present. All the windows and doors are timber framed and although some gaps were observed none of these are suitable for use by bats or birds. Most of the roof edges are also well sealed with timber and upvc soffits, and mortared gable verges. However, since the 2025 survey the soffits to the north and west elevations (rear of the property) are either missing or falling away from the roof edge. The lack of soffits at this location has created sheltered ledges which are suitable for use by nesting birds.

There is a large, single roof void running east to west. The roof is underlined with a perished bitumastic hessian roof liner which is sagging and torn in places. There is no ridge beam and the roof space is cluttered due to the presence of roof trusses and layers of deep rock wool throughout. The lack of soffits along the north and west has introduced more light, and draughts into the roof void, further reducing the likelihood of use by roosting bats.

Habitats and surroundings

The bungalow building lies adjacent to Green Lane on the edge of Chipping village. The bungalow is located next to agricultural buildings and farm fields and is surrounded by an unmanaged garden with dense vegetation. There is low-density housing in close proximity as well as open farm fields with areas of permanent pasture, hedgerows and mature trees in the close and wider landscape.

The levels of artificial lighting in the immediate surroundings are low. Levels of artificial lighting within the close and wider landscape are also low due to low density of housing and low-level street lighting.

The immediate, close and wider landscape provide high potential shelter and foraging resources for use by bats and high potential bird shelter and foraging resources.

Bats

No bats or evidence of bats was found during the daytime inspection.

Potential roosting features for bats are:

Night roosting

Negligible potential - there are no suitable night roosting features

Day roosting

Negligible potential – there are no suitable day roosting features

Hibernation roosting

Negligible potential – there are no suitable hibernation features

Negligible potential is defined in the current best practice guidelines as ‘so small or unimportant as to be not worth considering, insignificant’. This category is used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

Sufficient areas (including voids, cracks and crevices) of the structure have been inspected and no evidence of bats has been found. Furthermore, it is judged that it is unlikely that any evidence of bats has been removed by weather or cleaning, or has been hidden. It is therefore judged that further surveys are not appropriate or required.

The assessment above reflects the condition of the features and their environment. It is the professional judgement of Ecology Services UK Ltd that no further surveys are warranted at this time

Nesting birds

The bungalow is unsuitable for use by barn owls.

There are old, unoccupied bird nests present amongst the fallen soffits to the north and west (rear) elevations.

House sparrows were seen collecting food from the garden and seen entering the adjacent farm buildings.

There is high potential for nesting birds to be present within the bungalow, the vegetated garden and the adjacent farm buildings. Some of these features (vegetation and farm buildings) are close enough to the proposed works for any nesting birds to be potentially subject to disturbance.

Non-native plant species

Montbretia *Crocasmia x crocosmiiflora* was found amongst the garden planting during 2025 survey. This plant is listed as an invasive non-native plant species on Schedule 9 of the of the Wildlife and Countryside Act 1981 (as amended).

Montbretia was not confirmed present in 2026, however it is likely to have been hidden beneath and/or obscured amongst the overgrown dense vegetation which has developed due to a lack of garden maintenance.

Other protected and notable species

No other species or signs were found during the survey

4.0 Advice and recommendations

4.1 Bats

Protected Species	Impacts, Issues & Rationale	Action Required
Bats	There are <u>no predicted</u> impacts to bat roosts as a result of the proposed works. As a matter of good practice, reasonable precautions are advised to address the very low risk that bats can use small and apparently unsuitable features on occasion. All bat species and bat roosts are afforded full protection under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species 2017 (as amended)	Advice: (surveys): No further surveys are required. Advice (mitigation): As a precaution, all personnel involved in the proposed development should be carefully advised about bats, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if a bat is found. Prior to development. Advice (mitigation): As a precaution, it is advised that when removal or disturbance of potential roost features such roof edges are to take place, this should be done carefully by hand. At all times. Advice (mitigation): If bats are found at any time during the development, work must stop until advice has been sought from an appropriately experienced Ecologist. If the development will affect bats, a licence may be required and suitable mitigation put in place. At all times

Table 1. Bats – Impacts and Issue

4.2 Nesting birds

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	There are <u>no predicted</u> impacts (disturbance, damage and destruction) to nesting birds, nests and eggs as a result of the proposed works. It is advised that there is <u>high potential</u> for birds to be nesting within the building, garden vegetation and adjacent farm buildings during the bird nesting season (February to September). Under the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. There is no provision under the Wildlife and Countryside Act 1981 (as amended) for licensing the disturbance of nesting birds or the destruction of nests which are in use for the purpose of development. If enforcement action were taken the developer would need to rely on the 'incidental result of an otherwise lawful operation' defence if it were not possible to avoid an offence being committed. This defence can only be tested in court and it is therefore important to ensure all possible mechanisms for avoiding an offence are considered.	Advice (mitigation): It is advised that the most appropriate way to address the risk to nesting birds is: Avoid demolition works during the nesting season. Or If works cannot be delayed, the proposed work area should be carefully checked, immediately prior to works commencing. Checks should be carried out by a suitably experienced ecologist. If the risk of nesting birds remains, then monitoring for nesting bird activity should continue for the duration of works. Prior to any work commencing (checks) and throughout works in nesting season (monitoring). Advice (mitigation): If works are to be undertaken during the nesting season, all people working at the proposed development site should attend a toolbox talk delivered by an appropriately experienced person, to be made aware of the likelihood of encountering nesting birds and how to identify them, the legal protection of nesting birds and their own responsibilities as regards implementation of precautionary measures. Prior to any work commencing. Advice (mitigation): If birds are found to be nesting within or in close proximity to the work area during proposed works, it will be necessary to stop and establish an exclusion area. The extent of the exclusion area, which should be determined by a suitably experienced ecologist, will depend on the bird species and the nature of the proposed works. At all times.

Table 2. Nesting birds – Impacts and Issues

4.3 Non-native invasive plant species

Non-native invasive species	Impacts, Issues and Rationale	Action Required
Montbretia	There are <u>predicted</u> impacts as a result of the presence of non- native plant species; Montbretia. The proposed development will involve an amount of ground disturbance which could result in the spread of Montbretia which is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Section 14(2) of the Wildlife and Countryside Act 1981(as amended) prohibits 'planting' or 'causing to grow' in the wild of any plant listed in Part 2 of Schedule 9. Environmental Protection (Duty of Care) Regulations 1991. Any waste containing non-native invasive plant species is classified as controlled waste.	Advice (mitigation): The best approach to control the spread of non-native species within small development sites is to avoid any disturbance of the plants and/or ground around them. At all times Advice (mitigation): If the risk of disturbance to Montbretia cannot be avoided, working methods including control, removal and safe disposal of the plant species must be adopted. For this site, hand digging of individual plants may be sufficient. If larger areas are likely to be disturbed, specialist advice may be required in order to prevent further spread. Prior to commencement of any work. Advice (mitigation): All people working at the proposed development site should be made aware of the legal issues associated with non-native invasive species and their own responsibilities as regards implementation of precautionary measures. Prior to any work commencing Advice (mitigation): All arisings from non-native plant species left in situ (i.e. plants that have been retained during development) as part of normal gardening practises (e.g. cut, pruned and/or removed) should be disposed of responsibly. This advice also applies to infected soils, which ideally should not be exported off site or moved within the site, to prevent spread of non-native invasive species into unaffected areas.

Table 3. Non-native invasive plant species

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to protected species (nesting birds and non-native invasive plant species).

Precautionary measures such as those listed above are generally regarded by Statutory Bodies, Local Planning Authorities and Professional Ecologists as being appropriate where there is a risk of protected species being present, but further investigative surveys are not required prior to development works.

For this site, it is recommended that if proposed works are not undertaken before May 2027, advice should be sought as to the need for further surveys at that time.

If you require any further ecological advice or guidance in relation to the proposed works, please do not hesitate to contact me.

Yours sincerely



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Senior Ecologist
Ecology Services UK Ltd
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Oblique aerial taken in 2025 showing bungalow building (white arrow).



Image showing west (rear) elevation of bungalow with soffits missing June 2026.



Close up image showing sealed upvc soffit on pebble dashed rendered walls of bungalow, June 2026.



Image of roof void showing sagging and torn roof liner, June 2026.



Image of roof void showing layers of rock wool as well as light spillage along the roof edge due to missing soffits, June 2026.



Image of Montbretia found present amongst the garden planting in July 2025.



Dense garden vegetation with potential to support nesting birds, June 2026.



Image showing House sparrow carrying food