
Preliminary Bat Roost Assessment of:

Glebe Farm
Newcastle Road
West Boldon
NE36 0BJ

Prepared for:

Cummings Architects Ltd

On behalf of:

Ian Wilson
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Report Ref: Cummings_GlebeFarm_Bat1.1

Report prepared by	Position	Date
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1.0 EXECUTIVE SUMMARY

- 1.0.1 Dendra Consulting Ltd was commissioned by Cummings Architects on behalf of Mr Ian Wilson to undertake a bat risk assessment of Glebe Farm, West Boldon NE36 0BJ. The report was required as part of a planning application for works to the property. The proposed works involve single storey extensions, connecting the garage with the main building, a loft conversion with dormer window and alterations to existing doors and windows.
- 1.0.2 From the desk study it can be seen that the property was located close to moderate quality foraging opportunities. The data search for the surrounding 2km indicate a number of bat records, however there were no records from the property itself.
- 1.0.3 The site consisted of a detached dwellinghouse set over two storeys with a single storey extension and a single storey detached garage. The property was mostly well sealed in regard to potential access for roosting bats. Some gaps were present on the main building roof and behind the extension fascia boards. There was no evidence that bats were using the building as a roost.
- 1.0.4 Giving weight to all of the evidence, and the proximity to moderate quality foraging habitat, the property is considered to be a **low risk** in terms of roosting bats. Maternity use and hibernation use are considered unlikely.
- 1.0.5 No further surveys for bats are proposed. A working method statement has been appended to this report which includes a toolbox talk for and emergency procedures for contractors.
- 1.0.6 This report remains valid for a period of 12 months, after which consideration must be given to a further site visit and/or further surveys. After 24 months all survey data must be updated.

2.0 INTRODUCTION

2.1 Purpose of Report

2.1.1 Dendra Consulting Ltd was commissioned by Cummings Architects on behalf of Mr Ian Wilson to undertake a bat risk assessment of Glebe Farm, West Boldon NE36 0BJ. The report was required as part of a planning application for works to the property.

2.2 Details of Proposals

2.2.1 The proposed works involve single storey extensions, connecting the garage with the main building, a loft conversion with dormer window and alterations to existing doors and windows.

2.3 Legislation

2.3.1 Bats

All UK species of bat are protected under The Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981. This law makes it illegal to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat^[*]
- Damage or destroy a bat roost or resting place

^[*]Disturbance of bats includes in particular any disturbance which is likely to:

- Impair their ability
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - to hibernate or migrate
- Affect significantly the local distribution or abundance of the species to which they belong.

2.4 Report Longevity

- 2.4.1 This report remains valid for a period of 12 months, after which consideration must be given to a further site visit and/or further surveys. After 24 months all survey data must be updated.

3.0 DESKTOP SURVEY

3.1 Site Location and Surrounding Area

3.1.1 The site is situated in a semi-rural location on the western edge of the village of West Boldon, Tyne and Wear. The approximate Ordnance Survey National grid reference is NZ 3469 6093. Residential properties and housing estates dominate the landscape for over 1km to the east of the property. The A184 borders the property to the south. Beyond the A184 lies open countryside including farmland, small woodlands and a golf course. The river Don is the closest water body to site 80m to the north west. Boldon Lake lies 470m to the west. Overall, the habitat around the site is considered to provide moderate foraging habitat for bats. Figure 1 shows the site location and surrounding area.

3.2 Pre-Existing Information

3.2.1 Data held by the Environmental Records Information Centre North East (ERIC) revealed a number of bat records for the surrounding 2km. The data set included common and soprano pipistrelles as well as Natterer's bats. The closest record was for a single common pipistrelle recorded in 2006, foraging approximately 360m south west of the proposed site along the River Don corridor. There are no records from the property itself.

3.3 Status of Bat Species Recorded in the Search Area

3.3.1 The status of bat species found within County Durham are provided in figure 2 below.

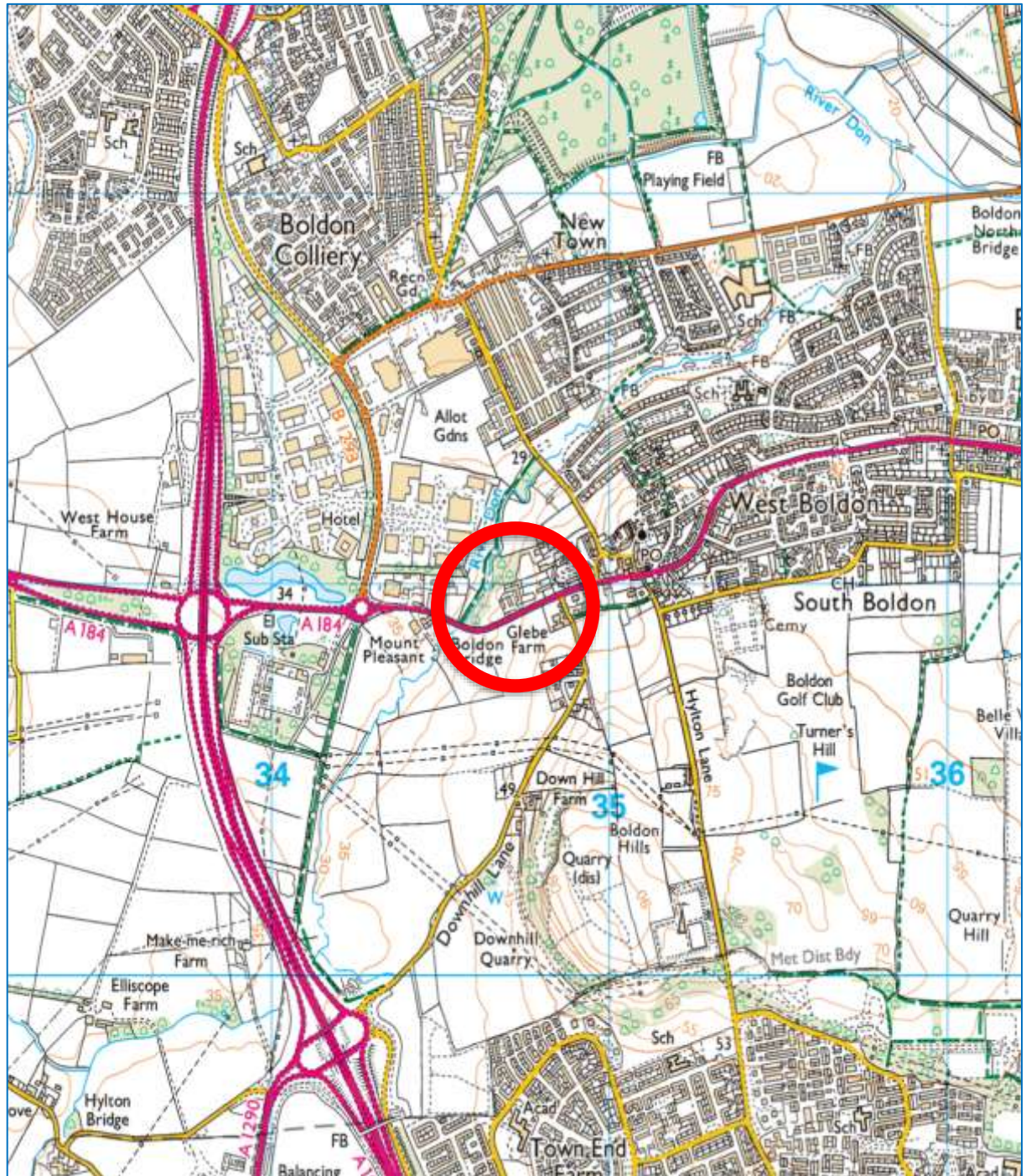
Figure 1 – Site location and surrounding area.

Figure 2 – Status of species recorded in the search area.

Species	Local status (<2km – from data searches)	County Status – Durham (NEENP)	National Status (BCT 2024)
Brandt's bat	Not recorded	Rare and roosts in the Durham area are of national importance.	Stable
Brown long-eared bat	Not recorded	Reasonably widespread.	Stable
Common pipistrelle	Present	Ubiquitous throughout the whole of the County.	Increasing
Daubenton's bat	Not recorded	Widespread along water courses.	Stable
Nathusius' pipistrelle	Not recorded	Present but no roost sites known	No population trend data available
Natterer's bat	Present	One of Durham's rarer species	Increasing
Noctule	Not recorded	Localised in the area's mature woodland in rural areas.	Stable
Soprano pipistrelle	Present	Widespread.	Increasing
Whiskered bat	Not recorded	Widespread but localised. Roosts in the Durham area are of national importance	Stable

4.0 PRELIMINARY ROOST ASSESSMENT

4.1 Methods, Timing and Personnel

4.1.1 A daytime site visit was conducted on 11th August 2025 by Barry Anderson, an experienced ecologist holding a Natural England Level 2 Bat Survey Class Licence (WML-CL18). Barry was assisted in the survey by David Anderson, a graduate ecologist currently training for a bat licence. Equipment available included binoculars, high powered torch, ladders, endoscope and a camera. The purpose of the visit was to assess the site's suitability for bats, signs of bats and potential entry/exit points. The survey was conducted in accordance with best practice guidelines (Collins, 2023). The weather on the day of the visit was dry and overcast (16°C).

4.2 Site Inspection

4.2.1 The site consisted of a detached dwellinghouse set over two storeys with a single storey extension on the south east elevation and a single storey detached garage.

4.2.2 The two-storey section of the main building had a pitched slate roof, and the single storey extension had a flat felt roof (photograph 1). A single gap was noted under the ridge tiles near the chimney stack. Also, around this area, the lead flashing and one of the roof slates were slightly raised on the south east aspect (photograph 2). On the north west aspect near the gable end, several roof slates were noted as raised or slipped which left potential access points for roosting bats (photograph 3). The flat roof single storey section of the building had wooden fascia boards holding the roof felt in place. The fascia boards were not tight to the building but any gaps were covered with heavy cobwebbing (photograph 4). The walls of the main two storey section of the building were in good condition and assessed as being of solid construction due to the rows of header bricks present (photograph 5). The pitched slate roof of the single storey garage was in good condition as were the walls and fascia

boards. No potential access gaps were noted anywhere on the garage. Externally, no signs of bats or use by bats was found during the inspection of the property.

- 4.2.3 Internally, the main roof void was of a king post construction with straw on the floor which appeared to have been used as insulation (photograph 6). No external light could be seen penetrating the roof void at any point. The slates had a non-breathable bitumen backing and the roof void was generally cool and dusty (photograph 7). The garage roof void was of a modern trussed construction with no floor leaving it more open and exposed (photograph 8). Internally there was no evidence of use by bats, such as droppings, fur-oil staining, scratch marks, squeaking, feeding remains or live or dead bats in the roof spaces.

4.3 Conclusion

- 4.3.1 From the desk study it can be seen that the property was located within moderate quality foraging opportunities.
- 4.3.2 The bat records for the surrounding 2km indicate a number of records of bat species. However, there were no records of any bats from the property itself.
- 4.3.3 The property was mostly well sealed in regard to potential access for roosting bats. In addition, the property had stood empty and unheated for several years and was very cool during the inspection, reducing the likelihood of use by a maternity colony of bats. Hibernation is also unlikely due to the presence of solid walls. However, day roosting by low numbers of bats cannot be ruled out and therefore the property is classified as having a low risk of supporting roosting bats. There was no evidence that bats were using the building as a roost.

Photograph 1 – The main building and garage at Glebe Farm.



Photograph 2 – Gaps under the ridge tiles and lead flashing around the chimney.



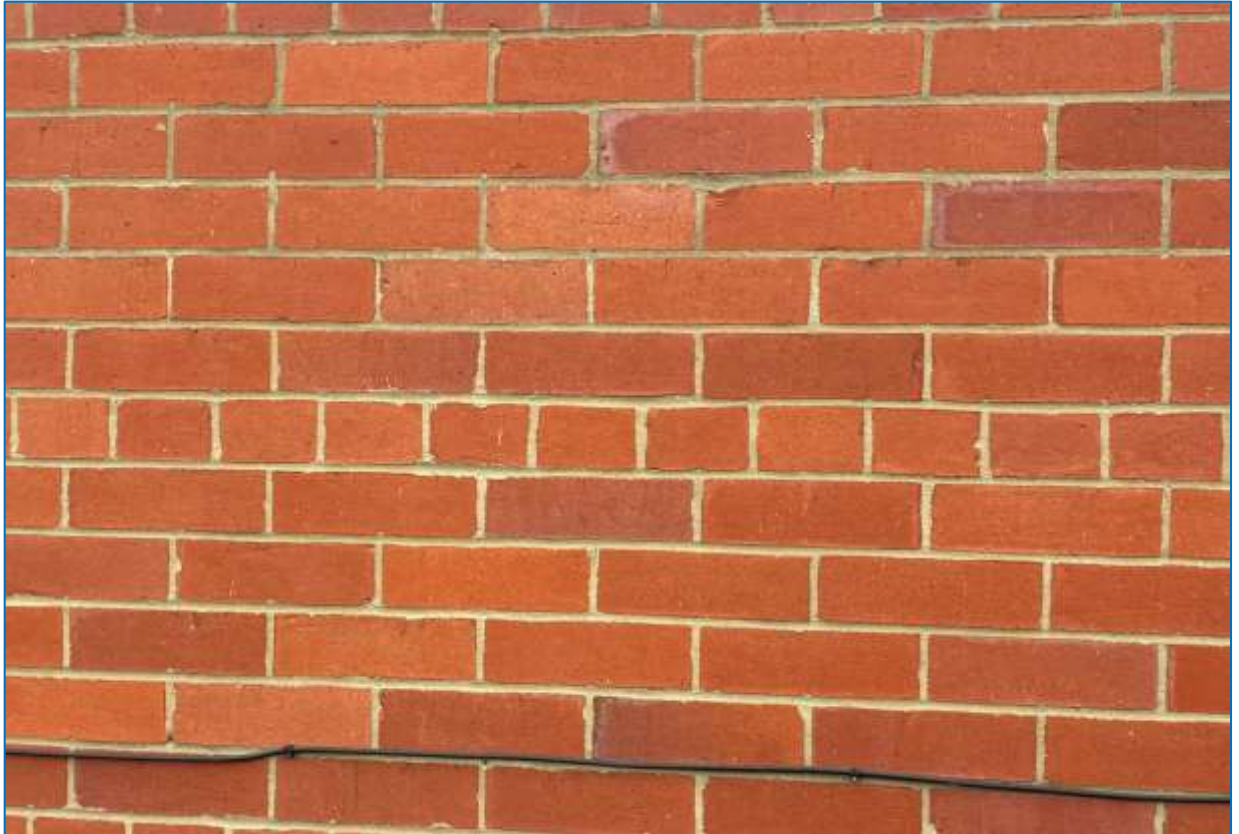
Photograph 3 – Gaps among the roof slates on the north west aspect.



Photograph 4 – Gaps behind the fascia boards on the single storey extension.



Photograph 5 – Header bricks at Glebe Farm.



Photograph 6 – King post roof void with straw possibly used for insulation.



Photograph 7 – The main building roof void was generally cool and dusty.



Photograph 8 – No floor present at the garage roof void.



5.0 RECOMMENDATIONS

5.0.1 The property has been assessed as being a low risk. The current guidelines (Collins 2023) suggest that ecologists should exercise professional judgement when deciding on how to proceed with low-risk structures. In this instance, due to the highly unlikely risk of maternity and hibernation use, and the fact that it is an extension, and not a demolition, it is considered appropriate to provide a method statement and toolbox talk for the contractors undertaking the work. No restrictions on timing of work are necessary.

5.0.2 A method statement will be prepared which will include the following:

- A toolbox talk to be provided to the contractors.
- Emergency procedures.
- Health and safety in relation to bats.

6.0 REFERENCES

Bat Conservation Trust (2024) *The National Bat Monitoring Programme Annual Report 2023*. Bat Conservation Trust, London. Available at: <https://www.bats.org.uk/our-work/national-bat-monitoring-programme/reports/nbmp-annual-report> Accessed: 18th August 2025.

Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)*. Bat Conservation Trust. London. ISBN-978-1-7395126-0-6

North East England Nature Partnership. *Bats Action Plan*.

Last available at: <https://neenp.org.uk/wp-content/uploads/2017/03/Bats.pdf>

Reason, P.F. and Wray, S. (2023) *UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1*. Chartered Institute of Ecology and Environmental Management. Ampfield

The Conservation of Habitats and Species Regulations (2017)

Available at: [The Conservation of Habitats and Species Regulations 2017](#)

Accessed: 18th August 2025.

Wildlife and Countryside Act (1981)

Available at: [Wildlife and Countryside Act 1981](#)

Accessed: 18th August 2025.

7.0 APPENDED DOCUMENTS

Working Method Statement - Bats

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1.0 BACKGROUND

1.0.1 This method statement has been prepared to support a bat risk assessment for a proposed planning application at Glebe Farm, West Boldon. The risk assessment (ref: Cummings_GlebeFarm_Bat1.1 Dated 18/08/2025) concluded that the property was a low risk in terms of bat roosting potential. The risk assessment also concluded that a toolbox talk should be delivered to the contractors undertaking the work.

1.0.2 All UK species of bat are protected under The Conservation of Habitats and Species Regulations 2017. This law makes it illegal to:

- Deliberately capture, injure or kill a bat
- Deliberately disturb a bat^[*]
- Damage or destroy a bat roost or resting place

^[*]Disturbance of bats includes in particular any disturbance which is likely to:

- Impair their ability
 - to survive, to breed or reproduce, or to rear or nurture their young; or
 - to hibernate or migrate
- Affect significantly the local distribution or abundance of the species to which they belong.

2.0 METHOD STATEMENT

2.0.1 There are no restrictions relating to the timing of works with regards to bats.

2.0.2 Prior to commencement of works a toolbox talk will be delivered to the contractors undertaking the work. The toolbox talk will include all of the information below. The ecologist should be given sufficient notice (ideally two weeks) in order to arrange the site visit.

2.0.3 Bats are very small delicate creatures and can easily be overlooked. When removing any materials the contractors will work with extreme care. All materials will be removed carefully and checked on all sides before being discarded. Exposed surfaces will be checked as the work progresses. Features of a building with the potential to support bats include (but are not limited to):

- Roof voids.
- Below ridge tiles.
- Gaps between roof tiles/slates and felt lining.
- Behind soffits and fascia boards.
- Gaps in masonry.
- Behind hanging tiles.
- Wall cavities.
- Around door and window frames.

2.0.4 In the event that bats are found the following will apply:

- All works will stop and the consultant will be contacted immediately – Barry Anderson 07900 894160, 0191 3719636.
- Uninjured bats should be allowed to fly away or crawl into a sheltered location.
- Injured bats, and bats which may be vulnerable to inclement weather and/or predation, should be collected using gloved hands and placed into a suitable container with breathing holes.

2.0.5 Anyone bitten by a bat should seek **immediate** medical attention. Current government advice is as follows:

- You should contact your doctor straight away if you have been bitten or scratched by a bat. Bat bites are often felt and not seen, and may not bleed or leave an obvious mark on the skin.
- After contact with a bat, it is important to:
 - Wash the area of any bite or scratch with soap and water immediately.
 - Contact a health professional promptly so that they can assess the exposure and arrange post-exposure treatment. Even if you have had rabies vaccine before, it is still important to seek medical advice.

2.0.6 If bats are found the ecologist will advise on how to proceed. This could involve one of the following depending on species/number found and an assessment by the ecologist:

- The ecologist may allow the work to proceed under direct supervision.
- It may be necessary to halt the work and issue a Bat Disturbance Notification to Natural England.
- It may be necessary to halt the work and apply to Natural England for a European Protected Species Mitigation Licence or register the site on a Bat Mitigation Class Licence. Barry Anderson has experience in bat disturbance notifications, mitigation licencing and is a registered consultant for the mitigation class licence (RC004).

2.0.7 Suitable compensatory roosting features must be provided if bat roosts are directly affected by the proposed works.