

Dickinson Farm, Pendleton Supplementary Bat Survey

July 2026



Dunelm Ecology
consultant ecologists

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1 Introduction

1.1 Background

1.1.1 In March 2026, Dunelm Ecology Ltd undertook a preliminary roost assessment (PRA) of a barn at Dickinson Farm, Pendleton. The survey was carried out as part of proposals to undertake repairs to barn including re-roofing, timber repairs/treatment, replacement of roof lights, minor repointing and repair/replacement of rainwater goods. No evidence of bats was recorded but the building was assessed as having moderate roost potential. As such, the ensuing report (Dunelm Ecology 2026) recommended that nocturnal surveys were carried out to give confidence in the initial negative survey result and to comply with best practice guidelines.

1.1.2 This report presents the results of the further surveys which were carried out in June and July 2026. For additional context, the current report should be read in conjunction with the initial protected species survey report (Dunelm Ecology Ltd 2026).

1.2 Bat Ecology

1.2.1 There are 18 species of bat known to be resident (i.e. breed) in the British Isles, around six of which regularly occur in the Ribble Valley area. Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes and areas of freshwater, are often focal points for foraging as insects are plentiful in these areas (Mitchell-Jones 2004). Bat roosts tend to be more common in areas where such habitats are present. Bats use linear features such as rivers, hedgerows, roads and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).

1.2.2 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within man-made structures or suitable crevices in trees. During the spring and summer period, female bats gather together at maternity roosts to give birth and rear their young. Most births occur between late-June and mid-July, with the young able to fly within three to five weeks (Altringham 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn mating sites. The numbers of bats utilising these various roosts can range from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

1.3 Legislative Context

1.3.1 All British bat species are protected under the Wildlife and Countryside Act (WCA) 1981, which has been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000 and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Taken together, the above legislation makes it an offence to:

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- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection.
 - Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat.
 - deliberately capture, injure or kill a bat,
 - deliberately disturb bats, in such a way as –
 - i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - ii) to hibernate or migrate, or
 - iii) to affect significantly the local distribution or abundance of bats;
 - damage or destroy a breeding site or resting place.
- 1.3.2 Under the 2019 Regulations it is an offence to damage or destroy a breeding site or resting place whether a bat is in occupation or not.
- 1.3.3 Seven native British bat species are listed as 'Priority Species' and are referred to as 'species of principal importance' for the conservation of biodiversity in England and Wales within Section 74 of the CRoW Act 2000 and Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006.
- 1.3.4 The effects of developments on protected species are considered in the National Planning Policy Framework (NPPF). Section 15 of the NPPF states that Planning policies and decisions should contribute to and enhance the natural and local environment through a range of measures including minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs. Local authorities in England are required to ensure that where significant harm resulting from development cannot be avoided (through locating on alternative sites with less harmful impacts), adequately mitigated, or, as a last resort, compensated for; planning permission is refused.
- 1.3.5 Finally, Circular 06/2005: *Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System* states that protected species and habitats are a material consideration in the planning process.
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2 Methods and Approach

2.1 Field Survey

- 2.1.1 The bat surveys were undertaken following methodologies prescribed in the Bat Conservation Trust's: *Bat Surveys Good Practice Guidelines* (Collins 2023); further details of which are provided below. Both surveys were led by Jon Guarnaccio who has 23 years consultancy experience and has held a Natural England survey licence since 2005. Jon was assisted by Anna Cocker who also holds a Natural England bat survey licence.

Nocturnal Survey

- 2.1.2 Two dusk emergence surveys were carried out on 9 June and 7 July 2026. The surveys aimed to record bats exiting target features; starting 15 minutes before sunset and ending 90 minutes after sunset. The surveys were undertaken using full spectrum (Echometer Touch 2) detectors coupled with tablet devices to view real time bat call sonograms. The surveys were also aided by the use of one Canon XA60 infrared camera fitted with ancillary infrared torches (Nightfox XC5) and three Pixfra A613 thermal imaging cameras. The time of exit and the number of bats and species (if identifiable) were recorded; whilst any general bat activity in the area was also noted.

2.2 Survey Constraints

- 2.2.1 The surveys were undertaken at an optimal time of year under favourable weather conditions. As such, no significant constraints are associated with the survey.

Table 1 Summary of Bat Survey Times and Weather Conditions

Survey	Date	Timings	Weather
Dusk emergence	09/06/2026	21:23 – 23:08 (sunset 21:38)	10-8°C, dry, gentle breeze, 50% cloud cover.
Dusk emergence	07/07/2026	21:25 - 23:10 (sunset 21:40)	17-15°C, dry, calm, 40% cloud cover.

3 Results

3.1 Nocturnal survey

- 3.1.1 No bats were recorded exiting the barn during either nocturnal survey and activity levels were generally low with bats not recorded until 30 minutes after sunset suggesting no significant roost sites in the immediate vicinity. Activity was typically by single common pipistrelle bats over prolonged periods. Low numbers of noctule and *Myotis* spp (most likely whiskered/Brandt's) passes were also recorded during the first visit.

4 Discussion

4.1 Assessment and Recommendations

- 4.1.1 There is no evidence that bats are using the barn as a roost site but given the itinerant nature of roosting bats, the presence of a small non-breeding roost cannot be ruled out. It is however highly unlikely that the building is used by a maternity colony.
- 4.1.2 Based on the above information, the proposals are unlikely to have any adverse impacts on the local bat population or individual bats. In the event of a bat being discovered during works, works must cease immediately, and a licensed bat ecologist contacted for advice.
- 4.1.3 As discussed in the protected species survey report (Dunelm Ecology 2026), the proposals should incorporate potential roosting features for bats. This can be achieved by providing six bespoke ridge tile access points (see roost detail 4a in appendix) with a bat friendly membrane (that has passed a snagging propensity test) or mortar torching used to line the roof. Additionally existing deeper wall crevices (>100 mm) can be retained by inserting timber battens and pointing around these before removing the batten once mortar has started to set (see roost detail 6 in appendix). Such measures are in accordance with section 15 of NPPF which requires net gains for biodiversity as part of developments. Roof timbers should be treated with appropriate products authorised by Natural England <https://www.gov.uk/guidance/bat-roosts-use-of-chemical-pest-control-products-and-timber-treatments-in-or-near-them>. This should be done when bats are not present as even recommended products are toxic to bats when freshly applied.

5 References

Altringham JD (2003). *British Bats*. Collins, London.

Collins J (ed) (2023). *Bat Surveys for Professional Ecologists: Good Practice Guidelines*. Fourth Edition. BCT, London.

Dunelm Ecology Ltd (2026). *Dickinson Farm, Pendleton: Protected Species Survey*. Unpublished report.

Schofield HW & Mitchell-Jones AJ (2003). *The Bats of Britain and Ireland*. The Vincent Wildlife Trust, Ledbury



Plate 1 TI camera 1 post survey image



Plate 2 TI camera 2 post survey image



Plate 3 TI camera 3 post survey image

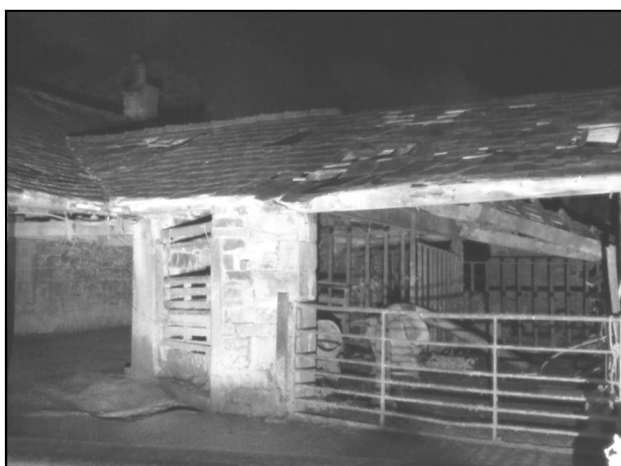
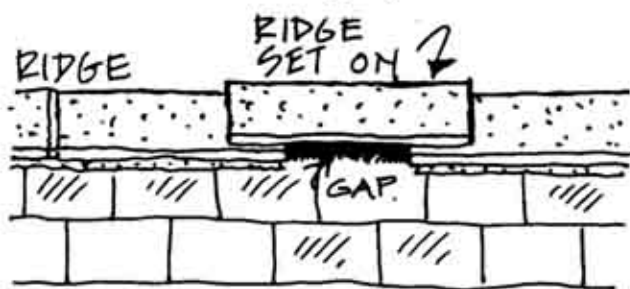
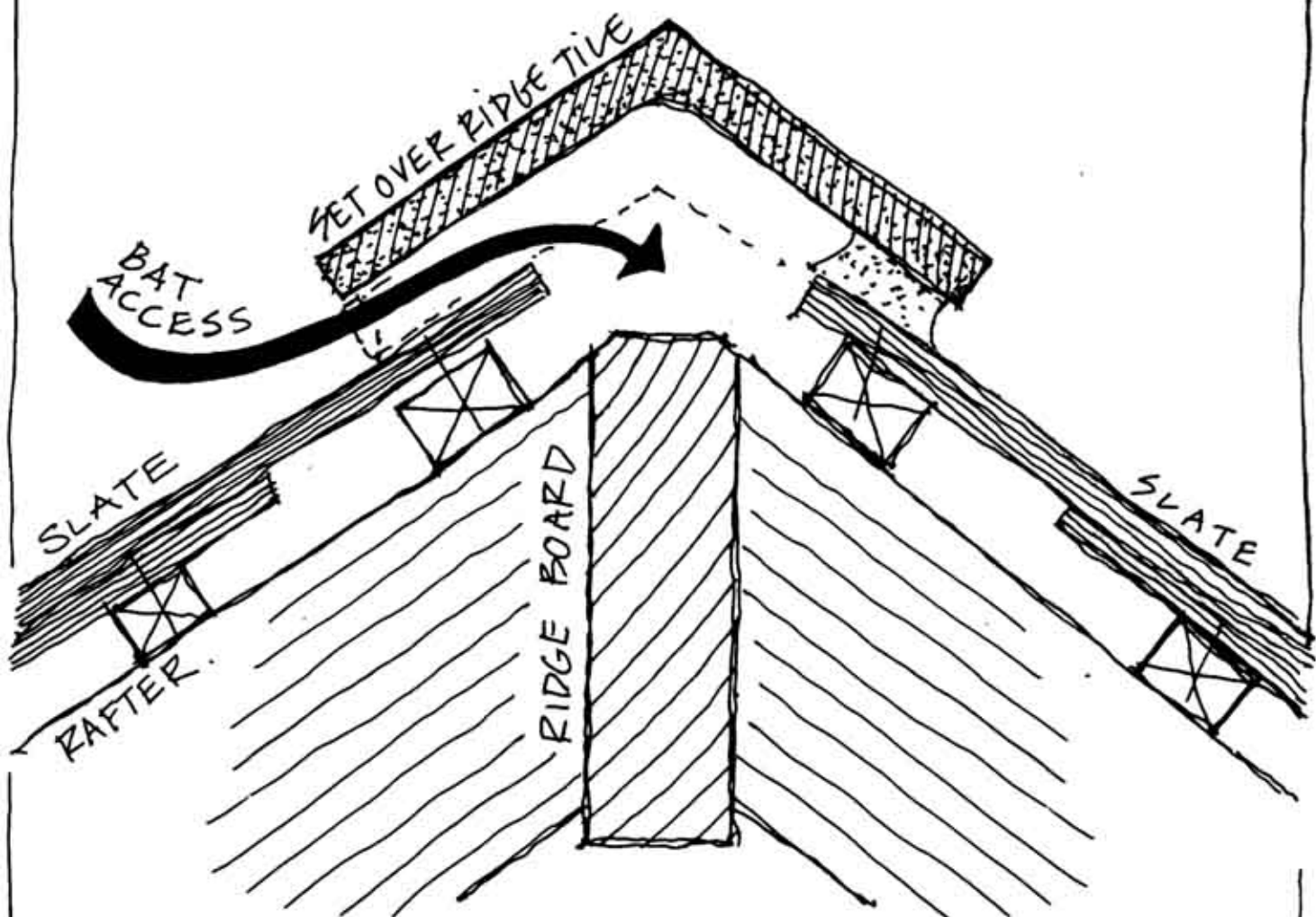


Plate 4 IR camera 1 post survey image



Plate 6 Access point 3

RIDGE TILE ACCESS DETAIL 4A



~ OPTION A ~

ROOF RIDGE SET ON TOP OF GENERAL RIDGE TILES TO FORM BAT ACCESS GAP.



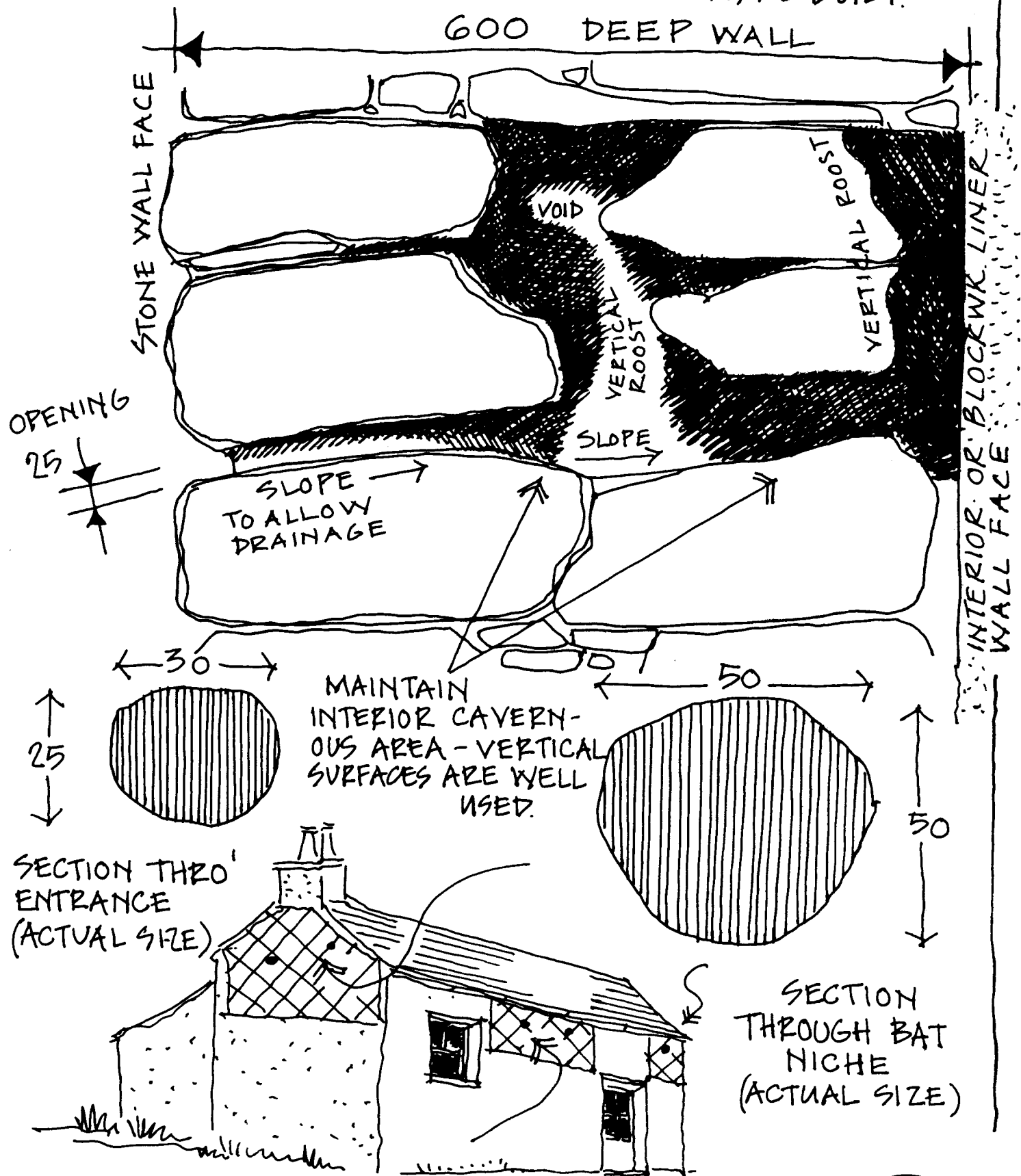
~ OPTION B ~

MAINTAIN 20MM MORTAR GAP. & LEAVE A SECTION OUT.

SOLID STONE WALL BAT ROOST

SECTION THROUGH WALL
IE; BARN CONVERSION
WHERE THICK STONE
WALLS ARE BEING
KEPT/RE-BUILT.

DETAIL G



PROVIDE A SERIES OF THESE BAT NICHES
THROUGHOUT THE WALLS OF YOUR BARN
CONVERSION - HATCHED AREAS ARE IDEAL
LOCATIONS - AWAY FROM WINDOWS + DOOR.

ENGLISH
NATURE