

BAT SURVEY REPORT

Gill House Farm, Egremont

**Preliminary Roost Assessment for Bats
and Breeding Bird Survey**

Client: Samantha Clarke

June 2026

Duddon Ecology

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Disclaimer

This report has been commissioned and the actions of the surveyor have been made in accordance with the Code of Professional Conduct for the Chartered Institute of Ecology and Environmental Management. (www.cieem.org.uk).

This report has been compiled based on the methodology as detailed and the professional experience of the surveyor. Whilst the report reflects the situation found as accurately as possible bats, are wild and can move freely from site to site. Their presence or absence detailed in this report does not entirely preclude the possibility of a different past, current or future use of the site surveyed.

We would ask all clients acting upon the contents of this report to show due diligence when undertaking work on their site and/or in their interaction with bat species. If bats are found during a work programme and continuing the work programme could result in their disturbance, injury, or death either directly or indirectly, an offence may be committed.

These species may only be disturbed, injured, or killed under licence.

If in doubt, stop work and seek further professional advice.

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NON-TECHNICAL SUMMARY

This report provides the results of a Preliminary Roost Assessment survey for bats and nesting birds at Gill House Farm, Egremont, Cumbria.

The surveyed building is a single storey brick built milking shed under a corrugated cement fibre roof.

It is proposed that the building is demolished and a new residential extension is erected on the same footprint.

A daytime inspection was undertaken on the 4th June 2026. This involved a close inspection of the building for signs of use by bats both internally and externally.

Additional assessments, such as analysis of the surrounding habitats were undertaken to ensure the reasonable probable use of the site by bats could be determined.

The habitat around the site offers a low foraging potential being pastoral and arable fields. There are small fragments of woodland in the wider landscape and sections of hedgerows, but these are isolated and some distance from the Site.

The buildings are assessed as being of negligible suitability for use by roosting bats and in-line with current Good Practice guidance . No evidence of current or past use of the site by bats was found.

On the basis of the survey work carried out, under guidance provided in respect of the Conservation of Habitats and Species Regulations 2017, and considering the plans for the site, it is considered that a European Protected Species Mitigation (EPSM) Licence for bats will not be required prior to works being carried out.

The proposed work will not affect any roost sites for bats and the continued ecological functionality of the site will be maintained. No further survey work is recommended.

Contractors should be made aware of the potential for nesting birds in the building. Demolition works should be undertaken outside of the bird breeding season (March – September) where possible. Any works within the breeding season should be conducted with care and following the recommendations of this report.

1 INTRODUCTION

1.1 Background

Duddon Ecology were commissioned by the Samantha Clarke to undertake a bat and nesting bird survey of an agricultural building at Gill House Farm, Egremont, Cumbria. It is proposed that the building is demolished and a replacement building erected on the same footprint.

1.2 Survey Objectives

The purpose of the survey was to ensure that the proposed development does not affect any bat species which are listed under the Conservation (Natural Habitats, &c) Regulations (2017) and/or the Wildlife and Countryside Act (1981) (as amended). To achieve this, the study will;

- Identify past and/or current use of the site by bat species;
- Assess the value of habitats on and off site for their potential as bat foraging and commuting habitat;
- Assess the likely impact of the proposed works on these species;
- Provide recommendations regarding appropriate avoidance, mitigation or compensation measures, as required.

1.3 Site Description

The surveyed building is a red brick built single storey agricultural building under a pitched cement fibre corrugated roof. It is understood to have been built as a milking shed but is currently used for storage.

There is a large brick built agricultural barn connected to the South, as well as a farmhouse and several other outbuildings, which are not considered in this report unless their inclusion is considered materially relevant.

The site is in a rural location area at NX 99212 09208, Figure 1 and 2.



Figure 1 Ordnance Survey map of site location (circled red)

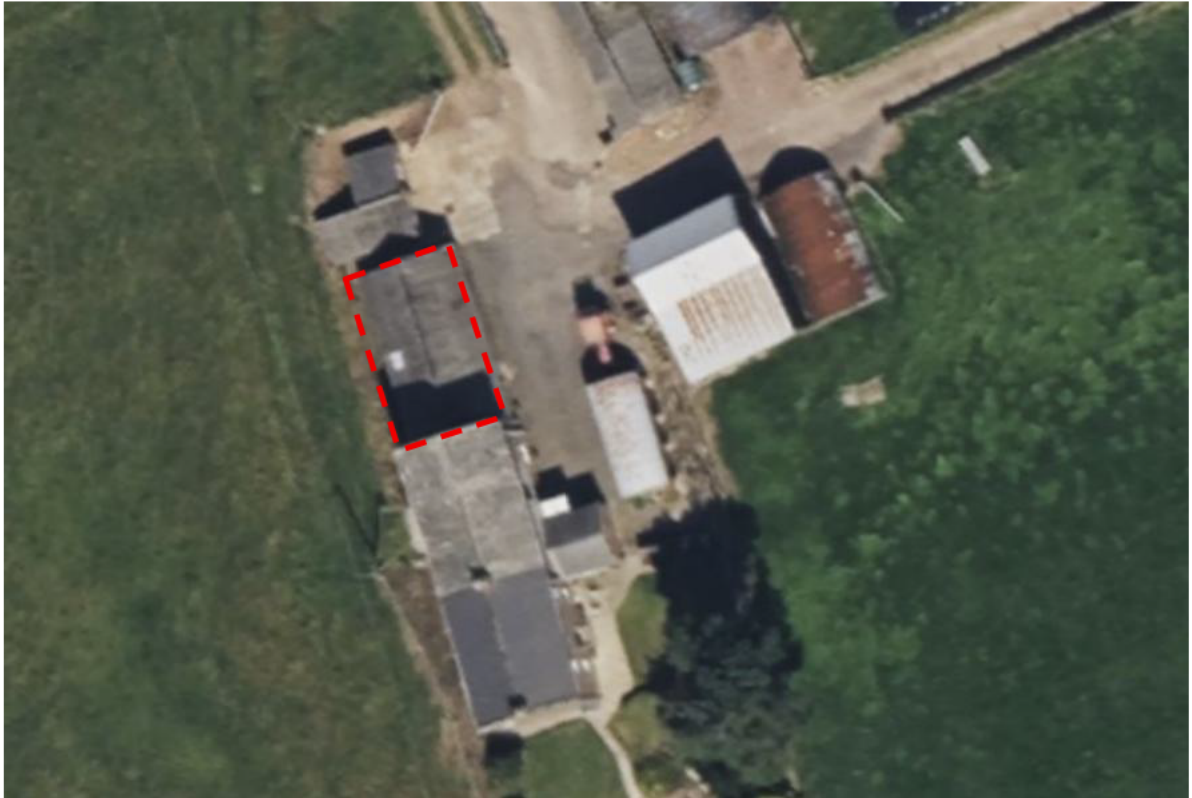


Figure 2 *Aerial photograph of the site, surveyed building outlined in red*

1.4 Proposed Works

It is proposed that the former milking shed is demolished to enable erection of a new building over the same footprint.

2 METHODOLOGY

2.1 Desk Study

A search was made on MAGIC (www.magic.gov.uk) - DEFRA's interactive, web-based database for information on any European Protected Species Mitigation (EPSM) Licence applications relating to bats that have been granted within 2km radius from site.

The desk study also included a review of any previous ecological reports or other information available for the site.

The 'Cumbria Mammal Atlas', Cumbria Biodiversity Data Centre and Cumbria Mammal Group (2017), was reviewed to identify bat species recorded within the relevant hectad.

A species data search from the Cumbria Biodiversity Data Centre was not commissioned and was considered not necessary to inform the report evaluation as the current survey is considered to be sufficient to provide an assessment based on the field evidence and knowledge of the author who lives locally.

The habitat at and adjacent to the site was assessed from satellite imagery which was then confirmed during the site visit and by the surveyor's knowledge of the area.

2.2 Preliminary Roost Assessment

The methods used comply with those described in the Bat Conservation Trust's Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition), Collins, J (ed) (2023), hereafter referred to as Collins, J (ed) (2023).

Potential bat roosting and feeding sites on and adjacent to the site were identified from aerial photography. This allows identification of habitat connectivity and potential foraging areas at a landscape level. Identification of bat species which may occur locally allows for additional field-based surveys to be correctly targeted.

A thorough inspection of the walls and eaves was undertaken using a torch and short focus binoculars to locate potential bat roosts. Gaps and cracks in the walls or under the eaves and soffits may provide access to the building by bats. Where possible all gaps and cracks judged to be of a suitable size for bats to take entry to the building were inspected either from the ground or from a ladder. Where appropriate an endoscope was used to fully inspect these gaps internally.

A thorough inspection of the roof was undertaken using a torch and short focus binoculars to locate potential bat roosts. Gaps under the roof coverings, ridge lines and flashing may provide suitable roost sites for bats. All gaps and cracks judged to be of a suitable size for bats to take entry to the building were inspected from the ground using short focus binoculars and a torch to illuminate any gaps underneath. Where possible to do so, gaps beneath slates were inspected with an endoscope from a ladder.

A thorough inspection of the interior and exterior of the building to look for signs of bats such as grease or scratch marks, bat droppings, and feeding detritus was made. Windows and/or other items in and around the site were inspected for urine staining.

A thorough search for detritus associated with bat feeding perches and roosts was undertaken. These roosts are usually in roof voids, under eaves, and open buildings.

Internal voids and rooms were assessed where it was considered bats may be able to take access. Indications of use such as grease and scratch marks, urine staining, droppings, desiccated young bats, dead bats in water tanks, and cobweb free areas under the roof and roof supports were all assessed.

The potential suitability of the building and the surrounding habitat for bats was assessed in-line with relevant guidelines and allocated to one of the categories detailed in Table 4.1 of Collins, J (ed) (2023). Categories and descriptions are shown in Table 1.

Suitability	Roosting Habitats in Structures	
None	No habitat features 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 lines of shade / protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features 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 bats due to their size, shelter, protection, condition (for example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.) and/or suitable surrounding habitat to be used on a regular basis or by larger numbers 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).	Habitat that could be used by small numbers of bats as flight-paths such as gappy hedgerow or un-vegetated 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, protection, conditions 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 categorization 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 large numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g., maternity, or classic cool/stable hibernation sites.	Continuous high-quality habitat that is well connected to the wider landscape that is likely 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 and connected to known roosts.
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Table 1 *Bat Roost Suitability Categories (Collins, J (ed) (2023))*

2.3 Nesting Birds

The building was surveyed for evidence of current or past use by nesting birds using binoculars, torches and endoscopes, where appropriate.

2.4 Survey Timings and Personnel

Survey No.	1
Date	03/06/2026
Site Inspection	1hr
Weather	Light wind, overcast
Surveyors	CA

Table 2 *Survey dates and times*

Surveyors

1. Mr Chris Arthur (CA) BSc (Hons), MSc, MCIEEM
Natural England Bat CL18 Class Licence (Level 2) & Natural England CL29 Barn Owl Class Licence. 14 years' experience as a professional ecologist undertaking Bat and Barn owl surveys.

3 RESULTS

3.1 Desk Study

A search on Natural England MAGIC portal showed no Statutory Designated Sites with bats as qualifying interest, and no granted EPSM licences for bats within 2km of the site.

No preexisting survey data for the site was available.

From a review of aerial photography, a field assessment of the area adjacent to the site and the experience of the surveyor, bat species which may occur in the vicinity of the site (~2km) are detailed in Table 3, along with their 'rarity' category taken from the 'UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats', Reason, P.F. and Wray, S. (2025).

The Cumbria Mammal Atlas (2017) shows no bat species recorded within hectad NX90, though adjacent hectads contain records for *Pipistrellus* spp, *Myotis nattereri*, *M. daubentonii*, *M. brandtii*, *M. mystacinus*, *Plecotus auritus* and *Nyctalus noctula*.

This assessment focuses purely on the foraging potential of the area, not the roosting potential of the site itself, which is considered later in the report.

Species		Rarity (taken from Reason, P.F. and Wray, S. (2025))
Common pipistrelle	(<i>Pipistrellus pipistrellus</i>)	Widespread all geographies
Soprano pipistrelle	(<i>P. pygmaeus</i>)	Widespread all geographies
Nathusius' pipistrelle	(<i>P. nathusii</i>)	Rarer or restricted distribution
Brown long-eared bat	(<i>Plecous auritus</i>)	Widespread all geographies
Whiskered bat	(<i>Myotis mystacinus</i>)	Widespread in many geographies, but not as abundant in all
Brandt's bat	(<i>M. brandtii</i>)	Widespread in many geographies, but not as abundant in all
Natterer's bat	(<i>M. nattereri</i>)	Widespread in many geographies, but not as abundant in all
Daubenton's bat	(<i>M. daubentonii</i>)	Widespread in many geographies, but not as abundant in all
Noctule	(<i>Nyctalus noctula</i>)	Widespread in many geographies, but not as abundant in all

Table 3 Bat species likely to occur in the vicinity of the Site

The site is in an elevated and exposed location amongst open agricultural fields and in close proximity to the West Cumbrian coast. The surrounding landscape is a mosaic of pastoral and arable fields and whilst there are small hedgerows and scattered trees offering limited potential, there are no high quality foraging habitats or strong linear features for bats in close proximity.



Figure 3 *Habitat on and adjacent to the site*

3.2 Field Survey

3.2.1 Habitat Description

The habitat on and adjacent to the site identified from satellite images was ground-truthed. Details of the habitats found on and adjacent to the site are detailed in Figure 3.

The site is in an elevated position amongst open agricultural land which offers very little foraging habitat for bats. A small residential garden to the South which adjoins a low hedgerow provides a potential commuting route for bats.

The habitats on and adjacent to the site are assessed as being of low suitability for foraging and commuting bats, though there are areas of low suitability habitat in the wider area.

3.2.2 Building 1

3.2.2.1 General description

A single storey agricultural building formerly used as a milking shed. The building is single-storey and constructed of red brick, under a pitched, corrugated cement fibre roof. The surveyed building abuts a larger brick built agricultural barn to the South.



3.2.2.2 External walls/ Eaves

The building is built from red brick and is well pointed. Ventilation bricks are present low on the East facing elevation; these are obstructed and offer neither access points nor roosting opportunities. To the South, the building adjoins a larger red-sandstone barn.



The roof verge on the North facing gable end has a low number of large gaps around the purlins. These are too open and exposed to be used by crevice dwelling bats but would allow access to the building interior. No droppings or other indications of the presence of bats were found in these areas.



There are loosely fitted fascia boards at the eaves to the East and West, on which the gutters are mounted. The gaps between the fascias and the brickwork is c.750mm and too spacious to be suitable for use by bats. Due to the low height of the eaves, these areas could be thoroughly inspected which found no evidence of use.



3.2.2.3 Roof

The roof of the building is pitched and made cement-fibre corrugated sheeting with corrugated plastic skylights. The corrugated sheets are fitted tightly and do not offer roosting potential. The sheets are fixed flush to the sarking in the furrows and the peaks sit too proud of the boards to provide suitable potential roost sites.



Large ventilation holes are present along the ridgeline. Whilst these would be potential access points, they are too large and exposed to be used as roost sites.



3.2.2.4 Roof Voids/ Roof structure

There are no enclosed voids in the building but the roof structure is exposed internally. There are wooden sarking boards beneath the corrugate sheets which is in good condition and free from rot or gaps which could be exploited by bats.

There roof timbers are also in good condition and do not contain any cracks, gaps or other features suitable for use by bats.





The internal space is open, exposed, and well illuminated by natural light. It is not considered likely that this space would be used by bats, though a low number of old Barn Swallow (*Hirundo rustica*) nests were noted. These did not show signs of recent use.



3.2.2.5 Summary

The construction, condition and location of the building offer no potentially suitable roosting opportunities and no evidence to indicate any level of use by bats could be found.

The building is assessed as being of negligible suitability for roosting bats.

4 INTERPRETATION AND EVALUATION

4.1 Limitations

No significant constraints were encountered during the course of the surveys.

Full access to all building was possible.

In line with the CIEEM Guidance (CIEEM, 2019) the data contained within this report will remain valid for a period of 12 months from the date of the survey after which the validity of this document should be reviewed to establish if any updates are required.

4.2 Presence / absence and Roost Characterisation

The building is assessed as being of negligible potential for use by roosting bats and no evidence of current or past use was found during survey.

4.3 Site Status Assessment

Foraging and commuting habitat around the site is of low value to bats and it is considered unlikely that the local environs will support significant numbers.

The surveyed building is of negligible suitability for roosting bats, being single storey with a cement fibre corrugate roof and lacking any enclosed voids.

5 IMPACT ASSESSMENT

5.1 Pre and Mid Activity Impacts

No bat roosts have been identified in the former milking shed at Gill House Farm and so no impacts to roosting bats are anticipated during mobilisation or demolition phases.

5.2 Long-term Impacts

The building is assessed as being of negligible value to roosting bats, therefore its removal will not result in long-term adverse effects.

5.3 Residual Impacts (Post-mitigation)

No negative impacts to bats are anticipated from the proposed demolition of the former milking shed. No mitigation or compensation is considered necessary.

6 RECOMMENDATIONS AND MITIGATION

6.1 Further Survey

We consider that the risk to bats in the building has been determined from the survey undertaken and will remain constant. No additional survey work is required prior to the determination of planning consent or commencement of demolition.

6.2 Mitigation and Compensation

No specific mitigation or compensation is considered necessary, but the following good working practices should be adhered to ;

- Those undertaking the work will be observant during work for bats which may use the building if new areas are exposed and left open overnight. Bats are opportunistic and may make use of gaps opened up during work overnight, even during the winter.
- Those undertaking the work will be provided with the contact details of an appropriately qualified individual who can provide advice in relation to bats at any time during work. In the event that bats are found during work, unless the action has already been cleared by a suitably qualified individual, **all work will cease** and an appropriately qualified individual will be contacted for further advice. The ecologist for this project is Mr. Chris Arthur – 07525 761897

6.3 Requirement for EPSM Licence

No offence is likely to be committed from the proposed works and it is considered that an EPSM licence will not be required. No evidence of use by bats was found and the building is assessed as being of negligible suitability.

If bats are likely to be significantly disturbed or bat roosts or breeding sites are found as a result of work, all work must cease and the site will need to be re-assessed by a suitably qualified person with regard to its use by bats. A Natural England licence will be required if continuing work is, on balance, likely to result in the disturbance, killing or injury of bats or the alteration, destruction or obstruction of a roost or breeding site.

6.4 Breeding Birds

All works must consider the presence of breeding birds, all of which are protected when nesting.

The works should avoid commence in the breeding bird season which is considered to be March - September (inclusive).

If works are required to commence during the breeding bird season then this must only be done after a thorough inspection. Contractors must be vigilant for signs of any active nests and pause works if active nests are seen or suspected.

7 SUMMARY

This report provides the results of a Preliminary Roost Assessment survey for bats and nesting birds at Gill House Farm, Egremont, Cumbria.

The surveyed building is a single storey brick built milking shed under a corrugated cement fibre roof.

It is proposed that the building is demolished and a new residential extension is erected on the same footprint.

A daytime inspection was undertaken on the 4th June 2026. This involved a close inspection of the building for signs of use by bats both internally and externally.

Additional assessments, such as analysis of the surrounding habitats were undertaken to ensure the reasonable probable use of the site by bats could be determined.

The habitat around the site offers a low foraging potential being pastoral and arable fields. There are small fragments of woodland in the wider landscape and sections of hedgerows, but these are isolated and some distance from the Site.

The buildings are assessed as being of negligible suitability for use by roosting bats and in-line with current Good Practice guidance . No evidence of current or past use of the site by bats was found.

On the basis of the survey work carried out, under guidance provided in respect of the Conservation of Habitats and Species Regulations 2017, and considering the plans for the site, it is considered that a European Protected Species Mitigation (EPSM) Licence for bats will not be required prior to works being carried out.

The proposed work will not affect any roost sites for bats and the continued ecological functionality of the site will be maintained. No further survey work is recommended.

Contractors should be made aware of the potential for nesting birds in the building. Demolition works should be undertaken outside of the bird breeding season (March – September) where possible. Any works within the breeding season should be conducted with care and following the recommendations of this report.

8 REFERENCES

Information from the following sources has been used in preparing the survey report.

CIEEM. (2019). Advice Note on the Lifespan of Ecological Reports & Surveys. Available from: <https://cieem.net/wp-content/uploads/2019/04/Advice-Note.pdf>

Collins, J (ed) (2023) *Bat Surveys for professional ecologists: Good Practice Guidelines, 4th edition*. The Bat Conservation Trust

Cumbria Biodiversity Data Centre & Cumbria Mammal Group (2017), *Cumbria Mammal Atlas*

English Nature (2004). *Supplementary guidance note: surveying for bats following the publication of English Nature's national bat mitigation guidelines (January 2004)*. English Nature, Northumbria Team

Entwistle, A. C. *et al.* (2001). *Habitat Management for Bats*. JNCC

Greenaway, F. and A.M. Hutson (1990) *A Field Guide to British Bats*. London: Bruce Coleman Books.

Mitchell-Jones, A. J. & McLeish, A. P. (1999). *The Bat Workers' Manual*. JNCC

Reason, P.F. and Wray, S. (2025). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.2.. Chartered Institute of Ecology and Environmental Management, Ampfield.

Russ, J. (1999). *The Bats of Britain and Ireland, Echolocation, Sound Analysis and Species Identification*. Alana Books

APPENDIX 1 RELEVANT LEGISLATION

All British bat species are given special protection within England by their inclusion on Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).

As a result, it is an offence to:

- Deliberately capture, injure or kill a bat;
- Intentionally or recklessly disturb a bat in its roost or deliberately disturb a group of bats;
- Damage or destroy a bat's roosting place (even if bats are not occupying a roost at the time);
- Possess or advertise, sell or exchange a bat (dead or alive) or any part of a bat; and
- Intentionally or recklessly obstruct access to a bat roost.

With specific reference to the offence of disturbance, Regulation 41(1) of the Conservation of Habitats and Species Regulations 2017 (as amended) states that a person commits an offence if they:

“...deliberately disturb wild animals of any such species [i.e. a European Protected Species] in such a way as to be likely significantly to affect:

- (i) the ability of any significant group of animals of that species to survive, breed, or rear or nurture their young; or
- (ii) the local distribution or abundance of that species”.

The legislation applies to bat roosts even when they are not occupied and penalties are punishable with unlimited fines per offence and/or up to 6 months' imprisonment. Actions affecting multiple animals may be construed as separate offences and therefore there is potential for penalties to be applied per animal impacted.

Where development will result in damage to, or obstruct access to, any bat roost (whether occupied or not) or risks harming or significantly disturbing bats, a European Protected Species Mitigation Licence (EPSML) is required from Natural England to allow the development to proceed. Such a licence will only be issued if appropriate mitigation and compensation can be demonstrated to ensure that the favourable conservation status of the species can be maintained.

Bats are also afforded more general protection in England (and Wales) within the Natural Environment and Rural Communities Act (NERC) 2006. This imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, “...to have due regard, so far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity” [Section 40 (1)].

It notes that “conserving biodiversity includes restoring or enhancing a population or habitat” [Section 40 (3)].

All nesting birds, their nests (whilst being built or in use), eggs and dependent young, are protected from disturbance by the Wildlife and Countryside Act 1981.