Twin Elms, Distington.

Nocturnal Bat Survey Report

June 2026

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Report Control Sheet

Project Name: *Twin Elms, Distington, Workington Cumbria, CA14 5UH.*
Project Reference: *CW20-4167*
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1	12/06/2026	Draft initial bat report	SB	OC	OC

CONTENTS

1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Daniel Sowerby to undertake a Nocturnal Bat Survey at the site at Twin Elms, Distington, Workington Cumbria, CA14 5UH. This report has been produced to inform a planning application at the site.

1.1.2. The author of this report is Shona Bancroft BSc (Hons), Ecological Project Manager at Collington Winter Environmental Ltd. This report has been overseen by Katie Brid MEnvSci, ACIEEM, Associate Director at Collington Winter Environmental Ltd. Katie is highly experienced in undertaking and carrying out Nocturnal Bat surveys/reports and has produced many ecological reports to inform planning permission. Katie also holds a Level 2 bat licence (Ref: 2020-48950-CLS-CLS).

1.1.3. A Nocturnal Bat Survey was undertaken on the 20th May 2026 by Collington Winter Environmental. This was commissioned following a request from the Local Planning Authority (LPA) for a precautionary bat survey to be undertaken to support determination.

1.1.4. A Preliminary Roost Assessment, (PRA) of the site was carried out on the 15th February 2026 by EDS Design Cumbria Ltd. The onsite buildings comprised an existing bungalow which was assessed as providing **low** bat roosting potential, with limited potential roosting features identified during the survey. The roof was in good condition with no lifted or missing tiles identified and the soffit boards were well sealed. However, in accordance with best practice guidance a precautionary survey was recommended given the building is set for demolition.

1.2. LOCATION

1.2.1. The site is located within the village of Distington, Cumbria and comprises residential land associated with the property. The site lies within a well-established residential area, characterised by detached and semi-detached properties with associated gardens.

1.2.2. Please refer to Figure 1.2. for the site location and the redline boundary.

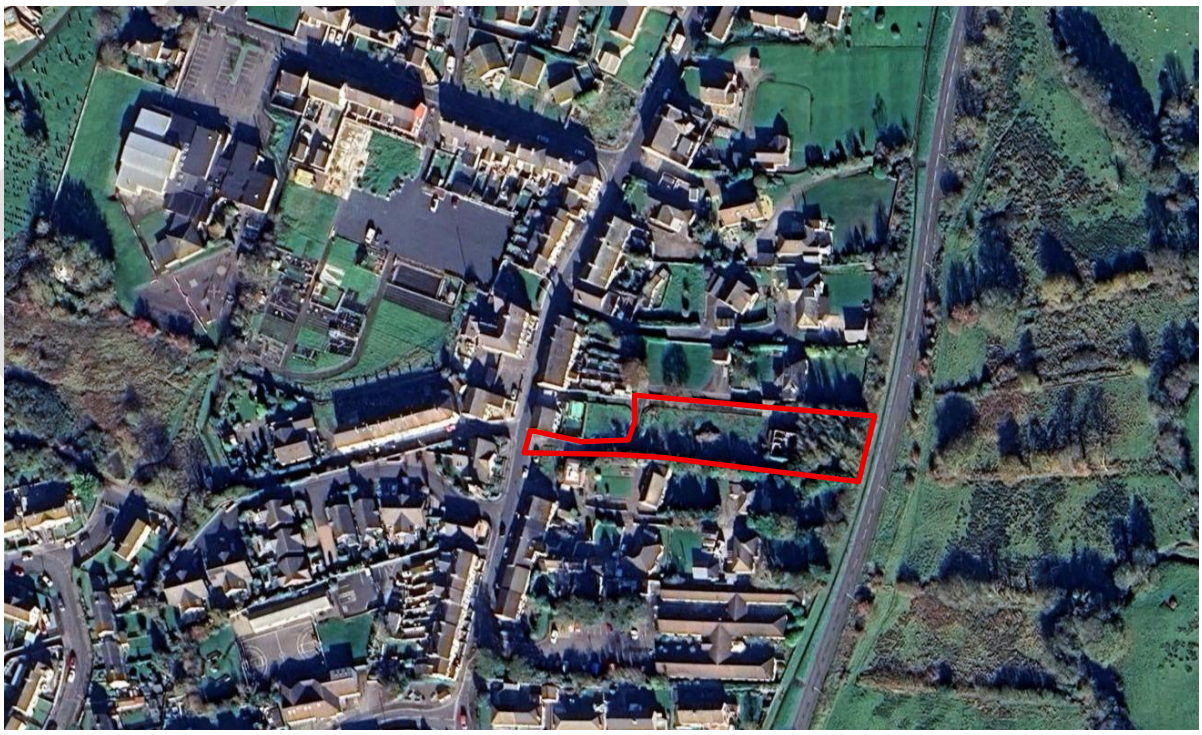


Figure 1.2. Site location and red line boundary

1.3. OBJECTIES

1.3.1. The objectives of the Nocturnal Bat Survey are as follows:

- Identify any bats roosting within the buildings.
- Assess the value of the buildings for roosting bats.
- Identify the species assemblage of bats using the site.
- Provide recommendations on any further surveys licensing and mitigation required for bats on site.

2 METHODOLOGY

2.1. BAT EMERGENCE/RETURN SURVEY (BERS)

2.1.1. One BERS survey was undertaken as a dusk survey on 20th May 2026 by two suitably qualified surveyors. Three infrared cameras (Nightfox whisker, Digital Night Vision Goggles) were used during the survey to also cover the viewpoints across the building.

2.1.2. Please refer to Figure 2.1 for locations of vantage points (VPs) used during the survey. Surveyors were positioned at VP1 and VP4 (yellow circles, with the yellow arrows indicating the direction and field of view). Infrared cameras positioned were positioned at VP2, VP3 and VP5 (red circles, with the red arrows indicating the direction and field of view).

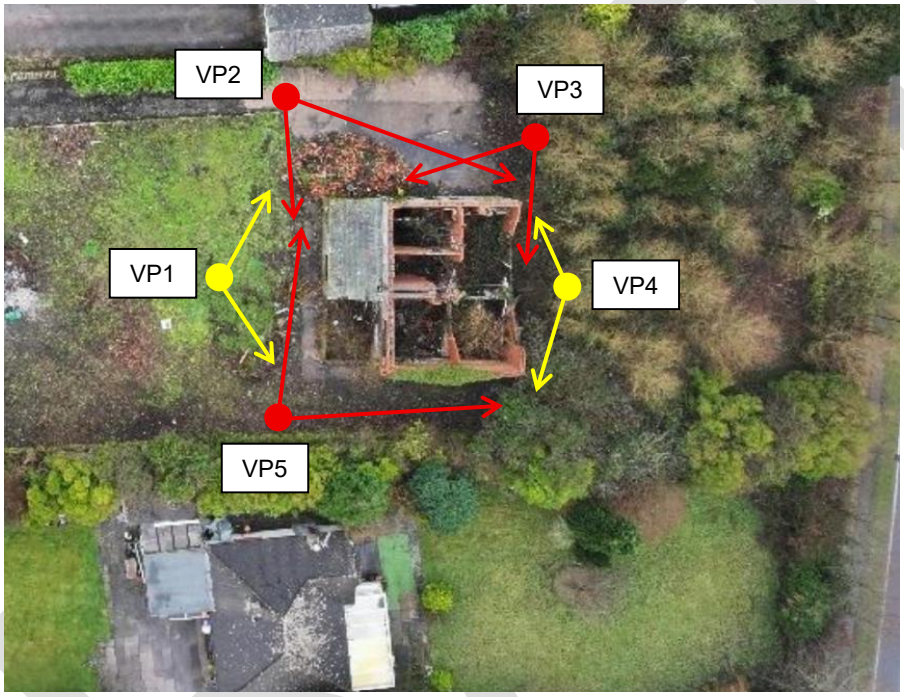


Figure 2.1 Surveyor and Camera Locations

2.1.3. The survey was undertaken in line with guidance as set out in Collins (2023, as amended). Surveyors used Echo Meter Touch Bat detectors to record the bat calls. All surveyors were suitably experienced undertaking bat emergence surveys. Please refer to Table 2.1 below for details of surveyors. The camera footage was reviewed by competent ecologists within 2 days of the survey using AI and relevant media players.

Table 2.1 – Survey Details

Date	Sunset/ Sunrise Time	Start	Finish	Surveyors	Weather Conditions
20/05/2026	21:22pm	21:07pm	22:52pm	VP1 – Max Robinson VP2 – IR camera VP3 – IR camera VP4 – Samuel Hughes VP5 – IR camera	Temp at start/end: 12°C Cloud cover: 4 Wind: 3 (Beaufort scale) Precipitation: None

2.2. SURVEY LIMITATIONS

2.2.1. No significant survey limitations were observed during the survey.

3 SURVEY RESULTS

3.1. DUSK SURVEY (20/05/2026)

3.1.1. Continuous bat activity was recorded throughout the survey, with common pipistrelle (*Pipistrellus pipistrellus*), soprano pipistrelle (*Pipistrellus pygmaeus*) recorded by both surveyors.

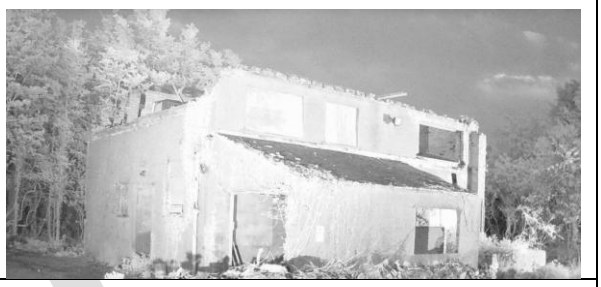
3.1.2. The first bat recorded was a soprano pipistrelle at 21:27 (approximately 3 minutes after sunset). It was observed by the surveyor at VP1, commuting past the building on the southern aspect of the building, heading in an eastern direction. Similar commuting and foraging activity were recorded occasionally throughout the survey between 21:27 and 22:20.

3.1.3. Common pipistrelles were first recorded as a heard not seen at 21:39 by the surveyor at VP1. Common pipistrelles were occasionally seen commuting and foraging similarly as the soprano pipistrelles. The last recorded activity was at 22:51 and was a common pipistrelle recorded as heard not seen.

3.1.4. No emergences/ re-entries were observed during the survey.

3.1.5. A review of the IRC camera footage did not identify any bats emerging and/or re-entering the buildings at the points of view, this confirms that there are no Bat roosts on site.

Table 3.1 – Images of Camera Footage at the Darkest Point

IRC 2	
IRC 3	
IRC 5	

3.2. ASSESSMENT

3.2.1. Bat activity throughout the survey was relatively continuous with common pipistrelle and soprano pipistrelles mostly commuting and foraging over the site from the west in an eastern direction, likely heading to more optimal foraging or roosting habitat.

3.2.2. No bat roosts were recorded on site during the survey.

3.2.3. As no evidence of bat roosts were observed on site, no further licences or surveys are required to proceed with the proposed development.

4 RECOMMENDATIONS AND MITIGATION

4.1. IMPACT ASSESSMENT

4.1.1. The proposed development works will include the full demolition of the building and construction of a new dwelling on site. As the survey completed at the site did not identify roosting bats it is not considered the development has the risk of injuring and/or killing bats or disturbing/destroying any known bat roosts and therefore there is no requirement for a Natural England European Protected Species License (EPSL) to be in place prior to works starting on site.

4.2. MITIGATION

4.2.1. All bats have some degree of sensitivity to artificial night-time lighting. Introducing artificial lighting to areas that are not currently illuminated may sever important bat flight lines and discourage bats from using roost provisions. It is recommended that where external lighting is to be provided on the new buildings that this is designed and installed to comply with current legislation and to minimalize the impact on any bats in the locale.

4.2.2. It is advised that a light mitigation plan is produced to assess the pre- and post-development changes in lighting and to advise on an appropriately sensitive lighting scheme as part of the development.

4.2.3. Due to the nature of the species recorded locally and the potential utilisation of the new building and wider habitat for foraging and commuting purposes it would be deemed beneficial as an enhancement of the site to include a number of crevice dwelling bat boxes at the design stage of the project.

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