JOHN TEMPLE
LICENCED BAT SURVEYOR

1 BLACKTHORN CLOSE
LOW LORTON
COCKERMOUTH
CA13 9FS
LICENCE NUMBER: 2015-12316-CLS-CLS
Level 2 Bat Licence

Preliminary Ecological Appraisal (PEA) Including Daytime Bat Walkover (DBW) (Scoping Survey)

CLIENT NAME AND ADDRESS
Mr D Parker
Gill Cottage
Burnbridge
Lamplugh
Workington
CA14 4RL

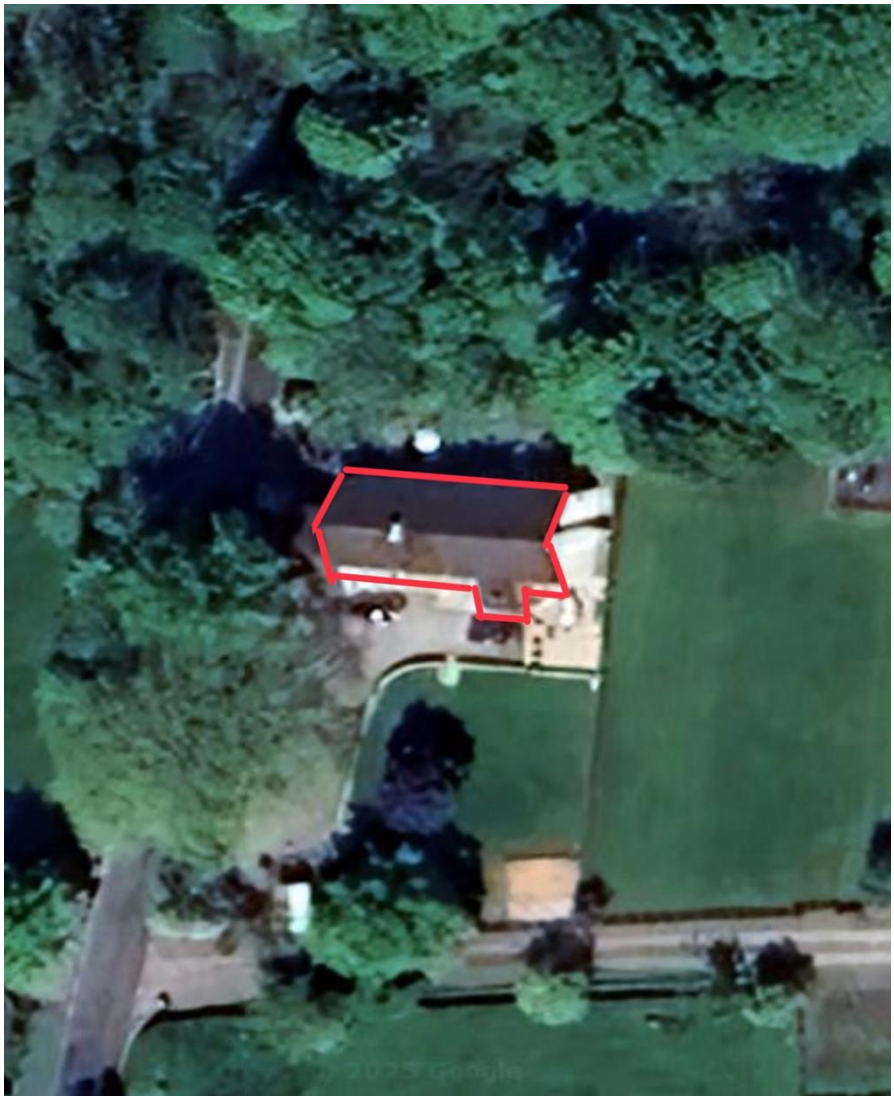
ARCHITECT'S NAME AND CONTACT DETAILS
Mr K Thompson
Coniston Consultants
2, Coniston Close,
Workington
Cumbria
CA14 3PL

31 August 2025

Dear Mr Parker

Location:
Gill Cottage, Burnbridge, Lamplugh, Workington, CA14 4RL
Grid Reference: NY0636821589
Proposal:
It is understood that the site would be raised in height, this would require the existing roof tiles and fascia boards to be removed. No trees would need to be cropped to allow this work to be undertaken.

Zone of influence (outlined in red):



Part 1: Preliminary Ecological Appraisal (PEA) Methodology

1.1) The client has been consulted regarding previous bat/ ecological surveys undertaken on the site and have declared that to their knowledge, none have been undertaken. This has been confirmed using the Lake District National Park, Cumberland Council or Westmorland and Furness planning databases if appropriate.

1.2) Likely bat roosting and feeding sites adjacent to the site have been identified by aerial photography allowing identification of potential flight-paths, foraging habitats, and any other features which may be significant.

1.3) The following resources were consulted to identify the known distribution of bat species in the area, records of bats within a 2km radius of the site and any bat Special Conservation Areas within a 10km radius of the site:

- Multi-Agency Geographic Information for the Countryside website (MAGIC) [1]
- The National Biodiversity Network atlas [2]
- Cumbria Biodiversity Data Centre Cumbria Mammal Atlas [3]
- Surveyor's archive

Part 2: Daytime Bat Walkover (DBW)
Methodology

The visit was undertaken on the 27th of August 2025 by Mr John Temple who holds a Level 2 Bat Licence.

2.1) The identified adjacent bat roosting and feeding sites were located and assessed at the field visit.

2.2) The site was visually assessed using a high-powered torch and ladders. Crevices were examined internally and externally for droppings, the presence of bats or potential for use by bats using an endoscope and/ or night vision equipment where needed.

Part 3: Assessment

Using the data from the PEA and DBW the potential suitability of roosting habitats, and potential flight paths and foraging habitats at the site were categorised using the table in Annex 1 and, in conjunction with guidance published by the Bat Conservation Trust [4], recommendations for further assessment were made as necessary.

Part 1: Preliminary Ecological Appraisal (PEA)
Results

1.1).1.The client has been consulted regarding previous bat/ ecological surveys undertaken on the site and have declared that to their knowledge, none have been undertaken.

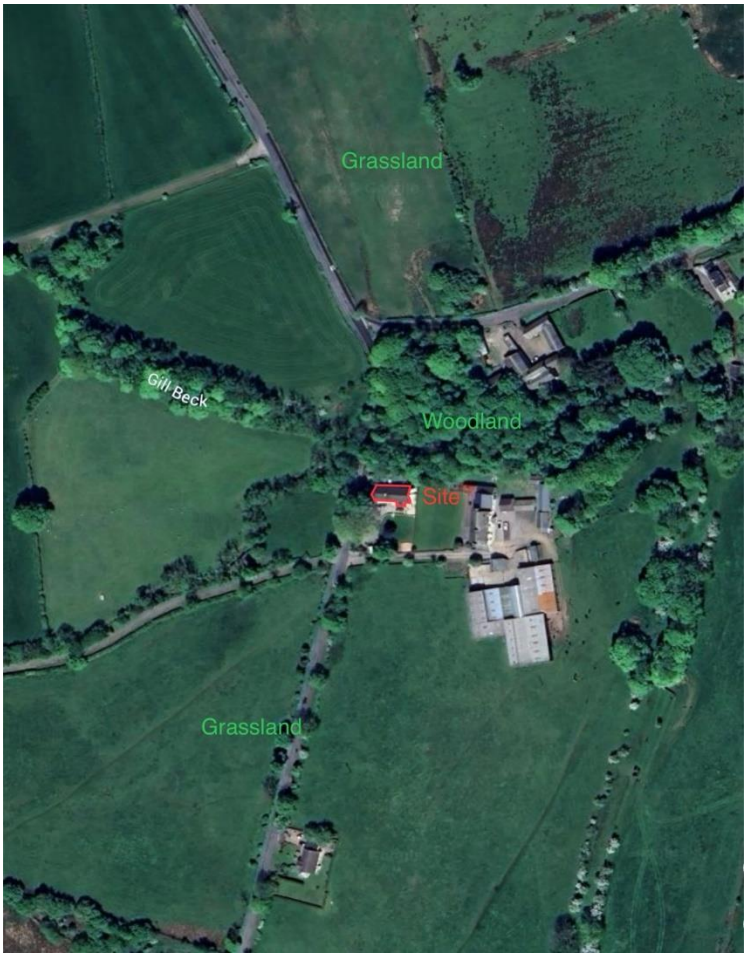
1.1).2.The client has owned the property for 50 years therefore a search of planning applications was not deemed necessary.

1.2).1.The desk study identified that the site was in a rural location surrounded by improved grassland, there is a small deciduous woodland immediately to the north which has a small stream (Gill Beck) running through. Gill Beck is bordered by deciduous trees as it leaves the woodland. There is another property approximately 40 metres to the east and a further property approximately 100 metres to the northeast beyond the woodland.

1.2).2.The following potential bat roosting and feeding sites, flight-paths, foraging habitats, and other features which may be significant are detailed below:

The woodland to the north of the site has good potential for foraging bats. There is good foraging potential along the hedgerows and stream edge running out of the woodland but these wouldn't be affected by the proposed works

Aerial photograph of site (courtesy of Google Earth)



1.3).1.From the Cumbria Biodiversity Data Centre Cumbria Mammal Atlas [3], the following species are known to be present in the locality:

Common name	**Latin name**	**UK status**	**Local status**	**Habitat**
Noctule	Nyctalus noctule	Uncommon but stable	Widespread but uncommon. Breeding roosts recorded	Tree-dweller; predominantly in lowlands. Occupies woodpecker and rot holes. Seldom in buildings. Will utilize bat boxes. Feeds over deciduous woodland, parkland, pasture, water and forest edges.
Daubenton's bat	Myotis daubentonii	Common and increasing	Widespread; hibernacula and breeding roosts recorded	Bridges, tunnels, caves, mines, stone buildings and trees. Has been found hibernating underground at high altitude (550m). Feeds over rivers, canals and other water bodies. Will forage in riparian woodland.
Natterer's bat	Myotis nattereri	Common and increasing	Widespread; hibernacula and breeding roosts recorded	Similar to Daubenton's and can be found together; bridges, old buildings, barns, trees and underground sites. Feeds in woodland and parkland. Has recently been recorded in some upland areas, mainly using riparian habitats.
Whiskered bat	Myotis mystacinus	Uncommon but stable	Widespread but uncommon; breeding roosts and hibernacula recorded	Older, mainly stone buildings, churches, trees and often in bat boxes. Feeds mainly in deciduous woodland.
Brandt's bat	Myotis brandtii	Uncommon but stable	Widespread but uncommon; hibernacula and breeding roosts recorded. "Swarming" sites recorded.	Similar to whiskered bats
Brown long-eared bat	Plecotus auritus	Common and stable	Widespread and common; hibernacula and breeding roosts recorded	Old buildings, churches, barns (often with trees close by), underground sites and trees. Often found in bat boxes. Feeds in deciduous and coniferous woodland, often within the canopy, around parkland trees, gardens, along hedgerows.
Common pipistrelle	Pipistrellus pipistrellus	Common and increasing	Widespread and common; breeding roosts recorded but species recognition only recently recorded.	Wide age-range of buildings; favours modern structures, trees occasionally and bat boxes. Feeds over diverse habitats; rural and urban gardens, woodland, farm land or near water. Found hibernating behind wooden cladding on buildings, in soffits, behind fascia boarding and in gaps in wooden window frames, also hibernates in trees.
Soprano pipistrelle	Pipistrellus pygmaeus	Common and stable	Widespread and common; breeding roosts recorded but species recognition only recently recorded.	As common pipistrelle. Favours riparian habitat and roosts in larger maternity colonies than the common pipistrelle. Found hibernating behind wooden cladding on buildings, in soffits, behind fascia boarding and in gaps in wooden window frames, also hibernates in trees.
Nathusius' pipistrelle	Pipistrellus nathusii	Uncommon and trend unknown	Rare. 3 UK breeding sites known. A single bat detector record of a night roost in Cumbria, and several foraging records.	Tree-dweller; hollow trees, cracks, bat boxes and buildings. Sometimes shares nursery roost with pipistrelle or Brandt's bats. Feeds mainly around riparian and woodland edge habitats.

1.3).2.The following roost sites were identified within a 2km radius of the site using:

- Multi-Agency Geographic Information for the Countryside website (MAGIC) [1] NONE
- The National Biodiversity Network atlas [2] NONE
- Surveyor's archive NONE

1.3).3.No bat Special Conservation Areas are present within a 10km radius of the site

Part 2: Daytime Bat Walkover (DBW)
Results

The visit was undertaken on the by Mr John Temple who holds a Level 2 Bat Licence.

2.1.1) The daytime bat walkover confirmed that the habitat surrounding the site was: Improved grassland used for grazing and cropping, the majority of the fields are bordered with hedgerows and occasional mature, deciduous trees. There are scattered mature deciduous trees on the western garden edge close to the woodland which also have potential for bats to forage around.

It would not be necessary to crop any of the trees to do the proposed work

2.1.2) The identified adjacent bat roosting and feeding sites were located and assessed at the field visit. This confirmed the findings in section 1.2 (above). The following areas of note regarding adjacent roosting and feeding sites were identified:

There were no access points available for use by bats and therefore there was no potential for any bat habitat at site level. The woodland edge had good potential for foraging bats but the raising of the roof should not interfere with that area. If any outside lighting is to be added, this should be set low down and light up the area directly below to avoid lighting up the woodland edge.

2.2.1) The site was visually assessed using a high-powered torch and ladders. Crevices were examined internally and externally for droppings, the presence of bats or potential for use by bats using an endoscope and/ or night vision equipment where needed.

2.2.2)Construction of site:

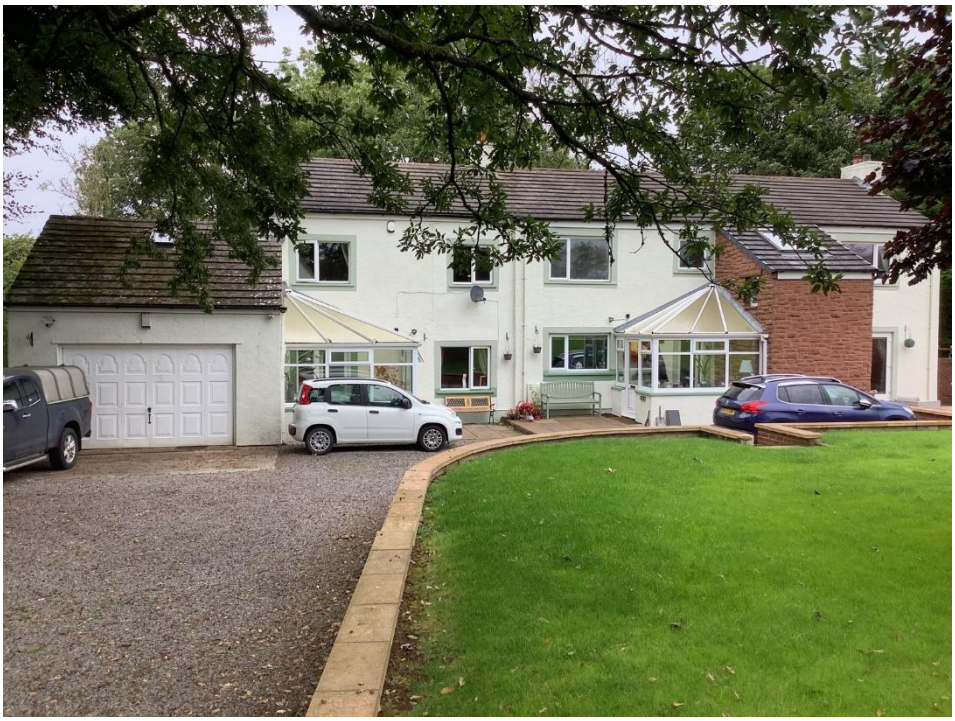
The original part of the house (eastern section) was built in 1976, the western aspect was added circa 1996. It is block-built and fully rendered. It has a concrete tile roof with roofing felt below and a small clean loft space. There is a small section off the southern aspect which is faced with well-pointed sandstone. It has uPVC fittings throughout. There is a garage attached to the western aspect which is of similar construction

2.2.3) The following areas of note were identified:

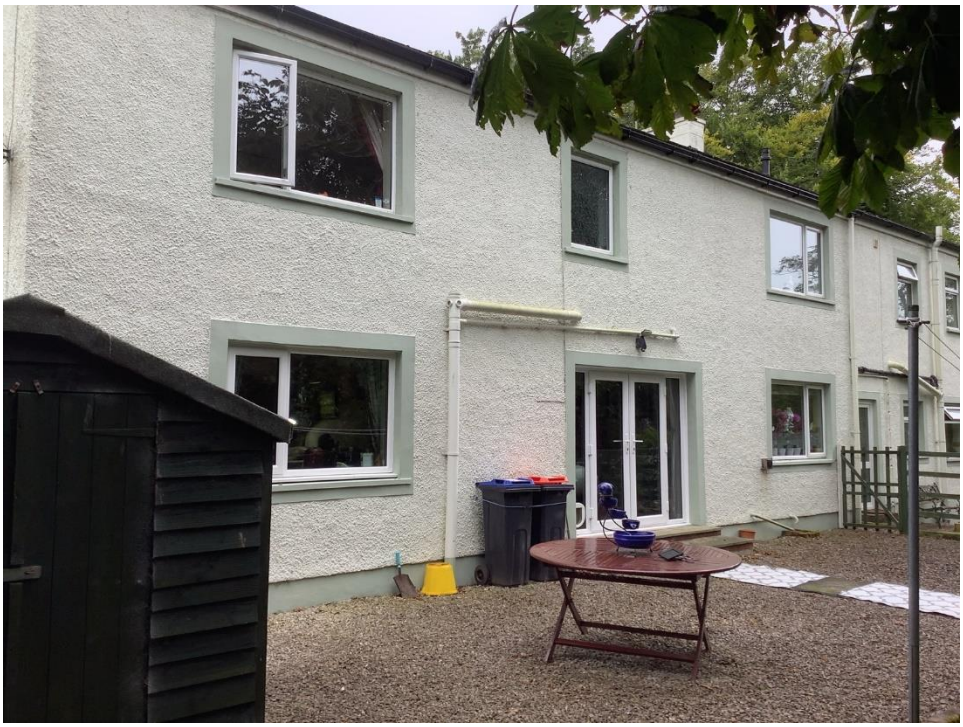
There were numerous gaps behind the uPVC fascia board, however, these were shallow and easily inspected. No signs of bats were found.

Photographs of site:

Front of site



Rear of site



Part 3: Assessment
Results

Using the data from the PEA and DBW the potential suitability of roosting habitats, and potential flight paths and foraging habitats at the site were categorised using the table in Annex 1 and, in conjunction with guidance published by the Bat Conservation Trust [4], the site was assessed as follows:

	Potential suitability
Roosting habitat in structures	None
Potential flight-paths and foraging habitats	Moderate

Further surveys required:

As the potential suitability for roosting habitat is **none**, the potential for flight paths and foraging habitats is **moderate** and the Zone of Influence which will be affected by the proposed works is small, therefore, the risk to bats of the proposed works is negligible. Because of this, it is the surveyor's opinion that the undertaking of a Preliminary Roost Assessment with emergence and/ or dawn surveys is unwarranted.

Although it is the surveyor's opinion that the risks to bats is negligible, great care must be taken when work commences. If bats are seen or suspected then work must stop and further advice be sought from the acting consultant.
If it is necessary to contain and move a bat to prevent it being harmed, ensure gloves are worn and follow the advice found here: www.bats.org.uk/advice/help-ive-found-a-bat/bats-in-need-of-rescue/contain-the-bat

Please do not hesitate to contact me if you would like to discuss any points raised in this assessment further.

Yours faithfully

Mr John Temple

Annex 1

Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement [4]

Potential suitability	Description	
	Roosting habitats in structures	**Potential flight-paths and foraging habitats**
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/ suitable shelter at all ground/ underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous likes of shade/ protection for flight-lines, or generate/ shelter insect populations available for foraging bats).
Negligible [a]	No obvious habitat features on site likely to be used by roosting bats; however a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions [b] and/ or suitable surrounding habitat to be used on a regular basis or by larger number of bats (i.e. unlikely to be suitable for maternity and not a classic cool/ stable hibernation site, but could be used by individual hibernating bats [c]).	Habitat that could be used by small numbers of bats as flight-paths such as gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protections, conditions [b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions [b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/ stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely in conjunction with guidance published by the Bat Conservation Trust to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

[a] Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used when there are placed that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute)

[b] For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance

[c] Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of buildings types in urban environments [5] [6] . Common pipistrelle swarming has been observed in the UK [7] [8] and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland [9]. This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during autumn and winter in prominent buildings in the landscape, urban or otherwise.

References

[1] Multi-Agency Geographic Information for the Countryside, "Multi-Agency Geographic Information for the Countryside," Multi-Agency Geographic Information for the Countryside, 2013. [Online]. Available: https://magic.defra.gov.uk/home.htm. [Accessed 15 2 2025].

[2] NBN Trust, "The National Biodiversity Network (NBN) Atlas," NBN Trust, 2025. [Online]. Available: https://docs.nbnatlas.org/. [Accessed 15 2 2025].

[3] Cumbria Biodiversity Data Centre and Cumbria Mammal Group, "Cumbria Mammal Atlas," Cumbria Biodiversity Data Centre and Cumbria Mammal Group, Carlisle, 2017.

[4] J. Collins, Bat Surveys for Professional Ecologists 4th Edition, London: The Bat Conservation Trust, 2023.

[5] E. Korsten, E. Jansen, M. Boonman, M. Schillemans and H. Limpens, "Swarm and Switch: On the trail of the hibernating common pipistrelle," *Bat News,* no. 110, 2016.

[6] E. Jansen, E. Korsten, M. Schillemans, M. Boonman and H. Limpens, "A Method for actively Surveying Mass Hibernation Sites of the common pipistrelle (Pipistrellus pipistrellus) In the Urban Environment," *Lutra,* vol. 65, no. 1, pp. 201-219, 2022.

[7] C. P. Bell, "The annual occurrance of mass mortality at a common pipistrelle swarming site," *European Journal Wildlife Research,* vol. 69, p. 2, 2022.

[8] N. Tomlinson, "Eight years of swarming studies in Purbeck - What does it tell us?," *British Ireland Bats,* vol. 1, pp. 128-145, 2020.

[9] National Trust, "Home to roost - Largest hibernation of pipistrelle bats recorded at Seaton Delaval Hall," National Trust, 2018. [Online]. Available: https://www.nationaltrust.org.uk/press-release/home-to-roost---largest-hibernation-of-pipistrelle-bats-recorded-at-seaton-delaval-hall.