

Mr N Holden
Cowley Brook Farm
Higher Road
Longridge
PR3 2YX

29th May 2026

Dear Mr Holden

Re. Proposed development at Cowley Brook Farm, Higher Road, Longridge PR3 2YX, Grid Ref: SD 64160 39144

Thank you for your request for a bat and bird survey at the above site.

I understand that the proposal is for the conversion of an existing barn building in order to extend the existing living space to the existing, adjoining dwelling house.

1.0 Background and Qualifications

The surveys were carried out by Pat Waring and Janette Gazzard.

Pat is a licensed bat worker (Class 2), a registered consultant of the Bat Mitigation Class licence, 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, including Lancashire 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 buildings and trees, including the requirements and conditions necessary for bat roosting. He also has recognised skills relating to bat surveys and assessments.

Janette is a licensed bat worker (Class 2), 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 bat work throughout England and Wales,

including building and 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 regards currency and its impacts on decision making are included in relevant sections below.

2.0 Methodology

In order to assess the likelihood of bats being present at Cowley Brook Farm, a daytime inspection of the dwelling house, the barn, car ports and their surroundings and a single bat emergence survey was carried out.

Daytime inspections – 20th May 2026 and 27th May 2025

Internal and external observations were made from ground level, as well as from telescopic ladders, to examine potential roost features. An endoscope was also used for deep wall cavities. A 1000 lumens Coast HP10R Rechargeable LED Torch and Zeiss Victory FL 8x42 binoculars were used as aids to visibility.

Even though there are no works proposed to the existing dwelling house this building was also included within the daytime inspection as this building directly adjoins to the barn building.

Emergence survey – 27th May 2026

- At the start and end of the survey, a range of environmental readings, including temperature, humidity and wind speed, were taken using a Kestrel Weather Meter.
- The survey started 30 minutes prior to sunset and continued until 90 minutes after sunset.
- Bat detectors used during surveys were as follows:
 - 1x Anabat Scout – Real time full spectrum
 - 1 x Elekon Batlogger – Real time full spectrum
- Bat echolocation was recorded onto the internal devices on both detectors during the surveys.
- Night vision aids used throughout the surveys were as follows: 2x Canon XF100 camcorders. An infra-red lighting rig was deployed with both of the camcorders, to ensure sufficient illumination of the target areas
- During the emergence survey, observers were positioned so that they could clearly see potential roost features. The number of surveyors, the equipment used and the survey locations ensured that there was sufficient coverage of the building during the surveys.

The rationale for carrying out a single bat emergence survey was based on the assessment of low potential from the 2026 daytime survey, as well as from findings from similar surveys carried out in 2014 and 2016, prior to work being carried out on the main dwelling house.

The general approach to surveys, assessment and advice in this letter complies with national best practice guidance as outlined 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 two visits during May 2026, does not take account of bat activity on the site through the whole of the bat 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.

Not all of the roof coverings could be examined in detail due to the height of the dwelling house and the associated measures required for a safe inspection. However, roof

coverings were visible through binoculars (daytime and early evening) at ground level, and this enabled an assessment to be made in relation to potential external roosting areas for bats.

It is recognised that the echolocation used by some bats is very quiet and difficult to detect; species such as brown long eared bat may have been present without registering on the bat detectors used during the emergence survey.

3.0 Results of the Survey

Daytime Inspection

Cowley Brook Farm comprises an occupied two-storey dwelling house with an adjoining barn with two car port units to the east.

The dwelling house has been previously renovated both internally and externally with mortared external stone walls and an intact dual-pitched roof covered with slate. There is a shallow roof void with dense rock wool insulation, the underside of the roof is part unlined and part sarking. The roof void is not connected to the barn building and no signs or evidence of use by bats was found.

The barn building adjoins the dwelling house to the east and is a two-storey structure with stone walls and slate roof with roof lights. There is no roof liner and majority of the internal areas are light, open and draughty. The only suitable dark shelter spaces suitable for bats are limited to small overlaps associated with roof coverings and cavities associated with some wall cavities and part of the roof edges.

There is no roof void present but there is a partially enclosed first floor room to the east. Signs of use by barn owl in the form of pellets and dropping splashes were present on the floor.

The car port building is a single storey structure, with two separate units that adjoin the barn to the east. There is a dual pitched slate roof, underlined with timber boards. The roof and roof edges are intact and in good condition. The external and internal stone walls are mortared and all roof coverings and roof edges are tight with no suitable gaps for use by bat present. There are active swallow nest and old, disused swallow nests amongst the roof timbers within both units.

Habitats and surroundings

Cowley Brook Farm is situated approximately 4 kilometres to the northeast of Longridge, within a rural agricultural landscape. The proposed development site lies within a private garden including hardstanding driveway, mown grass with planted trees and shrubs.

The proposed development site lies immediately adjacent to open agricultural fields with connecting hedgerows and mature trees; and is close to upland habitats including heathland and conifer tree plantations. These landscape features provide potential shelter and foraging resources for use by bat and bird populations in the immediate and wider surroundings.

The levels of artificial lighting in the immediate surroundings are regarded as negligible based on direct observation during the emergence survey.

Emergence survey

The weather during the surveys was as follows:

Date	Temperature °C (start/end)	Humidity % (start/end)	Cloud cover % (start/end)	Rain	Wind mph (start/end)
26/5/2026	21.6/17.1	62.3/70.1	50/20	None	5.6/5.1

Table 1 – weather during surveys

No bats emerged from the buildings during the surveys.

Common pipistrelle bat activity was detected from 40 minutes after sunset. The bats were recorded in the vicinity of the Cowley Brook Farm, flying over the buildings and commuting along established hedgerows close by.

Barn Owl

Signs of use by barn owl were found in the first-floor room of the barn to the east and a single adult barn owl was observed flying in an adjacent field during the bat emergence survey. There are two suitable access point for use by barn owl into the first-floor room. One access point is located at the apex of the east gable and the second is a gap due to a missing timber board on the south elevation.

The barn owl signs found include a number of pellets clustered and scattered on the floor of the first-floor room. Whilst most the pellets appear to be old (3-8 yrs old), some of the pellets also indicate more recent use (at least 1x pellet 1 month old). The number and age of pellets are clear signs of usage over an extended period.

Based on the evidence and features associated with the building, the barn owl use is most likely roosting only. The potential for use by nesting owls is regarded as low due to the lack of suitable nesting features e.g. deep internal wall top ledges.

Based on the high value foraging resources associated with adjacent farm and upland habitats there are no constraints found affecting use by barn owls.

Nesting birds

Three blue tit nests were found in external wall cavities; two of the nests were located on the south elevation and one nest is on the north elevation of the car port building, beneath a gutter.

Two active swallow nests were present within the roof structures inside the car port units and old unoccupied swallow nests were also found present within the main barn as well the car port.

Other birds observed during the surveys include robin, pied wagtail and blackbird; there is high potential for all three species to nest within the proposed development site or in close proximity.

There is high potential for nesting birds to utilise buildings, boundary walls and vegetation associated with garden and adjacent farm fields at any time during the nesting season (February to September).

Bats

No bats or signs of bats were found during the daytime inspection of the buildings.

Potential roosting features for bats are:

Night roosting

Low potential – barn and car port are both accessible and suitable for bats to use for night roosting during the bat activity period (April to October).

Day roosting

Low potential – gaps associated with roof coverings, roof edges and wall cavities.

Hibernation roosting

Low potential – gaps associated with roof coverings, roof edges and wall cavities.

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

There is no evidence of a current or recent bat roost, or that the building currently provides any ecological functionality for bats. There is no evidence that the building contributes to the conservation status of bats; it currently plays no role in bat survival.

As there remains some low potential for use by bats, careful management of the works affecting the building, using precautionary measures, is therefore advised (Table 1).

4.0 Advice and Recommendations

4.1 Bats

Protected Species	Impacts /Predicted Impacts	Action Required
Bats	There are no predicted impacts to roosting bats or a bat roost. It is advised that there is no current evidence to suggest that bats pose a constraint to the proposed development It is advised that there are a small number of potential roost features suitable for bats associated with roof coverings, roof edges and wall cavities. These features have low potential for use by bats to use throughout the year. All bat species are afforded full protection under UK legislation, including the Wildlife and Countryside Act 1981 (as amended), the Countryside and Rights of Way Act 2000 and the Conservation of Habitats and Species Regulations 2017 (as amended).	Advice (mitigation): 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 as slate coverings 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. Recommendation(mitigation): Any new lighting associated within the proposed development should be designed to reduce light spill upwards and where possible there should be no light spill onto hedges in close proximity. This will help to avoid any impacts on bat activity, including foraging and commuting. During and Post development. Recommendation(enhancement): The renovated building should incorporate suitable bat roosting features either integral wall boxes or external bat boxes such a Kent Box, Vincent Pro or Schwegler 2F should be installed. During and/or post development.

Table1 - Bats

4.2 Birds

Protected species	Impacts, Issues & Rationale	Action Required
Barn owl	There are potential impacts to barn owls (disturbance, damage, destruction). Current evidence suggests at least one barn owl has roosted in the buildings prior to the 2026 survey. There is a reasonable likelihood that barn owls could be roosting within the barn building at any time of the year. Under Schedule 1 of 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. In addition, certain species such as barn owls are included under Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependant young. Offences against birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) are subject to special penalties.	Advice (mitigation): A pre-commencement check should be carried out by an ecologist prior to works commencing. Prior to any proposed works. Advice (mitigation): It is advised all personnel involved in works to the buildings and their surroundings should be carefully advised about barn owls by an appropriate person, so that all works are undertaken with a clear understanding about legal aspects, precautions to be adopted and what to do if barn owls are present and/or if an active nest is found. Prior to any work. Advice (mitigation): If there is any doubt about the status of barn owls at this site, it is advisable to adopt a precautionary approach, assume that birds are present and nesting and avoid doing anything that may constitute disturbance and seek further advice before proceeding. At all times. Recommendation (mitigation and enhancement): As barn owl roosting and potential nesting is to be lost, it is recommended that an internal barn owl box is installed on the inside of the east gable. A specification and more details are available from the Barn owl trust website. Barn Owl nestboxes: Free owl nest box plans

Table 2 – Barn owl

Protected species	Impacts, Issues & Rationale	Action Required
Nesting birds	The are predicted impacts to nesting swallows and blue tits (disturbance, damage and destruction) and other nesting birds, nests and eggs as a result of the proposed works. 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 working on the buildings and/or in close proximity during the nesting season - Or • If works cannot take place outside the nesting season, the following measures should be adopted: • All people working at the site should attend a tool box talk by an ecologist immediately prior to works. 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 nesting birds are found at the site, or close enough to cause unlawful activities for development works, it will be necessary to delay works or seek advice as to whether or not any development can proceed lawfully at that time. Under these circumstances, work must stop until advice has been sought from an appropriately experienced Ecologist. Prior to and during works

Protected species	Impacts /Predicted Impacts	Action Required
Nesting birds continued		Recommendation (mitigation and enhancement): The renovated building should either retain features suitable for use by swallows and blue tit e.g. open and accessible canopy structures for swallows and deep wall cavities for blue tits or the renovated building should incorporate suitable bird nesting features e.g. a minimum of 3 x integral nesting boxes or external bird boxes suitable for use by hole nesting birds and at least 2 swallow cups should be installed under a roof overhang or canopy. During and/or post development.

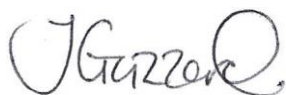
Table 3 - Nesting Birds

Compliance with the actions outlined in the Tables above will help to avoid committing offences in relation to protected species (bats, barn owl and nesting birds).

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 (i.e. bats and nesting birds) 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 April 2027, advice should be sought as to the need for further surveys at that time.

Yours sincerely



Janette Gazzard MCIEEM
Senior Ecologist
Ecology Services UK Ltd
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Image 1. South elevation of Cowley Brook Farm showing dwelling house (lhs), barn (middle) and car ports(rhs).



Image 2. Roof coverings on barn building (north elevation).



Image 3. Roof underside of barn, unlined with roof lights (limited sheltered dark spaces)



Image 4. Roof void of dwelling house, no connection to adjoining barn building.



Image 5. Internal view of car port. There is clear evidence of past and current use by nesting swallows within timber under boarding and roof structures.



Image 6. Close up image of old and recent swallow nests in car port.

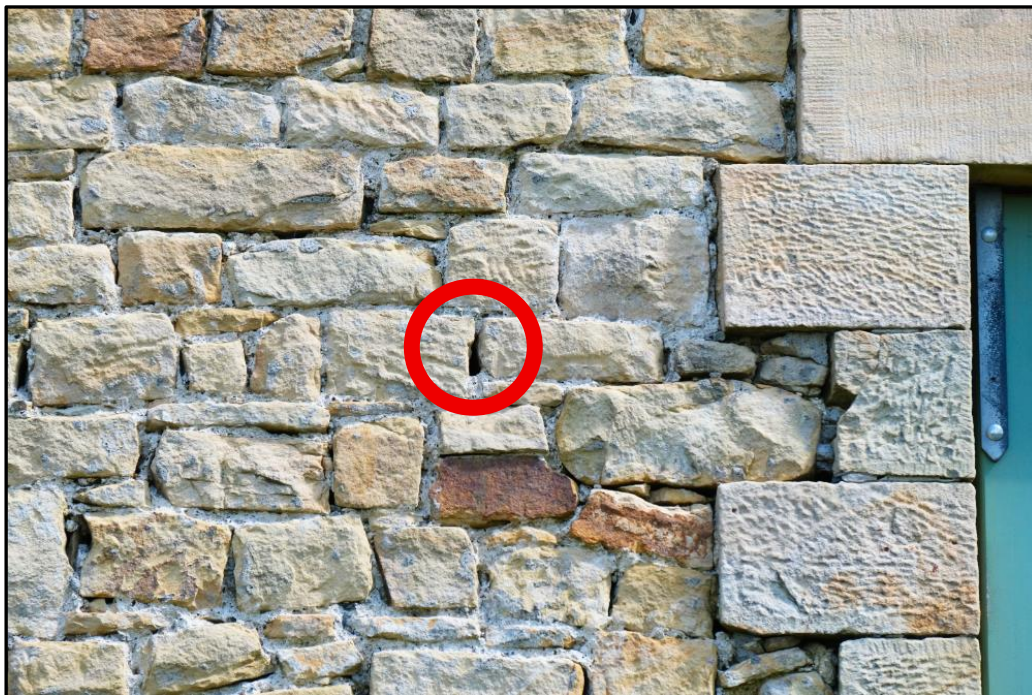


Image 7. External wall cavities. Red circle indicates active blue tit nest.



Image 8. Close up view of nesting blue tit exiting wall cavity.



Image 8. Wall cavities in external walls. White arrow is the location of a second blue tit nest and the white circle is potential access for barn owl.



Image 9. View of suitable access for barn owl east gable and robin perched on roof during daytime surveys.



Image 10. View of south elevation prior to bat emergence survey.



Image 11. View of south elevation at end of bat emergence survey.