

Westfield Farm, Flockton

Bat Survey Report

16th July 2019



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1. Summary

- 1.1.1 The bat survey of the Westfield Farm site was commissioned by architect Mark Booth on behalf of the client, Mr and Mrs Shires on 2nd August 2017. This report was updated on 16th July 2019 to include the detail of mitigation proposals.
- 1.1.2 Proposals for a residential re-development of the site were being developed at the time of report writing. A decision had not been made as to whether any site buildings would be retained within the proposed scheme.
- 1.1.3 The bat survey works undertaken to date comprise a preliminary roost assessment, three subsequent nocturnal surveys (undertaken between August and September 2017), together with bat and temperature static monitoring survey.
- 1.1.4 Three bat roosts were recorded from Building Section 7 comprising a probable brown long-eared bat maternity roost (max count 8 bats), a whiskered bat day roost (max count 1 bat) and a common pipistrelle day roost (max count 1 bat).
- 1.1.5 It is considered the bat roosts on site are of local importance to resident bat species.
- 1.1.6 Site re-development works will need to be facilitated by a European Protected Species (EPS) mitigation licence. Mitigation proposals are detailed in Section 6.3 and Appendix 1.
- 1.1.7 The proposed plans will need to be designed to accommodate a bat loft and additional crevice roosting features.
- 1.1.8 The re-development or demolition of Building Section 7 (Figure 3) will need to take place outside the bat maternity roost period (outside May-September).

2. Introduction

- 2.1.1 The bat survey of the Westfield Farm site was commissioned by architect Mark Booth on behalf of the client, Mr and Mrs Shires on 2nd August 2017. This report was updated on 16th July 2019 to include the detail of mitigation proposals.
- 2.1.2 Proposals for a residential re-development of the site were being developed at the time of report writing. A decision had not been made as to whether any site buildings would be retained within the proposed scheme.
- 2.1.3 The bat survey works undertaken to date comprise a preliminary roost assessment, three subsequent nocturnal surveys together with bat and temperature static monitoring survey.
- 2.1.4 Westfield Farm comprises a farmstead located at the junction of Haigh Lane and Barnsley Road in the village of Flockton, West Yorkshire.

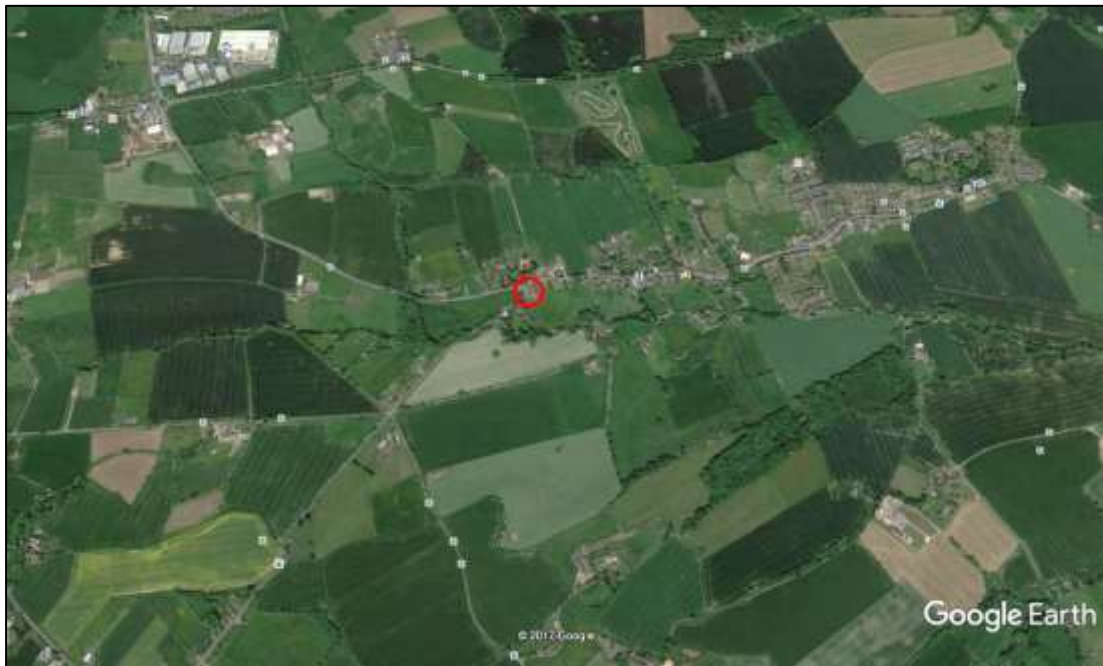
3. Habitat Assessment

- 3.1.1 Table 1 summarises the habitats present on or close to Westfield Farm. The area surrounding Westfield Farm predominantly comprises a mix of residential housing, pasture and arable farmland. Scattered trees are present in association with residential housing together with several local streams, the closest watercourse being approximately 100m south of the site. Additionally, a number of woodland blocks are present in the local area. Taking into account the habitats present it is considered that the majority of West Yorkshire's bat species are likely to be present in the vicinity of Westfield Farm.

Table 1. Location and habitat table

Name and address: Westfield Farm, Flockton, WF4 4DW			
OS Grid Ref. SE 2339 1482		Altitude. 170m	
Local Planning Authority: Kirklees Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Located close to other residential and agricultural buildings
River bordered by trees			Flockton Beck is located approximately 105m south of site
Standing water			A pond is present approximately 170m south-east of the site
Bridges tunnels and culverts			
Trees		✓	Scattered trees in adjacent gardens
Woodland			A belt of woodland borders a beck approx. 320m west of site. Additional areas of woodland are present in the local area
Grassland		✓	Neighbouring agricultural land comprises a mix of pasture and arable

Figure 1. Site location, as indicated by red circle



3.2 Aims

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Bat roosting areas and access/egress points into structure.
- The level of bat roost potential associated with the structure.
- The number and species of bat roosting within the structure.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

4.1.1 Bat records were requested from West Yorkshire Bat Group (WYBG) for locations within a 2km radius of the site. A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was undertaken to identify historic European Protected Species (EPS) licences obtained for locations within 2 km of the site.

4.2 Field Survey

Preliminary roost assessment

4.2.1 The following personnel conducted the preliminary roost assessment on 3rd August 2017:

- Robert Bell (MCIEEM; Class license WML-A34-Level 4, 2016-25236-CLS-CLS)

4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins 2016):

- A brief inspection and assessment of the site and habitats present to within 300m.
- An extensive examination of all parts of the buildings both inside and out to record structural features and condition and to record features that may be suitable for roosting bats. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
- An assessment of the structures' bat roost potential (negligible, low, moderate, high or confirmed roost).

4.2.3 The following equipment was used or at hand during the survey:

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera

Nocturnal surveys

4.2.4 The following personnel conducted the nocturnal surveys:

- Peter Middleton, Robert Bell (MCIEEM; Class license WML-A34-Level 4, 2016-25236-CLS-CLS), Carl Dixon and Stephen Frost

4.2.5 The following activities were carried out in compliance with relevant Bat Survey Guidelines (Collins 2016):

- A four person dusk emergence survey on 3rd August 2017 continuing from 15 minutes prior to sunset until 1.5 hours after this time.
- A two person dawn return survey on 24th August 2017 continuing from 1.5 hours prior to sunrise until 15 minutes after this time.
- A two person dusk emergence survey on 19th September 2017 continuing from 15 minutes prior to sunset until 1.5 hours after this time.

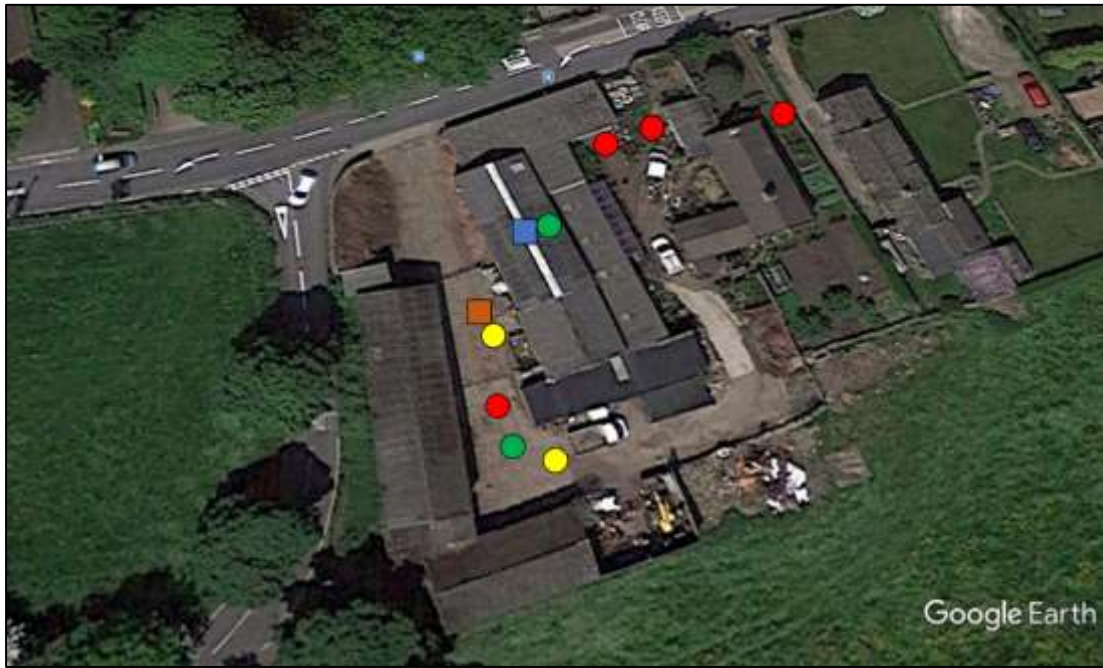
4.2.6 The following equipment was used or at hand during the survey:

- Wildlife Acoustics EM Touch bat detectors and iPad recorders
- BatBox Duet detectors coupled with Anabat SD1 recorders
- HD Infrared Video Camera

4.2.7 The locations of nocturnal surveyors are shown on Figure 2.

Figure 2. Nocturnal surveyor locations

Red circles = nocturnal survey 1, green circles = nocturnal survey 2, yellow circles = nocturnal survey 3, blue square = video camera during nocturnal survey 2, orange square = video camera during nocturnal survey 3



Static monitoring surveys

- 4.2.8 An Anabat SD1 static monitoring device was installed on a roof truss in the centre of Building Section 7 between 24th August – 30th August 2017. A Tinytag thermometer was connected to the Anabat to log temperature within the roof-space.

4.3 Survey Limitations

- 4.3.1 A video camera was employed during nocturnal surveys two and three in order to acquire an accurate count of emerging bats and to locate precise roost locations. Use of this camera during the third nocturnal survey highlighted the difficulty in obtaining an accurate count of the brown long-eared bat roost using visual observation and bat detectors only. Consequently it is considered possible that the count of emerging brown long-eared bat recorded during the first nocturnal survey may have been an underestimate.

5. Results

5.1 Data Consultation

- 5.1.1 Three bat records were received from WYBG relating to either an unidentified pipistrelle species *Pipistrellus* spp. or an unidentified bat species. The closest record was collected in 2003 and comprises a roost of at least one bat of an unidentified species, located approximately 420m east of the site.

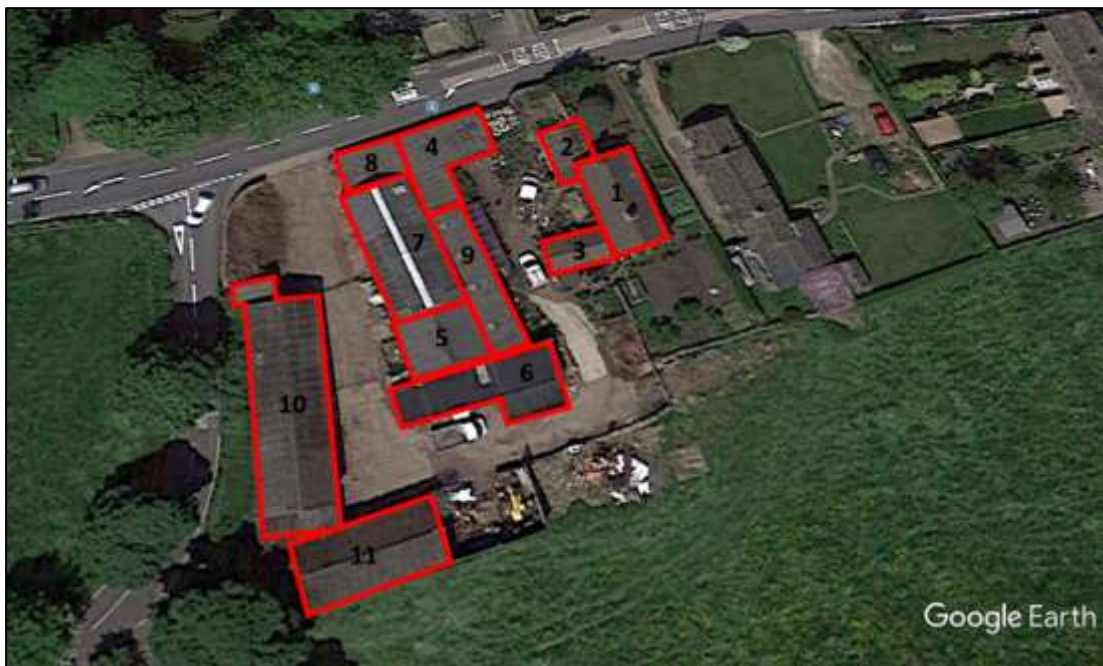
- 5.1.2 No historic European Protected Species (EPS) bat licences have been granted for locations within 2km of the site.

5.2 Field Survey

Preliminary roost assessment

- 5.2.1 The layout of the surveyed buildings is shown in Figure 3.
- 5.2.2 Evidence of historic bat roosting was recorded from Building Section 7, with this building displaying high bat roosting. Building Section 5 is considered to display high bat roosting potential with Building Sections 1, 2, 3, 4, 6, 8 and 9 offering low bat roost potential. Whilst Building Sections 10 & 11 display negligible bat roost potential.

Figure 3. Building section numbering plan



Building Sections 1-3

- 5.2.3 The c1800s farmhouse (Building Section 1) is a two storey stone built cement rendered structure with a pitched concrete tiled roof and stone copings at the roof verges above the gables. The single paned wood framed windows have stone mullions and the building includes two brick chimneys. A single storey stone and brick built garage (Building Section 2) with a sloping corrugated asbestos sheet roof and metal roller shutter door adjoins the north elevation of the main dwelling. In addition, a single storey stone and brick built extension/store (Building Section 3) with a pitched concrete tiled roof adjoins the south-west corner of the main dwelling. Building Section 3 also has single paned wood framed windows and a wooden door.
- 5.2.4 The roof of the main dwelling (Building Section 1) is lined with type 1F bitumastic felt and is of a traditional design, suspended on broad timber purlins. 200mm of glass fibre insulation is present on the floor of the void. Internally, Building Section 2 is open to the underside of the asbestos sheet roof whilst Building Section 3 has a type 1F bitumastic felt lined roof of a traditional design suspended on broad timber purlins. A partial and small roof void is present in Building Section 3. No signs of bats were

recorded during the internal inspections of Building Sections 1-3.

- 5.2.5 Potential bat access points onto the wall top of Building Sections 1-3 were recorded across all elevations. In addition potential bat access points into the south stone wall of Building Section 3 were recorded. All three Building Sections were assessed as offering low bat roost potential.

Plate 1. Looking south-west at Building Sections 1 & 3



Plate 2. South elevation of Building Sections 1 & 3



Building Sections 4, 6, 8 & 9

Building Sections 4, 6, 8 & 9 comprise the single storey lean-to extensions to the original barn (Building Sections 5 & 7). Building Section 4 comprises a modern stone built single storey garage with a sloping corrugated asbestos sheet roof and a metal

roller shutter door on the south elevation. Asbestos capping covers the verge. Potential bat roosting features on the building exterior included a crevice behind verge capping and an air brick.

Plate 3. Looking south with Building Section 4 on the right of the image and Building Section 2 on the left



Building Section 6 comprises a c1800s single storey stone built lean-to with a sloping corrugated metal sheet roof fitted with wooden fascia and barge boards. The eastern elevation is brick built. Potential bat roosting features on the building exterior included crevices between the timber wall plate and adjacent masonry, and voids within the masonry. Bat access into the interior of the building is possible as the east elevation is largely open.

Plate 4. Looking south, with Building Section 5, 7 & 8 on left of image and 10 on right of image



Building Section 8 comprises a c1800s single storey stone built lean-to with a gently sloping mono pitched asbestos sheet covered roof, fitted with asbestos verge capping and a wooden fascia on the north elevation. Crevices are present beneath the verge capping.

Building Section 9 comprises a c1960s single storey stone built building with a mono pitched asbestos sheet covered roof fitted with a wooden fascia. One section of the building is timber framed with plastic sheeting on the walls. Wood framed single pane windows are present. Bat access is present to the building exterior via gaps along the wall top.

Plate 5. East elevation of the barn building complex, with Building Section 9 in the foreground



- 5.2.6 Internally, Building Sections 4 & 8 are connected. These areas are open to the underside of the asbestos roof sheeting. Historic evidence of swallow nesting was recorded but the interior lacked potential bat roosting features.
- 5.2.7 The interior of Building Section 6 is open to the underside of the metal sheet roof. Active swallow nests are present in this building but no signs of bat usage were recorded. Building Section 9 connects to Building Sections 5 & 7. The interior is open to the underside of the corrugated asbestos sheet roof. No signs of bat usage were recorded.
- 5.2.8 On the basis of the building inspection findings, Building Sections 4, 6, 8 & 9 were considered to display low bat roosting potential.

Building Section 5 and 7

- 5.2.9 Building Sections 5 and 7 comprise the original c1800s stone built two storey stone built barns in the centre of the site. The pitched roofs are covered with corrugated asbestos cement sheets with the roof-line of Building Section 7 being at a slightly higher elevation than the roof of Building Section 5 (see Plates 5 & 6). Asbestos capping covers the south facing verge on Building Section 5. Numerous wood framed single pane windows are present on the main barn, with a circular opening in the western elevation of Building Section 7, at first floor level. A wooden hatch in the western elevation also leads onto the first floor of Building Section 7, whilst a dove cote opening is present at the top of the south facing gable on Building Section 5. Numerous crevices lead into external stone walls, together with gaps along wall tops and beneath asbestos verge cappings.

Plate 6. South and west elevation of original two storey barn (Building Sections 5 & 7)



5.2.10 Internally Building Sections 5 and 7 are separated by an internal stone wall. Within Building Section 5, the asbestos sheet roof is open to the underside and is suspended on king post roof trusses and large timber purlins. Internal walls comprise exposed masonry. The first floor of Building Section 5 is used for storage with no signs of bat roosting recorded.

Plate 7. Looking south within the first floor of Building Section 7



- 5.2.11 The first floor of Building Section 7 is open to the underside of the asbestos sheet roof, with roof sheets suspended on a mix of king and queen post roof trusses and large timber purlins. Internal walls comprise exposed masonry. Evidence of roosting bats was recorded from three locations on the first floor of Building Section 7. A cluster of approximately 100 probable brown long-eared bat *Plecotus auritus* droppings was noted at the base of the southern internal wall, a cluster of 40 yellow underwing moth *Noctua* spp. wings and 10 probable brown long-eared bat droppings was recorded from the centre of the first floor and approximately 50 yellow underwing wings were recorded from the interior face of the northern gable. The central and the northern pile of moth wings are considered to comprise evidence of a brown long-eared bat feeding roosts, with the southern dropping pile comprising evidence of a probable brown long-eared bat day or night roost location.
- 5.2.12 A sample of bat droppings from the southern dropping cluster was sent to Warwick University for DNA analysis to species level which confirmed the droppings tested as originating from whiskered bat *Myotis mystacinus*. Whilst the southern dropping cluster clearly contains whiskered bat droppings, it is considered that there are also brown long-eared bat droppings interspersed. A whiskered bat day roost is present in this location.

Plate 8. A cluster of yellow underwing moth wings (see red circle) beneath a brown long-eared bat feeding perch in the centre of Building Section 7



- 5.2.13 There are numerous potential bat day roosting locations on the inside of Building Section 7, notably including voids within the stone walls and gaps above the ridge beam.
- 5.2.14 On the basis of bat survey results collected, Building Sections 5 and 7 were considered to offer high bat roosting potential.

Plate 9. Building Section 10 is shown on left of image, with Building Sections 5 and 6 on right



Building Sections 10 and 11

- 5.2.15 Building Sections 10 and 11 comprise modern steel framed barns with corrugated asbestos sheet covered roofs. These buildings are open sided in places, with other sections having metal sheet single skin walls.
- 5.2.16 Building Sections 10 and 11 are considered to display negligible bat roosting potential.

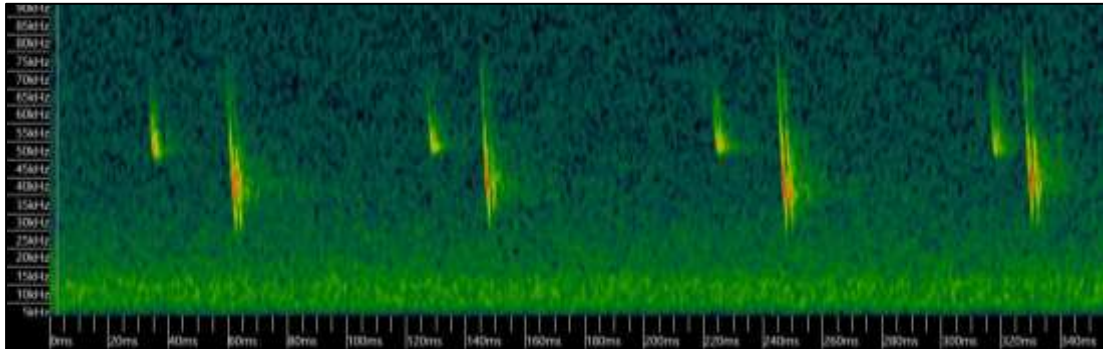
Nocturnal surveys

3rd August 2017 – dusk emergence survey

- 5.2.17 Sunset was at 21:00 and the temperature at the beginning of monitoring was 15°C, with a westerly moderate breeze (Beaufort Scale: 2) and 100% cloud. The temperature dropped to 13°C by the end of monitoring, whilst the cloud cover decreased to 50%, with the wind conditions remaining the same. The weather was dry throughout.
- 5.2.18 All confirmed or potential bat emergence activity was recorded by the surveyor positioned to the west of Building Section 5, with the assistance of the video recorder installed on the first floor of this barn and an additional Anabat SD1 detector, positioned near the circular opening in the wall.
- 5.2.19 Four brown long-eared bats were recorded emerging from the circular opening in the wall of Building Section 7 at 21:41, 21:58, 22:03 & 22:13, with a single bat of this species potentially entering the barn via this access point at 22:12. On emergence from the first floor of Building Section 7, the brown long-eared bats flew into the adjacent open sided barn to the west.
- 5.2.20 A bat of a *Myotis* species was first recorded flying within the open sided barn at 21:23 (23 minutes after sunset). Whilst this bat was not observed emerging from the barn, the internal video camera recorded a bat flying within the barn from 21:16 and the Anabat in the barn recorded two strong *Myotis* calls at the time of possible emergence. It is assumed that this *Myotis* bat emerged from the barn. The sonogram of this bat is shown in Figure 3. It is considered this bat comprised a whiskered bat.
- 5.2.21 The first bat recorded during the survey was a noctule *Nyctalus noctula* bat seen flying over the site at 22:10. This was followed by a common pipistrelle *Pipistrellus pipistrellus* which foraged regularly in the open sided barn on the west of the site from

21:20 until the end of the survey. Occasional common pipistrelle passes were also recorded by surveyors between the barn and house from 21:41, with additional noctule passes heard at 22:06 and between 22:22-22:27.

Figure 4. Echolocation calls of whiskered bat, likely to have emerged from Building Section 7 during emergence survey on 3rd August 2017



24th August 2017 – dawn return survey

- 5.2.22 Sunrise was at 06:01 and the temperature at the beginning of monitoring was 12°C with a Force 2 south-westerly wind and 30% cloud. Weather conditions remained the same throughout the survey and the weather was dry throughout.
- 5.2.23 At 05:37 (24 minutes before sunrise) a single whiskered bat returned to roost between two asbestos roof sheets close to the southern gable in Building Section 7 (see Plate 10). A brown long-eared bat was recorded flying in the roof space of Building Section 7 at 04:46, 05:03 & 05:37 but no roosting behaviour was directly observed. The last bat recorded during the survey comprised a common pipistrelle which was heard only by the surveyor located south-west of Building Section 6 at 05:44. Occasional activity by common pipistrelle, brown long-eared bat, whiskered bat and noctule was recorded by the surveyor outside Building Section 6 during the survey.

Plate 10. Whiskered bat day roost location



19th September 2017 – dusk emergence survey

- 5.2.24 Sunset was at 19:14 and the temperature at the beginning of monitoring was 13°C and calm with 0% cloud. The temperature dropped to 10°C by the end of the survey with other weather conditions remaining the same. The weather was dry throughout.
- 5.2.25 Before the nocturnal survey commenced the roof of Building Section 7 was subject to a repeat visual inspection, with a brown long-eared bat observed roosting on the ridge beam in the centre of Building Section 7 (see Plate 11). During the nocturnal survey a single common pipistrelle bat was recorded emerging from the circular opening in the wall of Building Section 7 at 19:23 (9 minutes after sunset). Between 19:40 and 19:59 (26-45 minutes after sunset), eight brown long-eared bats were recorded emerging from the circular opening in the wall of Building Section 7 with one brown long-eared bat recorded returning through this opening.
- 5.2.26 The first bat recorded during the survey comprised a noctule observed to the north of the site at 19:22, with occasional activity recorded from this species thereafter. The first common pipistrelle was heard at 19:23 with constant foraging by this species within Building Section 10 for the duration of the survey. The only additional bat activity recorded comprised occasional brown long-eared bats heard or seen following emergence from Building Section 7.

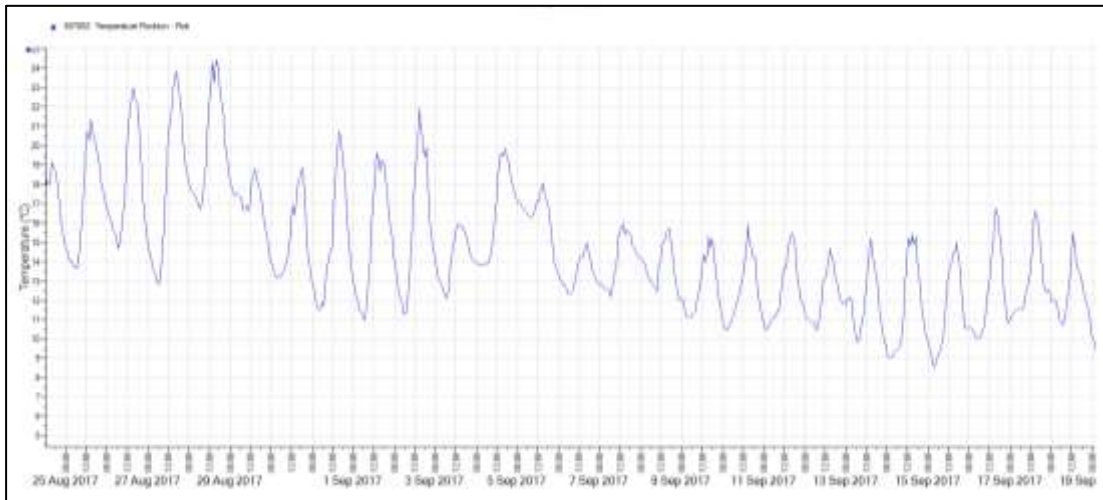
Plate 11. Roosting brown long-eared bat in Building Section 7



Static monitoring surveys

- 5.2.27 The Anabat recorded regular common pipistrelle calls and *Myotis* calls throughout its deployment, which is consistent with the known roost presence of these species groups within the barn. No brown long-eared bat calls were recorded however this is not unusual for this species, given it's very quiet echolocation calls.

Figure 5. Temperature data from roof of Building Section 7



5.2.28 The temperature data recorded by the Tinytag showed the roof space experiences high temperature fluctuations. This is likely due to the high levels of ventilation afforded by the openings in the south-western wall and the low levels of thermal buffering provided by asbestos roof sheets.

6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 A maximum count of eight brown long-eared bats were recorded emerging from Building Section 7 on 19th September 2017. A brown long-eared bat was observed roosting on the ridge beam in the centre of this building, with no other roost locations known for this species. Bats from this roost emerge from the building via the circular first floor window opening in the western wall of the building. On the basis of the number of bats recorded roost, it is considered most likely that Building Section 7 supports a brown long-eared bat maternity roost. It has not been possible to catch the bats to assess the sex or breeding status of brown long-eared bat roosting on site.
- 6.1.2 A whiskered bat day roost was also recorded from a location between asbestos roof sheets towards the south-east end of Building Section 7. This roost was used by a maximum count of one bat during each of the three nocturnal surveys, with this bat also recorded accessing the building via the circular opening in the south-western wall.
- 6.1.3 The final roost recorded during the bat survey works comprised a common pipistrelle day roost within Building Section 7. The exact location of this roost is unknown however a single bat was recorded emerging from the building during the nocturnal survey on 19th September 2017.
- 6.1.4 The surveyed buildings have wide stone walls and offer limited potential to support hibernating bats. Potential roost spaces within walls cannot however be subject to close inspection. Consequently it is not possible to accurately assess usage of the buildings during the hibernation survey period.
- 6.1.5 It is considered the bat roosts on site are of local importance to resident bat species.
- 6.1.6 Site re-development works will need to be facilitated by a European Protected Species

(EPS) mitigation licence. Mitigation proposals are detailed in Section 6.3.

6.2 Legislation and Policy Guidance

6.2.1 Bats receive protection under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

6.2.2 It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection or obstruct access to any such place.
- Damage or destroy the breeding or resting place (roost) of a bat.
- Possess a bat (live or dead), or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.
- Sell (or offer for sale) or exchange bats (dead or alive), or parts of parts.

6.2.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.

6.2.4 In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, “to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Barbastelle *Barbastella barbastellus*, Bechstein’s *Myotis bechsteinii*, brown long-eared, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano pipistrelle *Pipistrellus pygmaeus* bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.

6.2.5 Where it is proposed to carry out works which will have an adverse impact on roosting bats, the site must either be registered on the Bat Mitigation Class Licence (BMCL) or an EPS license must first be obtained from Natural England. This requirement applies even if no bats are expected to be present when the work is carried out.

6.2.6 The National Planning Policy Framework for England was revised in 2019. This document states that plans should ‘promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.

6.3 Mitigation Recommendations

6.3.1 A mitigation plan has been developed for this scheme. A bat loft will be constructed in the roof space of a new garage building to be constructed on the southern boundary of the site as shown in Appendix 1. The bat loft is to be constructed in the eastern of the two garage units.

6.3.2 The bat loft will be approximately 2.2m high x 5m wide x 5m long. It will be roofed with blue slates and matching ridge tiles. Type 1F felt will be used to line the new roof.

Access into the roof void will be via two bat access slates to be constructed in the southern roof pitch. Roost space within the bat loft will be created through the installation of two wooden baffle boxes and the creation of bat access into the ridge tunnel.

- 6.3.3 Given that site supports a bat maternity roost, it will be necessary to remove potential roost features during the period between 1st October - 1st May, outside the maternity roosting period.
- 6.3.4 The brown long-eared bat maternity roost cannot be left without a suitable roost location during the maternity period (May-September) and consequently the bat loft will need to be completed in time for the following April.
- 6.3.5 In addition to the creation of the new bat loft, four integrated bat boxes, such as the Build-in WoodStone Bat Box, will be installed in new buildings across the site. These units will be installed at wall top height away from light spill.
- 6.3.6 In order to reduce any unnecessary disturbance, injury, or death of bats roosting in building at the time of re-development, bats must be captured and moved from the building, or the roost locations excluded, prior to re-development works commencing. A Toolbox talk will need to be delivered to contractors by a licensed bat worker before undertaking a supervised strip of roof materials. Any bats captured by the batworker would be moved to bat boxes to be installed on a tree or building located on, or close to site. Building walls will be subject to a close inspection using a torch and endoscope, with wall crevices to be excluded using a one way exclusion device, where necessary.
- 6.3.7 It is advised that new lighting on the site is minimised and there will need to be zero light spill on, or adjacent to the bat loft.

6.4 Conclusions

- 6.4.1 Building Section 7 on Westfield Farm supports three bat roosts and is considered to be of local importance to the resident bat population. Works may not proceed until an EPS mitigation licence has been obtained for the scheme. It is not possible to obtain an EPS licence until full planning consent has been granted and any outstanding planning conditions that may have a bearing on the mitigation scheme have been discharged.
- 6.4.2 No proposed scheme plans are currently available. The proposed plans will need to be designed to accommodate a bat loft and other the bat mitigation proposals detailed in this report, noting the timing constraints associated with the presence of a bat maternity roost.

7. References

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. The Bat Conservation Trust.

Mitchel- Jones AJ (2004) Bat Mitigation Guidelines, English Nature.

Appendix 1. Proposed Plan Showing Bat Loft Location

