

JOHN TEMPLE
LICENCED BAT SURVEYOR

1 BLACKTHORN CLOSE
LOW LORTON
COCKERMOUTH
CA13 9FS

LICENCE NUMBER: 2015-12316-CLS-CLS
Level 2 Bat Licence

Preliminary Roost assessment
Former Park Head Inn
Tuesday, 26 August 2025
Version 1

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PROPERTY SURVEYED:

Former Park Head Inn
Thornhill
Egremont
Cumbria
CA22 2RP

GRID REFERENCE: NY0140109298

Reviewer: Mrs Vicki Temple
26-Aug-25

EXECUTIVE SUMMARY:

Prior to an application for change of use and possible buildings works, a survey for bats was commissioned.

Plans have not been finalised but it is likely that the site would need re-roofed. The desk study identified there was no connectivity to any suitable bat habitat.

The daytime site assessment identified raised slates along the roof. At the southern end, there was daubing but at the northern end it was felted beneath, leaving an area between the slates and the felt that could not be inspected; therefore a presence/ likely absence survey was warranted to ensure no bats were using this area.

No areas of potential were identified on the internal survey.

The presence/ likely absence survey results showed no bats were seen leaving the site during the emergence survey or returning to the site during the dawn survey.

As the potential suitability of the roosting habitat is **low** in conjunction with the findings of the Presence/ Likely Absence survey showing **no bats using the site or foraging/ commuting in the immediate vicinity of the site**, the impact of the proposed works is likely to be **negligible**.

The only constraint was that no plans were available for inspection by the consultant.

It is the surveyor's opinion that the surveys undertaken are adequate to establish the likely absence of bats in this site. No further surveys are required.

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

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INTRODUCTION:

Prior to an application for change of use and possible buildings works, a survey for bats was commissioned.

DETAILS OF PROPOSED WORKS:

Plans have not been finalised but it is likely that the site would need re-roofed

**Zone of influence (outlined in red)
(courtesy of Google Earth)**



OBJECTIVE OF SURVEY:

A Preliminary Roost Assessment with a Presence/ Likely Absence Survey(s) is required on a structure when:

- The initial assessment has not ruled out the likelihood of a roost being present (because there are locations with potential for bats to roost undetected in concealed cracks, crevices or voids, or evidence of a roost may have been removed) but no definitive evidence of the presence of bat roosts has been recorded
- A comprehensive inspection survey of a structure is not possible because of restricted access, but there are features with a reasonable likelihood of supporting bats.
- There is a risk that evidence of bat use may have been removed by weather or human activities.

The aim of this survey is to determine the presence or absence of bats at the time of the survey and the need for further survey and/ or mitigation

As part of this assessment, the following surveys were undertaken:

- 1) Desk study
- 2) Daytime site assessment
- 3) Presence/ Likely absence survey
- 4) Evaluation
- 5) Impact assessment
- 6) Required actions

Part 1: Desk study

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 Site Assessment

Methodology

The initial visit was undertaken on the 14th of August 2025 by Mr John Temple who holds a Level 2 Bat Licence.

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

2.2) EXTERNAL SURVEY:

A detailed examination of the exterior of the site was made: the site was visually assessed using a high-powered torch, binoculars 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 (see Annex 2 for further information)

2.3) INTERNAL SURVEY:

A detailed examination of the interior of the site was made: 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 (see Annex 2 for further information)

Part 3: Presence/ Likely Absence survey

Methodology

The survey was undertaken by Mr John Temple who holds a Level 2 Bat Licence.

An emergence survey was conducted assisted by the use of hand-held bat detectors, counters, recording equipment, night vision equipment and night-time camera trapping equipment where appropriate. A thermometer was used to record temperatures.

The following information is detailed in Part 3

Date; Start time; End time; Personnel; Area surveyed and location of surveyors; Weather conditions; Sunset time; Recording equipment used;
Any constraints are also noted.

Part 4: Evaluation

The information gained in parts 1-3 are analysed and evaluated

Part 5: Impact assessment

Using the information from Parts 1-4, an assessment is made on the impact that the proposed works is likely to have

Part 6: Required actions

The requirement for any additional survey work is reported

Results

Part 1: Desk study

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 around 14 months and so a search of planning applications for the last 5 years was undertaken using the Cumberland Council planning database. No bat/ ecological surveys have been identified for this site.

1.2).1.The desk study identified that the habitat around the site was:

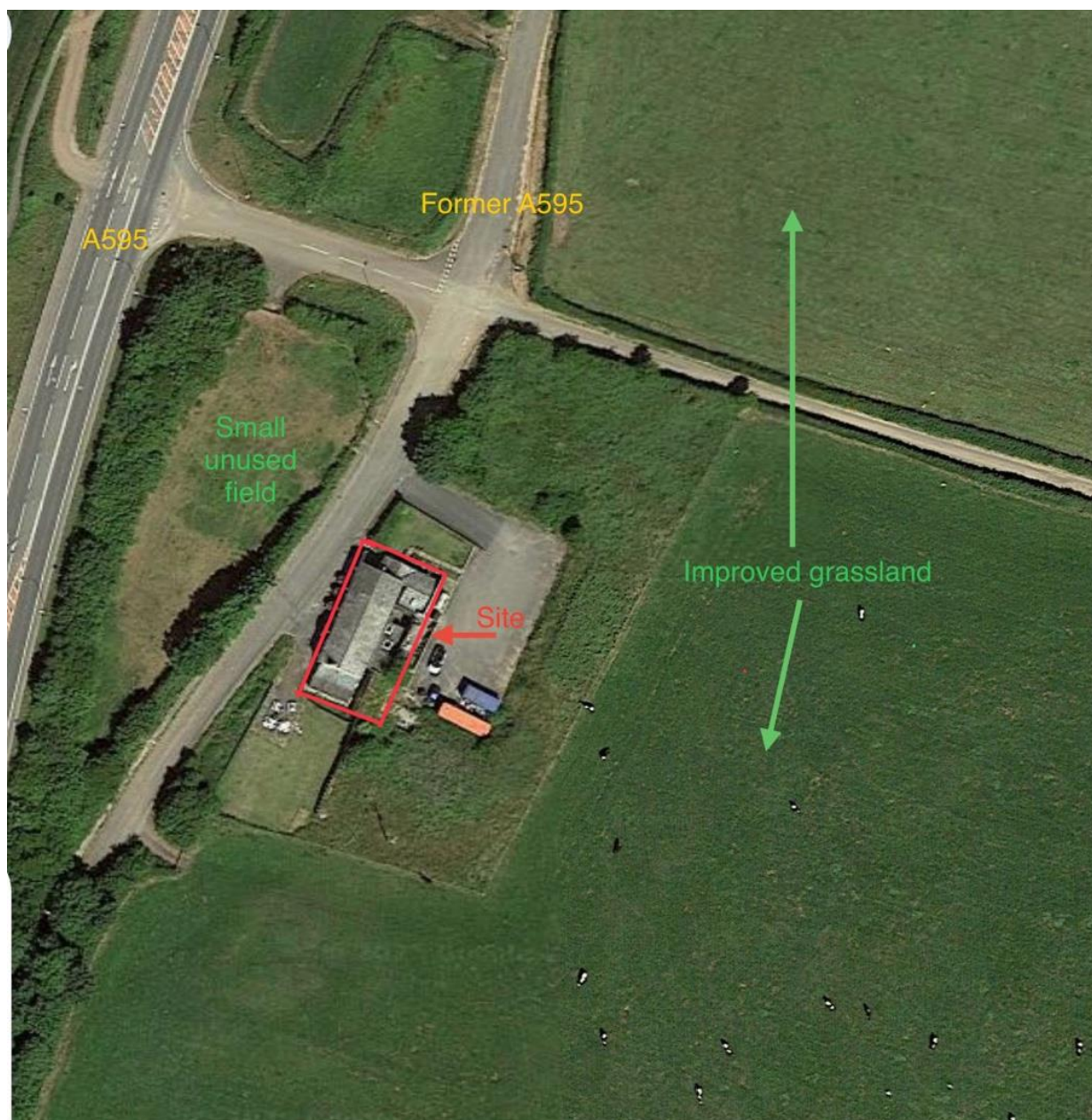
Improved pastureland bordered by clipped hedgerows. The main road (A595) is approximately 60 metres to the west, this is bordered with small deciduous trees

There is a former railway line with mature and semi-mature deciduous trees approximately 300 metres to the west of the site. The river Ehen is approximately 60 metres beyond the old railway line.

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:

There was no connectivity to any suitable bat habitat

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] There is a single granted European Protected Species Application at NY00881090 but this expired in 2012 and it is the surveyor's opinion that is not relevant to the proposed works
- The National Biodiversity Network atlas [2] NONE within the last 10 years.
- Surveyor's archive NONE

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

Part 2: Daytime Site Assessment

Results

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

Photos of site:

Front of site



Rear of site



2.1.1) The daytime site assessment confirmed that the habitat surrounding the site is improved grassland grazed by cattle and sheep, and also used for making crop (hay/ silage). There is a small abandoned field directly to the west of the site which is turning to scrubland, the former car parking area to the rear of the site is bordered by scrubland (mainly long grass and bramble) and is surrounded by low, untrimmed, mixed, deciduous hedgerows.

2.1.2) Any identified adjacent bat roosting and feeding sites were located and assessed at the field visit. This confirmed the findings in section 1.2 (above):

There was no connectivity to any suitable bat habitat

2.2) EXTERNAL SURVEY:

A detailed examination of the exterior of the site was made: 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 (see Annex 2 for further information)

2.2.1) Construction of site:

The site is stone-built and fully rendered. The guttering is fixed directly into the rendered walls. The window and door fittings were tight-fitting uPVC. It has a slate roof with daubing at the southern end of the site and a slate roof with roofing felt below at the northern end. There is a small loft area throughout

2.2.2) The following areas of note were identified:

There were raised slates on the roof. No signs were found at the southern end which had daubing beneath the slates, but at the northern end there was roofing felt, leaving a gap that could not be inspected and therefore a presence/ likely absence survey was warranted to ensure no bats were using this area.

2.3) INTERNAL SURVEY:

A detailed examination of the interior of the site was made: 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 (see Annex 2 for further information)

The following areas of note were identified:

None

Part 3: Presence/ Likely Absence survey

Survey details

Evening survey

3.1).1.Date:15-08-2025

3.1).2.Start time:20-45

3.1).3.End time:22-30

3.1).4.Personnel: Mr. John Temple and Mrs. Vicki Temple

3.1).5.Area surveyed and location of surveyors:

John Temple on the western side and Vicki Temple on the eastern side of the northern end of the site concentrating on the roof area with raised slates that was felted beneath.

3.1).6.Weather conditions:

The weather for the emergence survey was:

Clear skies with no wind

The temperature was: 21c falling to 15c

3.1).7.Sunset time: 20-45

3.1).8.Recording equipment used: Echo Meter Touch and EM3+ Recording bat detector

Dawn survey

3.1).9.Date:16-08-2025

3.1).10. Personnel: Mr. John Temple and Mrs. Vicki Temple

3.1).11. Area surveyed and location of surveyors:

As previous evening.

3.1).12. Recording equipment used: Echo Meter Touch and EM3+ Recording bat detector

3.2) Constraints:

No plans were available for inspection by the consultant.

3.3) Results:

No bats were seen leaving the site during the emergence survey or returning to the site during the dawn survey

Part 4: Evaluation:

4. Using the data from the desk study and daytime site assessment, 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	Low
Potential flight-paths and foraging habitats	Negligible

The Presence/ Likely Absence survey detected no bats using the site or foraging/ commuting in the immediate vicinity of the site.

Part 5: Impact assessment:

As the potential suitability of the roosting habitat is **low** in conjunction with the findings of the Presence/ Likely Absence survey showing **no bats using the site or foraging/ commuting in the immediate vicinity of the site**, the impact of the proposed works is likely to be **negligible**.

Part 6: Required actions:

It is the surveyor's opinion that the surveys undertaken are adequate to establish the likely absence of bats in this site. No further surveys are required.

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

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.

Annex 2:

ADDITIONAL INFORMATION

Survey methods:

- **External survey:**
 - A systematic search is made of the exterior of the structure to identify any potential or actual bat access points and roosting places, and to locate any evidence of bats such as live or dead specimens, bat droppings, urine splashes, fur-oil staining and/ or squeaking noises.
 - The search area includes the ground, especially beneath potential access points, any windowsills, windowpanes, walls, behind peeling paintwork or lifted rendering, hanging tiles, weatherboarding, eaves, soffit boxes, fascias, lifted lead flashing (especially around chimneys), gaps under felt (including flat roofs), under tiles/ slates and in existing bat boxes. Any gaps in brickwork/ stonework are identified and searched where possible to check for access to cavity- or rubble-filled walls
 - Crevices are inspected using torches, mirrors and endoscopes.
- **Internal survey:**
 - A systematic search is made of the interior of the structure (where safe) to identify potential or actual bat access points and roosting places and to locate evidence of bats. Evidence includes: Bats (live or dead), droppings, urine splashes, fur-oil staining, feeding remains (e.g. moth wings) and/ or squeaking noises, bat fly pupal cases or odour.
 - Within residential buildings, the following are inspected:
 - Floor and surfaces of furniture or objects
 - Behind wooden paneling
 - Lintels above doors and windows
 - Behind window shutters and curtains
 - Behind pictures, posters, furniture, peeling paintwork/ wallpaper, lifted plaster and boarded up windows
 - Inside cupboards and in chimneys accessible from fireplaces.
 - A search of the roof void is undertaken paying particular attention to the floor, water tanks, stored materials and other surfaces. Searches are undertaken beneath and around the edges of insulation where safe.
- **Presence/ likely absence survey:**
 - The site is visited at dusk to listen and observe bats emerging from their roosts.
 - Night-vision equipment is used to avoid disturbance to bats
 - The positioning of the ecologist(s) and/ or recording equipment is informed by the initial stages of the PRA which identify potential roosting and/ or access points.
 - It may be appropriate to use recording bat detectors within the site, especially for late-emerging species however these may also detect bats flying around the site as well as those inside.

Recommended timings and number of survey visits required based on guidelines from the Bat Conservation Trust [4]

Recommended timings for presence/ likely absence surveys to give confidence in a negative result for structures (to be used in conjunction with Table 2 [4])		
Low roost suitability	Moderate roost suitability	High Roost suitability
May-August (structures)	May-September ^a , with at least one of surveys between May and August ^b	May-September ^a , with at least two of surveys between May and August ^b
^a September surveys are both weather- and location-dependent. Conditions may become unsuitable in these months, particularly in more northerly latitudes, which may reduce the length of the survey season. September surveys are likely to miss maternity roosts due to dispersal before this time but may pick up mating roosts. ^b Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more. Survey timings should consider the prevailing conditions in the year of survey, which will vary geographically. In years with a cold spring, the surveys should not be started in early May or all completed in May. The surveys should maximise the possibility of detecting maternity roosts, which can switch roosts between pregnancy and lactation, and the optimum coverage includes the pre-parturition, post-parturition and mating periods.		

Recommended minimum number of survey visits for presence/ absence surveys to give confidence in a negative result for structures [4]		
Low roost suitability	Moderate roost suitability	High Roost suitability
One survey visit. One dusk emergence survey ^a	Two separate dusk emergence survey visits ^b	Three separate dusk emergence survey visits ^b
^a Structures that have been categorized as low potential can be problematic and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category ^b Multiple survey visits should be spread out to sample as much of the survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more.		

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 occurrence 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>.