
BUILDING SURVEY AND EVALUATION FOR BATS

DUSK EMERGENCE SURVEY AND EVALUATION FOR BATS

**in relation to
PROPOSED DEVELOPMENT at
23 BARNSELY ROAD, FLOCKTON
WAKEFIELD WF4 4DP
West Yorkshire**

2024

Planning Application No. PP-13655155

EXECUTIVE SUMMARY

This summary should be read in conjunction with the final report to Architecture 1B (Entotax Contract Science Report EC/24/1175/BAT) covering the period up to and including 20 December 2024.

A Building Survey & Evaluation for Bats (BSB) together with an accompanying Dusk Emergence Survey and Evaluation for Bats (DEB) was undertaken at **23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF4 4DP** by **Entotax Consultants UK** (ecological consultants) on behalf of **Architecture 1B** (agent acting on behalf of the applicant **Mr. Alastair Bathgate**). The purpose of the BSB/DEB is to inform a planning application for a proposed development at the site, and to determine the likely ecological impacts upon bats and breeding birds. The report also makes recommendations for biodiversity enhancement at the site in keeping with current legislation i.e. requirements of the **National Planning Policy Framework** in terms of Biodiversity Net Gain. The conclusions drawn from the Building Survey and accompanying Dusk Emergence Survey are that the planning application may be approved in terms of there being no indication of any potential impacts upon bats and/or breeding birds due to the development proposals. Assessment and evaluation of the survey data gathered during the Building Survey and accompanying Dusk Emergence Survey should be viewed in the context of the following final conclusions :

- Bats were not recorded entering or exiting the building during the Dusk Emergence Survey undertaken on 02 October 2024.
- Bats were still active remotely (Wakefield) and locally (Thornccliffe Grange, Emley) despite the sub-optimal (late) survey window. Bats were recorded during the Dusk Emergence Survey approx. 60-80 metres from the application site boundary but not from within the curtilage of the property.
- The date of the Dusk Emergence Survey (02 October 2024) is only marginally outside the recommended survey window (between April and September) and no survey constraints such as access; inclement weather; low temperatures etc. were experienced during the Dusk Emergence Survey.
- There would appear to be no external ingress/egress points within or around the building that could allow access for internal roosting bats.
- There are few external potential roosting features within or around the building that could support external roosting bats.
- The building height is relatively low (single-storey) and bats generally (although not always) prefer taller buildings with ingress/roosting features at greater height.
- The building is unsuitable for a maternity or winter hibernation roost and has been determined as having **Negligible** potential for roosting bats other than **Low** potential for external transient spring/summer roosting bats.
- Adherence to the Flow Diagram for the application site (**APPENDIX 5**) and the conclusions drawn from the Building Survey and Dusk Emergence Survey indicate that bats are unlikely to be a receptor to this scheme and that bats have been adequately assessed in terms of their likelihood of presence at the property. The Flow Diagram directs that **the planning application may be determined**.

Quality Assurance

This report has been prepared and is provided in accordance with :

- (1) British Standard 42020: **Biodiversity – Code of practice for planning and development 2018.**
- (2) CIEEM **Code of Professional Conduct.**

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1 INTRODUCTION

1.1 DEVELOPMENT PROPOSALS

Mr. Alastair Bathgate is proposing to undertake development works at **23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF17 5TH**. The application site comprises an unoccupied single-storey residential property with surrounding hard and soft landscaping (garden). The proposals constitute demolition of the existing building and erection of a new building mainly within the existing development footprint. The proposals are therefore subject to a planning decision notice :

Demolition of existing building and erection of a replacement two-storey property; creation of a shared driveway with turning head; and creation of an external covered kitchen.

Planning Application Number: **PP-13655155 (pre-validation)**
Application Received by Planning Department: **20 December 2024**
Application Validated by Planning Department: **Awaiting Validation**
Status: **Awaiting Decision**

1.2 OBJECTIVES

During late September 2024 **Entotax Consultants UK** (ecological consultants) were commissioned by **Architecture 1B** (agent acting on behalf of the applicant **Mr. Alistair Bathgate**) to undertake a Building Survey & Evaluation for Bats (BSB) together with an accompanying Dusk Emergence Survey and Evaluation for Bats (DEB). The aims of this report are to inform and guide the proposed development (above) by :

- Determining the likelihood of the presence/absence of bats within the building (by appropriate survey) and the likelihood of the building being used by bats within the immediate/near future i.e. prior to commencement of any development.
- Determining the likelihood of the presence/absence of breeding birds within the building and the likelihood of the building being used by breeding birds within the immediate/near future i.e. prior to commencement of any development.
- Provision of a report to Kirklees Council (Planning Services) detailing the results of the Building Survey & Evaluation for Bats and accompanying Dusk Emergence Survey & Evaluation for Bats, together with appropriate mitigation aimed at ensuring that bats and breeding birds are unaffected by the development proposals.

1.3 APPLICATION SITE LOCATION

The application site lies approximately 9 km to the east-southeast of Huddersfield town centre and is located on the western edge of Flockton village (to the immediate northwest of the Barnsley Road junction with Haigh Lane). The site lies within 1 km national grid reference square SE 2314 (Central National Grid Reference: SE 23312 14861 = 423312E 414861N) at an altitude of approx. 180m Above Ordnance Datum (AOD).

Figure 1: Application Site Location



The application site lies within a rural landscape surrounded by residential development to the immediate north, east and west and with extensive agricultural land to the north, south, east and west beyond. The wider environs also support significant areas of broadleaved deciduous woodland and woodpasture (habitats listed within the **UK Priority Habitat Inventory**).

The property is situated within the **Kirklees Bat Alert Layer** and is subsequently considered to have the potential to support bats and/or other species of nature conservation/biodiversity importance. The **Local Planning Authority (Kirklees Council)** has adopted a Precautionary Principle approach to the planning application, since there is the potential presence of protected species within the property (in particular bat species and breeding birds) which constitutes a material consideration in determining the planning application.

A Building Survey and Evaluation for Bats and accompanying Dusk Emergence Survey and Evaluation for Bats were undertaken on 02 October 2024 when the building was assessed as to its suitability for roosting and foraging bats (and for breeding birds), and to assess whether sub-optimal seasonal constraints were sufficient to delay survey until Spring 2025. The results of the Building Survey and

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Evaluation for Bats and the Dusk Emergence Survey and Evaluation for Bats are fully discussed in the relevant sections of this report, which details the findings of the surveys in respect of the proposed works and describes the methodologies used throughout this process. Measures to avoid, compensate or mitigate potentially significant adverse impacts upon bats and breeding birds are included as appropriate.

2

LEGISLATION AND POLICY

2.1

CAVEAT

This report has been prepared and provided in accordance with **British Standard 42020: Biodiversity – Code of practice for planning and development 2018** and CIEEM's **Code of Professional Conduct**. The report takes into account the legislation and policy protection afforded to specific habitats and species. Entotax Consultants UK does not provide specialist legal advice and where necessary the reader should consult the original legislation. Legislation, planning policies and planning guidance relevant to the protection, conservation and enhancement of species of nature conservation interest are detailed below :

2.2

LEGISLATION, NATIONAL POLICY AND GUIDANCE

Potential ecological receptors to a development scheme including habitats and species of nature conservation importance, receive legal protection under a wide range of legislation and planning policies. These include :

- The Environment Act 2021.
- The National Planning Policy Framework (NPPF, revised 2023).
- The Conservation of Habitats and Species Regulations 2017 (as amended).
- The Wildlife and Countryside Act (WCA) 1981 (as amended).
- The Countryside and Rights of Way (CROW) Act 2000.
- The Natural Environment and Rural Communities Act (NERC) 2006.
- The Hedgerow Regulations 1997.
- The Protection of Badgers Act 1992.

2.3

LOCAL POLICY AND GUIDANCE

Local planning policies relating to ecology and biodiversity are generally based upon national planning policy; conservation of those species protected under the respective legislation (above); and the protection of designated sites. However, relevant local policy and guidance documents are outlined below :

- Kirklees Local Plan 2019.
- Kirklees District Biodiversity Action Plan (BAP).

2.3.1 KIRKLEES LOCAL PLAN 2019

POLICY LP30 - BIODIVERSITY & GEODIVERSITY

The council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network.

South Pennine Moors

Proposals which may directly or indirectly compromise achieving the conservation objectives of a designated or candidate European protected site will not be permitted unless the proposal meets the conditions specified in Article 6 (3) - (4) of the Habitats Directive.

Statutory Designated Sites

Statutory designated sites, including the South Pennine Moors Special Protection Area (SPA) and Special Area for Conservation (SAC) and Sites of Special Scientific Interest, are already highly protected through existing laws and legislation. In accordance with legislation, the Council will seek to ensure that harmful impacts to these areas as a result of development proposals are avoided. Development proposed within or outside a designated Site of Special Scientific Interest, likely to have an adverse effect on the site's special nature conservation features, will not normally be permitted. Exceptionally development will be allowed where the benefits of the development clearly outweigh the impacts on the site's special conservation features and measures are provided to mitigate harmful impacts.

The Dark Peak Nature Improvement Area

Proposals that contribute to the aims and objectives of the Dark Peak Nature Improvement Area will in principle be supported, subject to other policies in this plan. Development likely to have an adverse impact on the aims and objectives of the NIA will not be permitted.

Local Designated Sites & Important Local Ecological Features

Proposals having a direct or indirect adverse effect on a Local Wildlife Site or Local Geological Site, Ancient Woodland, Veteran Tree or other important tree, will not be permitted unless the benefits of the development can be clearly shown to outweigh the need to safeguard the local conservation value of the site or feature and there is no alternative means to deliver the proposal. In all cases, full compensatory measures would be required and secured in the long term.

Habitats and Species of Principal Importance

Proposals will be required to protect Habitats and Species of Principal Importance unless the benefits of the development clearly outweigh the importance of the biodiversity interest, in which case long term compensatory measures will need to be secured.

Biodiversity and Development

Development proposals will be required to: -

- (i) Result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;*
- (ii) Minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;*
- (iii) Safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;*
- (iv) Establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and*
- (v) Incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.*

POLICY LP33 - TREES

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity. Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks. Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

POLICY LP57 - THE EXTENSION, ALTERATION OR REPLACEMENT OF EXISTING BUILDINGS

Proposals for the extension, alteration or replacement of buildings in the Green Belt will normally be acceptable provided that:

- a. in the case of extensions the original building remains the dominant element both in terms of size and overall appearance. The cumulative impact of previous extensions and of other associated buildings will be taken into account. Proposals to extend buildings which have already been extended should have regard to the scale and character of the original part of the building;*
- b. in the case of replacement buildings, the new building must be in the same use as and not be materially larger than the building it is replacing;*
- c. the proposal does not result in a greater impact on openness in terms of the treatment of outdoor areas, including hard standings, curtilages and enclosures and means of access; and*
- d. the design and materials should have regard to relevant design policies to ensure that the resultant development does not materially detract from its Green Belt setting.*

2.4 | LEGAL CONTEXT

Ecological Survey & Evaluation of buildings subject to proposed development (particularly demolition) should be undertaken in order to identify potential negative impacts of such development upon protected species and/or species of nature conservation/biodiversity importance. In relation to the current proposals these potential impacts are most likely to comprise :

- Impacts upon bats (disturbance of bats; loss of habitat used for refuge (roosting features); injury to immatures incapable of flight; or injury to adults).
- Impacts upon breeding birds (loss of breeding sites or habitat used for refuge; damage to nests or eggs; or injury to unfledged young).

It is considered that the proposed development could potentially affect bats and breeding birds and that appropriate consideration of bats and breeding birds is required. The proposals are otherwise considered to comply with relevant statutory legislation (Wildlife & Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2010), and with the National Planning Policy Framework (NPPF), in relation to bats and breeding birds.

2.5 | LEGAL STATUS: BATS

All species of native British bat and their roosts are protected under the **Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000)** and are further protected under **Regulation 39(1) of the Conservation (Natural Habitats &c.) Regulations 1994** whereby it is an offence to :

- Intentionally kill, injure or take a bat [Section 9 (1)].
- Possess or control any live or dead specimen or anything derived from a bat [Section 9 (2)].

- Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat [Section 9 (4)(a)].
- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for that purpose [Section 9 (4)(b)].

2.6 LEGAL STATUS: WILD BIRDS

Birds are protected under the Wildlife and Countryside Act 1981 (as amended) whereby it is an offence to:

- Willfully kill, injure or take any wild bird or attempt to do so.
- Take, damage or destroy the nest of any wild bird while that nest is in use or being built.
- Take or destroy an egg of any wild bird.

2.7 POTENTIAL IMPACTS UPON BATS AND WILD BIRDS

Potential adverse operational impacts of the proposed development (together with appropriate mitigation) are provided as follows :

BATS (all species)	
Potential Adverse Operational Impact	Appropriate Mitigation
Damage to structures used for shelter, breeding or hibernation.	Identify suitable structures and assess risk (where risk is negligible proceed with care under the supervision of an appropriately qualified ecologist).
Injury to roosting bats.	Undertake appropriate survey if risk is above negligible. Appropriate timing of works. Obtain appropriate licence for continuation of works if bats are present.
Disturbance of roosting bats.	Undertake appropriate survey if risk is above negligible. Appropriate timing of works. Obtain appropriate licence for continuation of works if bats are present.

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Loss of roosting sites.	Provide appropriate mitigation for loss of roosting sites.
BREEDING BIRDS (all species)	
Potential Adverse Operational Impact	Appropriate Mitigation
Damage to nests and eggs.	Appropriate timing of works.
Injury to nestlings.	Appropriate timing of works.
Loss of nesting sites.	Provide appropriate mitigation for loss of nesting sites.
Disturbance of breeding birds (Schedule 1 - Part 1 only).	Obtain appropriate licence where applicable.

Guidance for developers is given in CEEM's **UK Bat Mitigation Guidelines (2023)** and English Nature's **Bat Mitigation Guidelines (2004)**.

West Yorkshire Ecology Service has recently published **Minimum Standards for Bat Surveys in West Yorkshire Version 5 (West Yorkshire Ecology, July 2012)** and these standards should be adopted as a baseline compliance standard prerequisite for any development where potential risks to bats exist.

3 DESK STUDY

3.1 DATA SOURCE CONSULTATION

A Desk Study was undertaken in order to collate and evaluate all the existing data for bats currently available for the site and the near wider environs (i.e. within a radius of 2 km). Consultation was undertaken with statutory and non-statutory nature conservation organisations to supplement the information obtained during survey.

A desk-based survey was also conducted using the Internet with the Multi-Agency Geographic Information for the Countryside (MAGIC) website www.magic.gov.uk being consulted for records relating to designated sites and selected habitat inventories.

3.2 SCHEDULE OF CONSULTEES

Consultee	Issues Highlighted	Consultee Response
West Yorkshire Ecology Service (Leeds)	Species protected under the Wildlife & Countryside Act 1981 (as amended)	records for bats within 2 km radius
West Yorkshire Bat Group	Species protected under the Wildlife & Countryside Act 1981 (as amended)	records for bats within 2 km radius

4 FIELD SURVEY

4.1 SURVEY RATIONALE

The Building Survey & Evaluation for Bats and accompanying Dusk Emergence Survey & Evaluation for Bats were based upon:

- A Desk Study for records of bats from within the site boundary and/or the immediate wider environs (within a 2 km radius of the site) (see **Section 3**).
- Field Survey employing appropriate methodology in order to determine the presence/absence and suitability of the property for bats.

4.2 BUILDING SURVEY

4.2.1 EXTERNAL VISUAL ASSESSMENT

The building was externally visually assessed using high-powered (x50) field binoculars in order to determine if potential ingress points for internal-roosting bat species such as Brown Long-eared Bat *Plecotus auratus* were present. Potential features for external-roosting bat species such as Pipistrelle spp. *Pipistrellus spp.* were also recorded where present. The external visual assessment data were then used to determine if an internal search of the building was necessary or if seasonal constraints were sufficiently low to merit a Dusk Emergence Survey despite a sub-optimal survey window. Such being the case, the external visual assessment data could be used to inform the Dusk Emergence Survey as to the most likely areas of the building suitable for bats.

4.3 DUSK EMERGENCE SURVEY

4.3.1 DUSK EMERGENCE AND PRE-SUNRISE RE-ENTRY SURVEYS

Dusk Emergence and Pre-sunrise Re-entry surveys are undertaken when bats are active i.e. in suitable weather between spring and early autumn. Dusk Emergence surveys are undertaken from one hour before dark to two hours after, in order to record bats leaving buildings to forage for food. Pre-sunrise Re-entry surveys are undertaken from one hour before sunrise to one hour after, in order to record bats swarming around and then re-entering buildings prior to roosting.

4.3.2 CHOICE OF SURVEY

The decision to proceed with the Dusk Emergence Survey was based upon seasonal weather patterns, ambient night-time temperatures, invertebrate activity and remote (Wakefield) field observations indicating that bats were still active during late September 2024.

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On the basis of the location of the building (good survey accessibility on all sides) and complexity (architecturally simple), it was determined that the building could be adequately surveyed by Dusk Emergence Survey and would require two surveyors located at appropriate survey stations in order to ensure full survey coverage of the building.

4.3.3 SURVEY DATES AND TIMING

The Dusk Emergence Survey was undertaken on 02 October 2024 by two Entotax ecologists. The survey protocols included the use of a **Pettersson D-240x** hand-held bat detector with CF card (this is a sophisticated hand-held bat detector combining heterodyne and time expansion capabilities) and a static **Anabat® SD1** bat detector (with RS232 serial port to USB PC adaptor and CF card) linked to a **HP iPAQ hx2490 Pocket PC** (PDA) with GPS card. **Yukon Ranger Pro Night Vision** (x5) binoculars were also used during the survey with particular attention being paid to all features identified as potential access/refuge points for bats.

4.3.4 SURVEY CONSTRAINTS: WEATHER

Weather conditions throughout the duration of the survey were fine & dry with no survey constraints.

Temperature: cool (9.5°C falling to 9.1°C).

Cloud cover: mainly passing cloud.

Wind: gentle breeze (approx. 7.5-9.5 mph) more or less constant from northeast.

Humidity: 75-80%.

Environmental Data:

The environmental data record was generated throughout the survey by a **Ubibot WS1-PR-GSM WiFi Cloud Data Logger**.

Temperature sensor (-20°C to +60°C);

Humidity sensor (0-100%);

Ambient light sensor (0 to 83 klux).

Time (BST)	Light (Phase)	Temp. (°C)	Wind Speed/ Wind Dir. (from >to)	Other/ Event
19:30	Dark	9.5	8.5 mph/ ENE>WSW	passing cloud/ ON SITE
19:45	Dark	9.5	8.0 mph/ NE>SW	passing cloud
20:00	Dark	9.6	8.5 mph/ NE>SW	cloudy
20:15	Dark	9.5	7.5 mph/ NE>SW	passing cloud
20:30	Dark	9.5	7.0 mph/ ENE>WSW	passing cloud
20:45	Dark	9.5	8.0 mph/ ENE>WSW	passing cloud
21:00	Dark	9.4	7.5 mph/ ENE>WSW	passing cloud
21:15	Dark	9.4	7.5 mph/ NE>SW	passing cloud
21:30	Dark	9.4	8.0 mph/ NE>SW	passing cloud
21:45	Dark	9.2	8.0 mph/ NE>SW	passing cloud
22:00	Dark	9.2	8.0 mph/ NE>SW	passing cloud

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Time (BST)	Light (Phase)	Temp. (°C)	Wind Speed/ Wind Dir. (from >to)	Other/ Event
22:15	Dark	9.1	8.0 mph/ NE>SW	passing cloud
22:30	Dark	9.1	8.5 mph/ NE>SW	cloudy
22:45	Dark	9.2	8.5 mph/ NE>SW	passing cloud
23:00	Dark	9.2	8.5 mph/ NE>SW	passing cloud
23:15	Dark	9.1	8.0 mph/ NE>SW	passing cloud
23:30	Dark	8.8	7.5 mph/ N>S	cloudy/ OFF SITE

Surveys were undertaken in accordance with the relevant sections of The JNCC Bat Workers Manual 3rd Edition Reprint (2012); CEEM's UK Bat Mitigation Guidelines (2023); The Bat Conservation Trust's Bat Surveys for Professional Ecologists - Good Practice Guidelines (2023) and West Yorkshire Ecology Service's Minimum Standards for Bat Surveys in West Yorkshire Version 5 (2012).

A moderate level of moth and chironomid activity was observed throughout the Dusk Emergence Survey. These are fairly good conditions for the undertaking of a Dusk Emergence Survey with anticipated bat activity relatively high.

4.3.5 LIMITATIONS OF SURVEY

This report should not be seen in any way as the definitive survey for bats and breeding birds at 23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF4 4DP – it presents a description and assessment of the building on the basis of the data gathered. However, it is considered more than adequate to make a reasonable assessment as to the suitability of the building for roosting bats and breeding birds; the likelihood of the presence/absence of bats and breeding birds within the building; and the risk of injury to roosting bats and breeding birds during the proposed development.

5

RESULTS AND EVALUATION

5.1

DATA SEARCH

There are 28 records for at least five bat species held by the **Local Biological Records Office (West Yorkshire Ecology Service)** and the **West Yorkshire Bat Group**. These records are for a radial search area of 2 km from the application site boundary (a relatively high number for a rural area) with 15 records lying within 500m of the site and seven of these within 100m. The most proximal records are six records from the same location at Westfield Farm (CNGR SE 23386 14823) approx. 80m to the east-southeast and comprising records for four bat species: Common Pipistrelle *Pipistrellus pipistrellus*; Whiskered Bat *Myotis mystacinus*; Brown Long-Eared Bat *Plecotus auritus* and Noctule *Nyctalus noctule* (see **APPENDIX 8**). None of these records are for a maternity roost and are therefore not considered to be of high significance individually. However, a site supporting four species of bat is very unusual and the site shows signs of much dereliction. As such, the site merits very careful consideration should it become subject to development i.e. demolition of derelict buildings.

5.2

BUILDING SURVEY

5.2.1

BUILDING DESCRIPTION

The building is 'L-shaped' but primarily rectangular and orientated along a north-northwest - south-southeast axis with the building entrance (frontage) located on the south-southeast-facing elevation and with the rear elevations facing north-northeast. The side elevations are correspondingly east-northeast-facing and west-southwest-facing respectively. The property is in a very good state of repair.

There are no gaps under the eaves (below the roof line) that offer potential ingress points for bats and roosting potential for internal-roosting bat species such as Brown Long-eared Bat *Plecotus auratus*. The only roosting potential is for external-roosting bat species such as Pipistrelle spp. *Pipistrellus spp.* and comprises two small gaps in the dry verge to the rear of the building and slightly raised areas along the length of the roof ridge capping (where present) :

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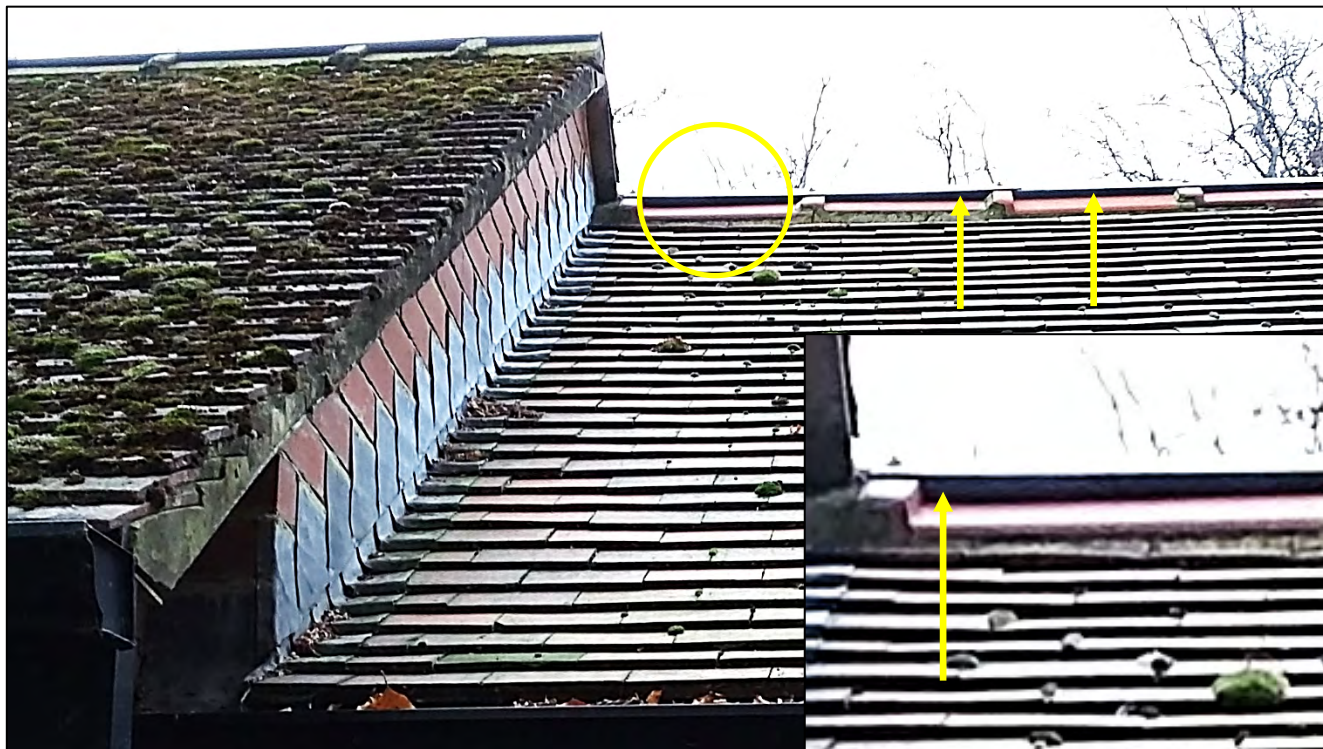
North-northwest-facing elevation showing small gaps in dry verge: *potential roost features for external roosting bats* [south-southeast perspective].



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EC/24/1175/BAT.P2 23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF4 4DP

West-southwest-facing elevation showing longitudinal gap below roof ridge capping: *potential roost features for external roosting bats* [west-southwest perspective].



5.2.2 BUILDING LOCATION

The application site lies within a rural landscape surrounded by residential development to the immediate north, east and west and with extensive agricultural land to the north, south, east and west beyond. The wider environs also include significant areas of broadleaved deciduous woodland and woodpasture. These woodland areas support large numbers of trees that provide good potential foraging opportunities for a number of bat species with several of these areas lying within 1 km of the application site boundary. These include :

- Palace Wood (280m WSW @ CNGR SE 230 147);
- Lady Beatrice Plantation (440m NE @ CNGR SE 235 153) ;
- Epley Wood (820m SE @ SE 240 143);
- Kirkby Wood (950m ESE @ SE 243 145); and
- Hillhouse Wood (970m NE @ SE 241 154).

The above broadleaved woodland areas are all listed within the **UK Priority Habitat Inventory** with Epley Wood designated as **Ancient Replanted Woodland** and Kirkby Wood designated as **Ancient Semi-Natural Woodland**. The small Mill Beck watercourse lies some 150m to the south of the application site boundary and runs east-west towards Palace Wood. This wetland habitat together with the numerous roadside hedgelines, is likely to provide additional foraging habitat for bats and the significant number of residential gardens spread across the immediate and wider landscape will also

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provide good potential foraging opportunities for a number of bat species, as well as good connectivity to the wider environs (other residential properties and significant areas of agricultural land beyond).

5.2.3 ROOSTING POTENTIAL

The only features offering roosting potential are shown in the previous photographic images (**EC/24/1175/BAT/P1** and **EC/24/1175/BAT/P2**) and in the aerial image below. These features are suitable only for external roosting bat species such as pipistrelles *Pipistrellus spp.* There were no features present that could allow ingress into the building by bats such as Brown Long-Eared Bat *Plecotus auritus*. The features of potential interest to roosting bats are summarized below :

Summary of Features of Potential Interest to Roosting Bats.

Ref.	Building Location	NGR	External Features of Interest
1.	dry verge at rear	423307E 414868N	gaps (2) in dry verge (see EC/24/1175/BAT/P1)
2.	central roof ridge capping	423314E 414857N	longitudinal gaps below roof ridge capping (see EC/24/1175/BAT/P2)



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Internal roosting potential (mainly for species such as Brown Long-eared Bat *Plecotus auritus*) and external roosting potential (mainly for species such as pipistrelle spp. *Pipistrellus spp.*) were independently determined :

Summary of Bat Roosting Potential as Determined for the Building Surveyed (02 October 2024)

Ref.	Internal Roosting Potential (behind timbers in roof voids etc.)			External Roosting Potential (in cracks, gaps and holes in masonry etc.) (behind fascias, under roof tiles etc.)		
	Roosting Potential (maternity)	Roosting Potential (hibernation)	Roosting Potential (transient)	Roosting Potential (maternity)	Roosting Potential (hibernation)	Roosting Potential (transient)
NA	de minimis (negligible)	de minimis (negligible)	de minimis (negligible)	de minimis (negligible)	de minimis (negligible)	Low

The conclusions drawn from the Building Survey & Evaluation for Bats and the accompanying Dusk Emergence Survey & Evaluation for Bats are that bats are not using the building at the present time (October 2024) and are unlikely to do so prior to commencement of development. The building is considered to be unsuitable for a maternity roost or winter hibernation roost but the dry verge of the north-northwest-facing roof line is considered to have **Low** potential for transient (external) summer roosting bats. Similarly, the roof ridge capping of the building is considered to have **Low** potential for transient (external) summer roosting bats.

The Building Survey (undertaken on 02 October 2024) found no evidence of potential ingress points for internal roosting bat species and **Low** potential for external roosting bat species. It is considered unlikely that the building will support bats at any time of year with only external roosting transient animals ever likely to be present (if at all).

5.2.4 DUSK EMERGENCE SURVEY RESULTS

Attempts were made to undertake a Dusk Emergence Survey at the earliest opportunity (between 28 September 2024 and 01 October 2024) but these attempts were curtailed by either inclement weather or low night-time temperatures (i.e. below 8°C). At temperatures below 8°C the majority of night-time flying insects are inactive due to flight muscle insufficiency and bats are more likely to conserve energy i.e. are unlikely to forage.

The evening of 02 October 2024 was fine and dry with night-time temperatures above 8°C and was considered sufficiently suitable to undertake a Dusk Emergence Survey. As an extra precaution, a **Calibration Survey** was undertaken (on the same night) by a bat ecologist stationed at Thornccliffe Grange (approx. 2 km to the southeast of the application site at CNGR SE 250 134 = 425010E 413445N), and from where a large Common Pipistrelle *Pipistrellus pipistrellus* roost had been previously recorded (Entotax 2009). Bats had usually been present in the intervening years and on 02 October 2024 the site produced registrations for +20 pipistrelle bats (between 20:00 hrs. and 21:30 hrs.) confirming that bats were still active within the local area despite the late survey window.

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A maximum count of two echolocating 55 kHz Soprano Pipistrelle *Pipistrellus pygmaeus* bats were registered during the Dusk Emergence Survey undertaken on 02 October 2024. Registrations were made sporadically throughout the night when bats were recorded foraging along Barnsley Road (approx. 80m to the east-southeast in the vicinity of the now derelict Westfield Farm at NGR SE 234 148 = 423403E 414851N); and to the north of Haigh Lane (approx. 70m to the south in the vicinity of four terraced cottages at NGR SE 233 147 = 423318E 414766N). Bats were not recorded entering or exiting the building subject to the development proposals at any time during the Dusk Emergence Survey and there were no registrations of bats from within the curtilage of the property or within the immediate environs.

5.2.5 DUSK EMERGENCE REGISTRATIONS

The registrations data recorded on the **HP iPAQ hx2490 Pocket PC** (PDA) from the static **Anabat® SD1** bat detector (see below) should be read in conjunction with the respective bat activity schematic (**APPENDIX 3: EC/24/1175/BAT/A3** Activity Patterns for Soprano Pipistrelle *Pipistrellus pygmaeus* 02 October 2024) and are provided in redacted form as follows :

LEGEND

SP = Soprano Pipistrelle *Pipistrellus pygmaeus*.

comm. = commuting.

for. = foraging.

S = south; E = east; SE = southeast; ENE = east-northeast; ESE = east-southeast.

> = direction of flight.

Date Survey Method	Time (BST)	Light (Phase)	Temp. (°C)	Activity
02 October 2024	19:38	Dark	9.5	SP (x1) for. to ESE (Westfield Farm, Barnsley Road)
Dusk Emergence	19:42	Dark	9.5	SP (x1) for. to ESE (Westfield Farm, Barnsley Road)
	19:59	Dark	9.6	SP (x1) for. to S (Haigh Lane)
	20:18	Dark	9.5	SP (x2) for. to ESE (Westfield Farm, Barnsley Road)
	20:33	Dark	9.5	SP (x2) for. to ESE (Westfield Farm, Barnsley Road)
	20:58	Dark	9.5	SP (x1) for. to ESE (Westfield Farm, Barnsley Road)
	21:16	Dark	9.4	SP (x1) for. to S (Haigh Lane)
	21:18	Dark	9.4	SP (x1) for. to S (Haigh Lane)
	21:18	Dark	9.4	SP (x2) for. to E (Westfield Farm, Barnsley Road)
	21:22	Dark	9.4	SP (x1) for. to E (Westfield Farm, Barnsley Road)
	21:49	Dark	9.3	SP (x2) for. to SE (Westfield Farm, Barnsley Road)
	22:08	Dark	9.1	SP (x2) for. to ESE (Westfield Farm, Barnsley Road)
	22:15	Dark	9.2	indet. (x1) comm. S (?) >ENE
	22:18	Dark	9.1	SP (x1) for. to S (Haigh Lane)
	22:22	Dark	9.1	SP (x1) comm. S (Haigh Lane) >ENE
	22:22	Dark	9.1	SP (x2) for. to ESE (Westfield Farm, Barnsley Road)
	22:48	Dark	9.2	SP (x2) for. to SE (Westfield Farm, Barnsley Road)
	23:10	Dark	9.2	SP (x2) for. to ESE (Westfield Farm, Barnsley Road)
	23:13	Dark	9.1	SP (x1) for. to ESE (Westfield Farm, Barnsley Road)
	23:28	Dark	8.8	SP (x2) for. to ESE (Westfield Farm, Barnsley Road)

6 CONCLUSIONS

6.1 CATEGORIES OF ROOSTING POTENTIAL

Appraisal undertaken to determine the potential of buildings to contain features of interest to roosting bats (cracks, crevices etc.) is based upon the following defined categories of roosting potential:

- **Negligible** This category is usually applied to a feature that appears initially to have significant bat roost potential but upon closer inspection is considered to have low or negligible potential to support roosting bats. During surveys it is usually applied to confirm that the inspection of a feature has been undertaken but has found that the feature does not comprise suitable habitat for roosting bats.
- **Low** This category is used to describe a feature that may have some superficial interest to roosting bats but is considered sub-optimal to the extent that bats are not considered likely to use the feature for shelter. A tree cavity that is open at the top or timbers below missing roof slates allowing access to wind and rain may be considered to be of low bat roost potential.
- **Moderate** This category is used to describe a feature that has some potential to support roosting bats, but is considered to be less than ideal in some way. For example the feature may be occupied by other animals such as birds or squirrels; it may be subject to disturbance or may have sub-optimal connectivity with navigational features. Surveyors would be neither surprised nor expect to find a bat using such a feature. Features considered to be of moderate roosting potential would not automatically be subject to an activity survey unless otherwise highlighted.
- **High** This category is used to describe an optimal feature considered to be ideally suitable for use by roosting bats where no evidence of occupation by bats has been found. Features considered to be of high bat roost potential (BRP) may include upwards-leading tree cavities of appropriate dimensions and height from the ground with no obstructions below the cavity entrance. The tree may be particularly prominent within the landscape and is likely to have good connectivity with navigational features and sufficient suitable foraging habitat in the vicinity. Features with high BRP are likely to be subject to activity surveys to assist confirmation of their status, and may be subject to a watching brief during works that may disturb them.
- **Confirmed** This category is used where positive evidence of bats usage has been recorded from a feature. For example, bats or bat droppings may be present, or existing bat records may be associated with the feature. A licence from Natural England is likely to be required if the bat roost is to be disturbed by the development.

6.2 CONCLUDING STATEMENT

The conclusions drawn from the Building Survey & Evaluation for Bats and the accompanying Dusk Emergence Survey & Evaluation for Bats are that bats are not using the building at the present time (October 2024) and are unlikely to do so prior to commencement of development. The building is considered to be unsuitable for a maternity roost or winter hibernation roost but is considered to have **Low** potential for transient (external) spring/summer roosting bats.

Bats were not recorded entering or exiting the building during the Dusk Emergence Survey (undertaken on 02 October 2024). There was also no external evidence of potential ingress points for internal roosting bat species and only a few potential roosting features present externally that could support external roosting bats.

Assessment and evaluation of the survey data gathered during the Building Survey and accompanying Dusk Emergence Survey should be viewed in the context of the following final conclusions :

- Bats were not recorded entering or exiting the building during the Dusk Emergence Survey undertaken on 02 October 2024.
- Bats were still active remotely (Wakefield) and locally (Thornccliffe Grange, Emley) despite the sub-optimal (late) survey window. Bats were recorded during the Dusk Emergence Survey approx. 60-80 metres from the application site boundary but not from within the curtilage of the property.
- The date of the Dusk Emergence Survey (02 October 2024) is only marginally outside the recommended survey window (between April and September) and no survey constraints such as access; inclement weather; low temperatures etc. were experienced during the Dusk Emergence Survey.
- There would appear to be no external ingress/egress points within or around the building that could allow access for internal roosting bats.
- There are few external potential roosting features within or around the building that could support external roosting bats.
- The building height is relatively low (single-storey) and bats generally (although not always) prefer taller buildings with ingress/roosting features at greater height.
- The building is unsuitable for a maternity or winter hibernation roost and has been determined as having **Negligible** potential for roosting bats other than **Low** potential for external transient spring/summer roosting bats.
- Adherence to the Flow Diagram for the application site (**APPENDIX 5**) and the conclusions drawn from the Building Survey and Dusk Emergence Survey indicate that bats are unlikely to be a receptor to this scheme, and that bats have been adequately assessed in terms of their likelihood of presence at the property. The Flow Diagram directs that **the planning application may be determined**.

7 MITIGATION

7.1 DEMOLITION OF EXISTING BUILDING

The proposed works will entail the careful stripping of the roof of the building with the works being undertaken under the guidance of a suitably qualified and licenced bat worker who will be available (contactable) at all times to guide the works and advise on all matters in relation to bats.

In keeping with best practice guidelines, bat boxes will be erected within the curtilage of the property i.e. attached to any new building or to available nearby mature trees. Guidance as to the exact number, location and orientation of bat boxes will be provided in full consultation with the Local Authority (Kirklees Council - Planning Services).

A European Protected Species Licence (EPSL) is considered unnecessary for the proposed works. However, the works should proceed with care and in the knowledge that in the unlikely eventuality of bats being discovered during the works, the works must cease immediately and the Statutory Authority (Natural England) and the Local Planning Authority should be notified. An appropriate (licenced) mitigation scheme would then be required for the works to continue.

7.2 BREEDING BIRDS

No significant ecological impacts upon breeding birds are anticipated as a result of any proposed works undertaken outside the breeding season (October-February inclusive). However, it is accepted that the Local Authority (Kirklees Council) may request a Monitoring Survey (Watching Brief) for nesting birds prior to commencement and during ongoing development, should the proposed works be undertaken during the breeding season. Therefore, where potential disturbance to nesting birds cannot be reasonably avoided (i.e. if the proposed works need to be undertaken during the breeding season) a nesting bird survey will be carried out by an appropriately trained/experienced ecologist to determine whether nests are present. If nesting birds are subsequently discovered, works within the immediate area will cease and any nests will be monitored by the ecologist until fledglings have left the nest.

There was no evidence of external nesting species directly associated with the building such as House Martin *Delichon urbicum* when the building was surveyed on 02 October 2024.

7.3 BIOHAZARDS

It is now a legal requirement that all hazardous materials and/or biohazards (where recognizable) are immediately reported to the site owner if encountered by an appropriately qualified surveyor. This is to ensure that other workers entering the site afterwards are aware of such potential hazards and can take effective action to minimize risk to their own health and safety.

Biohazards

None recorded on 02 October 2024.

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APPENDICES

APPENDIX 1

AERIAL SITE PHOTOGRAPH – RED LINE BOUNDARY

EC/24/1175/BAT/A1 23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF4 4DP.
Aerial Site Photograph showing Red Line Boundary of Proposed Development.



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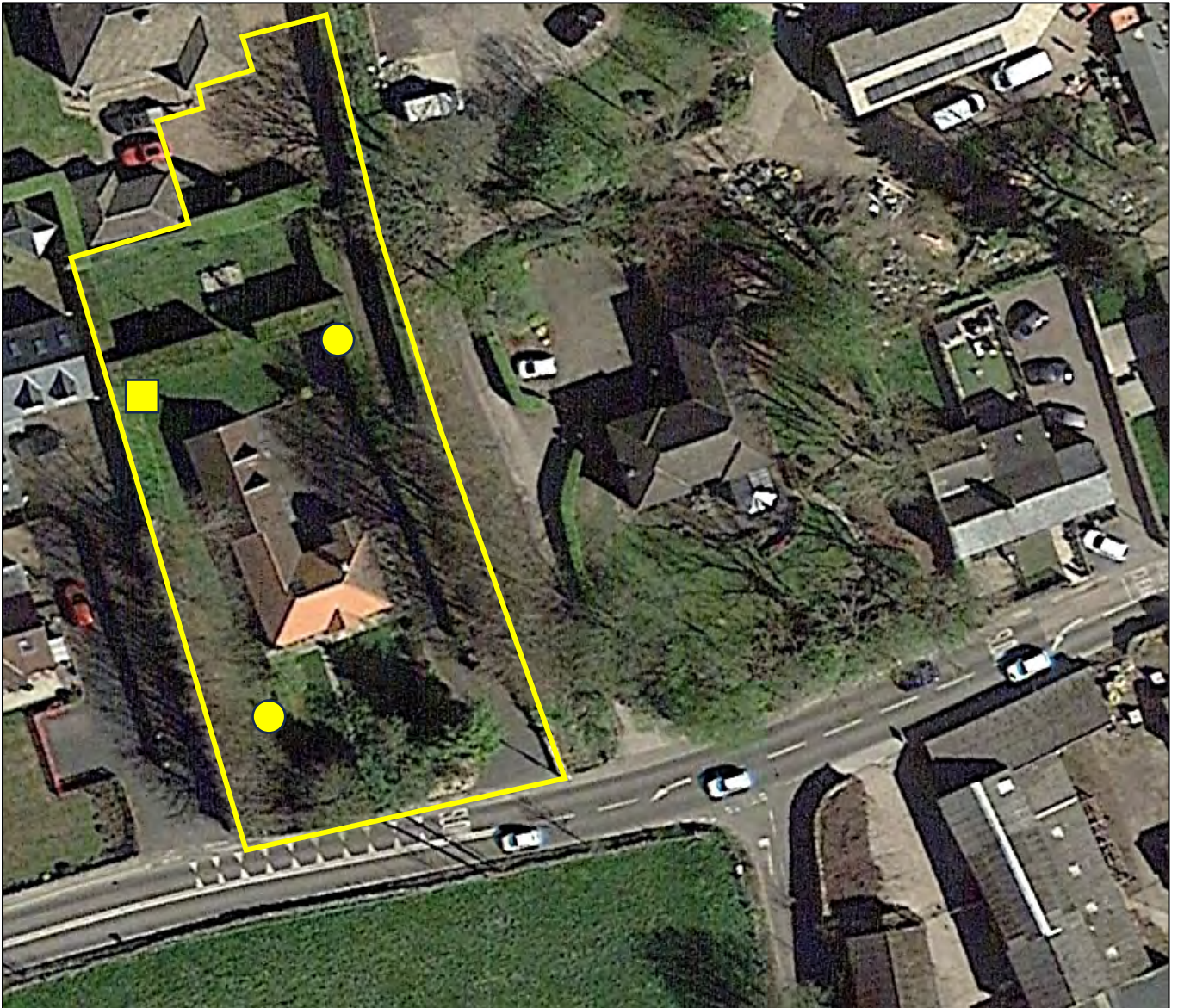
APPENDIX 2

AERIAL SITE PHOTOGRAPH – SURVEY STATIONS

EC/24/1175/BAT/A2 23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF4 4DP.
Aerial Site Photograph showing Positions of Bat Detectors (surveyors).

■ Anabat® SD1

● Pettersson D-240x and Yukon Ranger Pro Night Vision



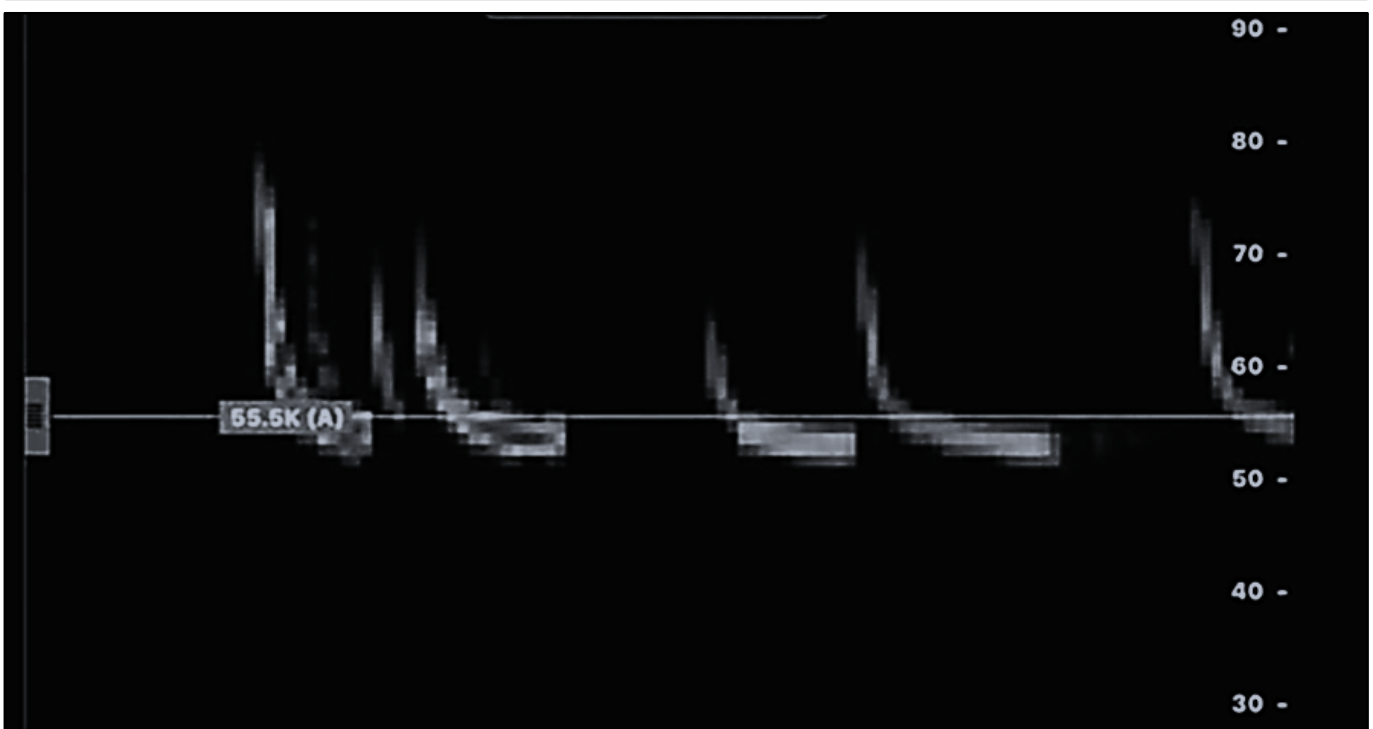
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APPENDIX 3

AERIAL SITE PHOTOGRAPH – BAT ACTIVITY PATTERNS (02.10.2024)

EC/24/1175/BAT/A3 23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF4 4DP.
Activity Patterns for Soprano Pipistrelle *Pipistrellus pygmaeus* (yellow lines) 02 October 2024.



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APPENDIX 4

MINIMUM STANDARDS FOR BAT SURVEYS IN WEST YORKSHIRE (2012)



Minimum Standards for Bat Surveys in West Yorkshire (Version 5)

Bats are legally protected under the EC Habitats Directive and in UK legislation by the Conservation of Habitats and Species Regulations 2010 and by the Wildlife and Countryside Act (1981) (as amended). Subject to some specific exceptions this makes it a criminal offence to intentionally or recklessly capture or kill, disturb in a place of shelter or destroy the resting place of any bat. **A roost site is protected even when bats are not present.** Bat surveys need to be undertaken before a planning application can be determined (ODPM Circular 06/2005 Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System).

All surveys are to be conducted in accordance with the relevant section of the JNCC Bat Workers Manual 3rd Edition (2004). For larger or more complex sites it is recommended that the scope of the survey be discussed with the local authority ecologist prior to starting. The most up-to-date good practice guidance should be followed as a basic minimum (refer to Bat Surveys – Good Practice Guidelines, Bat Conservation Trust, 2nd Edition (2012) and Bat Mitigation Guidelines, English Nature (2004)) and should include:

- The use of an appropriately qualified and experienced licensed bat surveyor and assistants as needed to carry out such work.
- A desktop study to establish existing records (including a search with West Yorkshire Ecology and the West Yorkshire Bat Group).
- A walkover of the survey site to assess the presence of features of importance to bats, in particular feeding, roosting, swarming and hibernating opportunities.
- A detailed internal and external inspection of buildings and structures to search for indications of bat activity and identify any limitations of such a survey.

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- Trees with cracks, crevices, hollow trunks or broken limbs which are to be affected by the proposed development either directly, by lopping or felling, or indirectly, such as by lighting, should be surveyed for evidence of bat roosts.
- A dusk emergence or dawn re-entry survey will normally be expected to identify roost sites that cannot be located by a visual inspection of the building or structure. More than one may often be required. These should be undertaken at suitable times of the year (normally May to August – September to mid-October is sub-optimal but may be acceptable); suitable times of day (around dusk and/or dawn); and weather conditions (not during heavy rain, strong wind or cold). It is important that sufficient surveyors are present to cover the site.
- Use of heterodyne detectors alone, is not normally acceptable. If surveys are undertaken without frequency division or time expansion detectors, a justification must be given.

Where dawn/dusk surveying is not appropriate due to the time of year, the bat surveyor will be expected to provide a detailed, reasoned statement (including photographs) of:

- the opportunities available within the structure for bats and
 - whether or not emergence or re-entry surveys are considered necessary.
- Where survey limitations leave inconclusive results, precautionary mitigation may be acceptable with the approval of the local authority ecologist. This should adopt the format used for protected species licence applications (see <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/licences/applicationforms.aspx#bat>) with less detail where it is not available to reflect the situation.
- This should cover the timing of the work, designs and location plans for permanent bat roosting / hibernation features, and be aimed at the types of bat which might be expected to use the features at the proposal site. This option is unlikely to be acceptable for larger proposals or known bat roosts.
- Where a proposal involves a bat roost requiring a protected species licence, a Method Statement in the Natural England format should accompany the application. This includes an assessment of how the proposal and mitigation will meet the 'three tests' set out in Regulation 53 of the Conservation of Habitats and Species Regulations 2010.

The bat survey report should include :

- an outline of the proposed development;
- details of the surveyors' experience and licence number;
- site location (including grid reference);
- survey objectives and methodology, including the equipment used;

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- results of desktop survey, building searches, emergence/re-entry surveys (or alternative reasoned statement where applicable) and the species recorded, including details of the output from remote recording devices;
- date, time and weather conditions;
- a plan of the site with areas searched, bat habitat features, the location and direction of static detectors and cameras, the route taken/position and timing of surveyors with manual detectors and roost/activity areas;
- any limitations of the survey;
- photographs to help assess the adequacy of the report;
- any mitigation proposals and any requirement for European Protected Species Licences including a Natural England 'Method Statement' (and assessment against the 'three tests');
- a conclusion stating the potential impacts upon bats.

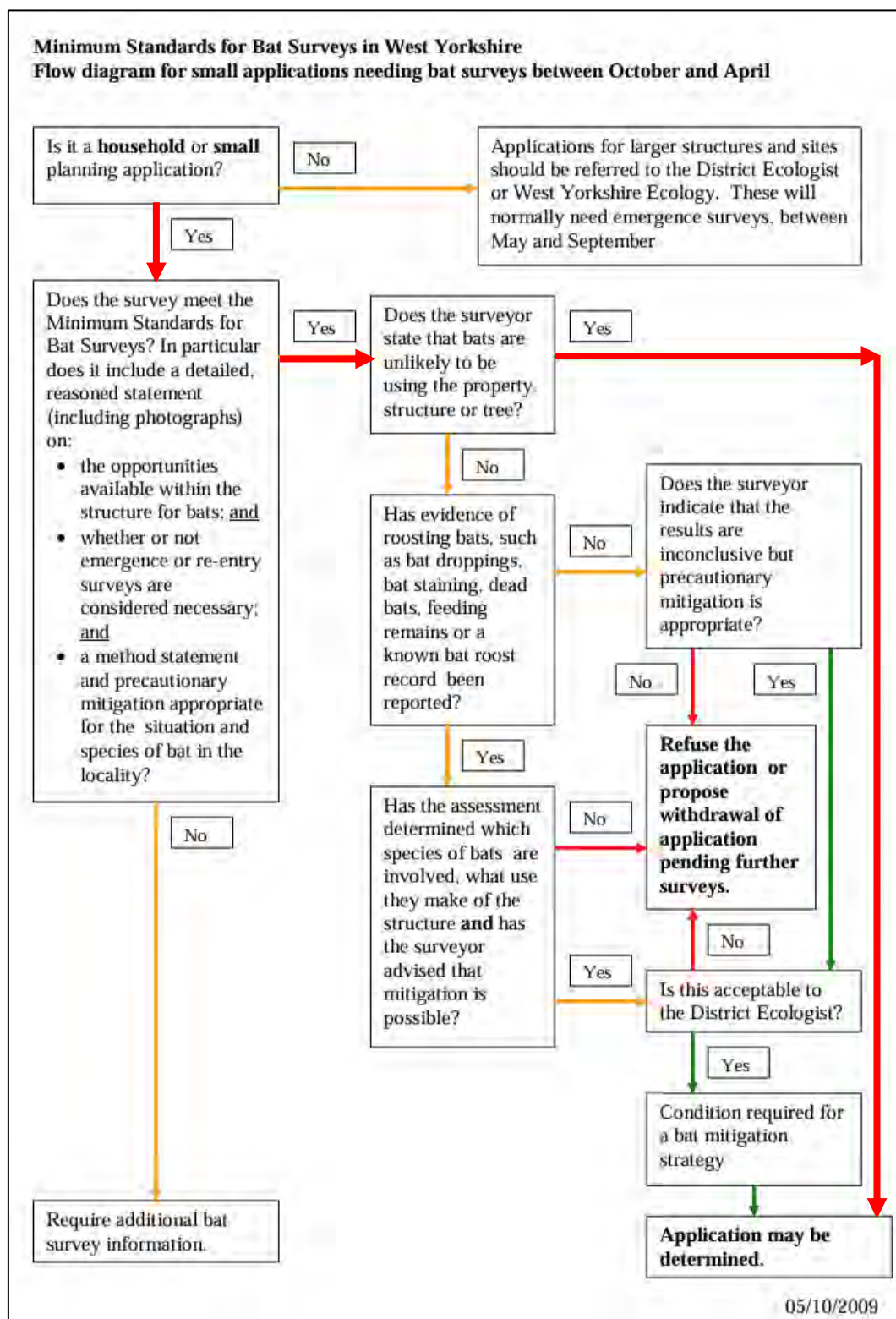
Electronic copies of reports should be supplied to the local authority planning department and directly to West Yorkshire Ecology to add to the Ecological Record. There is an expectation that the ecologist will note any other significant species using the site. See also 'Bat Surveys out of season flow diagram' for small applications outside of the active season for bats, between October and April (www.ecology.wyjs.org.uk).

Revised 18 July 2012.

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APPENDIX 5

FLOW DIAGRAM FOR APPLICATION SITE (02 OCTOBER 2024 – MAY 2025)



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APPENDIX 6

DETERMINING THE NECESSARY LEVEL OF SURVEY

Where applicable, the following guidance was rigorously adhered to throughout the Building Survey and Evaluation for Bats and the accompanying Dusk Emergence Survey and Evaluation for Bats.

Bat Conservation Trust

www.bats.org.uk



Determining the necessary level of survey

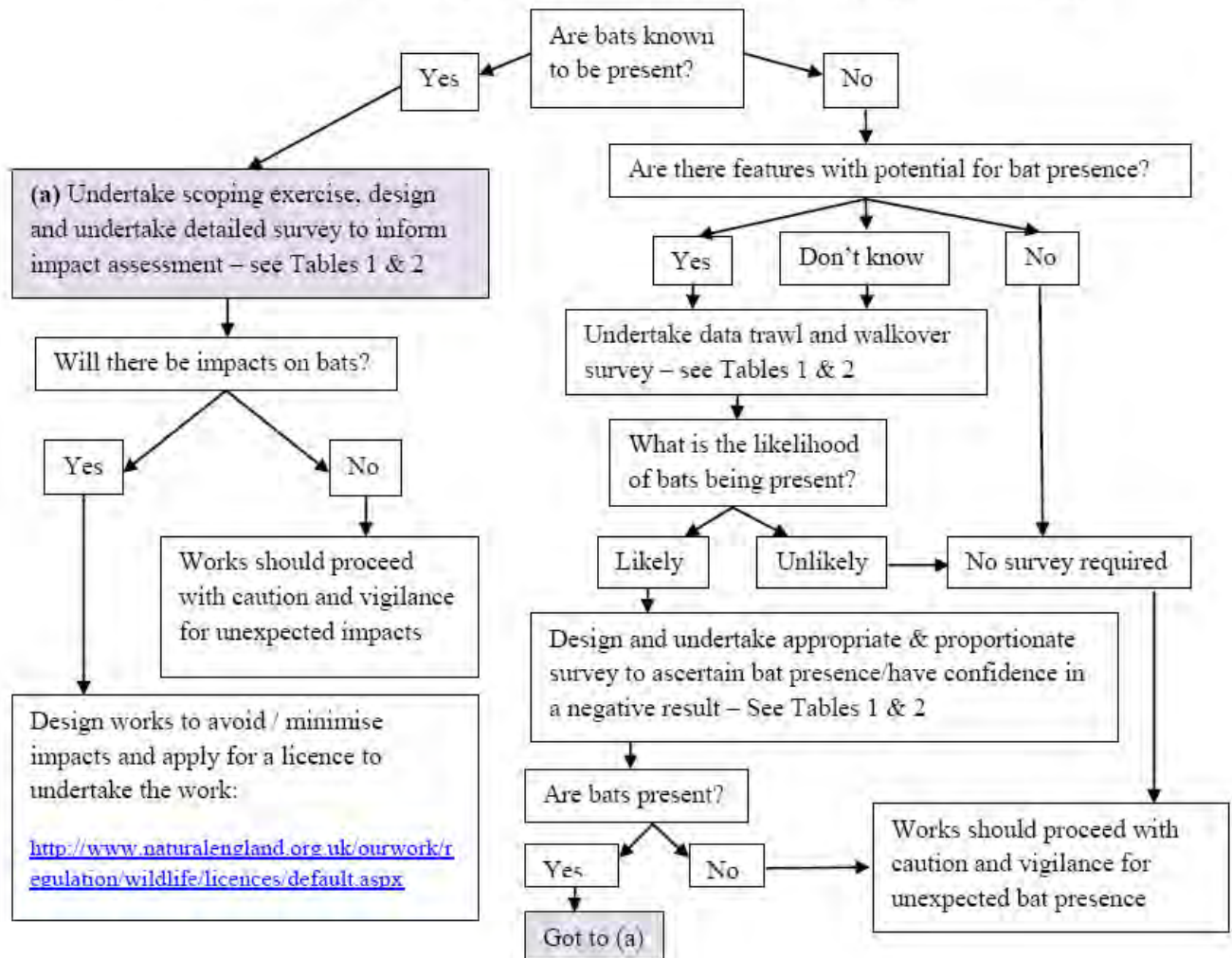
The guidance detailed in the BCT Bat Survey Guidelines is intended to provide an overview of best practice. The extent to which a surveyor deviates from the guidelines is reliant on the other assessments made on site such as potential for bats to be present. The need to increase survey effort will increase as the potential of the building or site to support bats increases and the surrounding environment.

For example;

- Is the building of high potential to support a particular species? Are the interior dimensions and roosting features in line with perceived species preferences?
- Has the space been internally inspected and shown evidence of bats? - If droppings are found increased effort should be applied.
- Is the surrounding habitat of high foraging potential? - If a shaded tree line forms a corridor adjacent to the building, this may increase likelihood of a roost.
- How shaded is the access point? - If it is in a darker corridor then emergence may be earlier, if not it may be delayed.

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Flowchart depicting the decision process of surveying and licensing



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If sufficient justification can be given to support deviation from best practice, which is based on a sound knowledge of bat ecology, then this approach can be accepted. However, it must be site specific, based on the features of the building and the surrounding habitat, local records, species roosting and their emergence characteristics. Only then can this survey be relied upon to satisfy the duties placed on planning authorities and the developers to protect bats.

Table 1: Recommended length of time over which manual bat surveys should be conducted

Survey objective	Dusk survey ¹	Dawn survey (if undertaken)
Bat activity away from roost (all species)	sunset to 2-3 hours after sunset ²	2 -1½ hours before sunrise to sunrise ⁴
Bat emergence from and re-entry to roost (all species)	¼ hour before sunset to approximately 2 hours after sunset ³	2 -1½ hours before sunrise to sunrise ⁴
Mating activity (all species)	sunset to 4 hours after sunset	-
Notes ¹ These surveys are not normally undertaken as one-offs and are usually part of a series. ² For greater horseshoe bats when the site area larger than 1ha and within 4 km of a greater horseshoe bat roost 3 hours is required. ³ Some bats may emerge earlier and ½ an hour before sunset may be more appropriate. ⁴ Some bats may return to their roost after sunrise.		

Table 2: Recommended visit frequency & timing for manual bat activity surveys away from and at roosts

Location of activity survey	Site/habitat being surveyed:	
	Moderate to high value	Low value
In habitat away from known roosts (bat detector transects) (all species) ⁴	• 3 surveys ¹ during March ² – September ³ • Optimum period June to August • At least one of the three surveys should comprise dusk and dawn (or dusk to dawn) within one 24-hour period.	• 2 surveys ¹ during March ² – September ³ • Optimum period June to August
At known roosts (dusk emergence or dawn-re-entry surveys) (all species)	• 3 surveys ¹ during May to September • Optimum period May – August • At least one of the three surveys should comprise dusk and dawn (or dusk to dawn) within one 24-hour period.	• 2 surveys ¹ during May to September • Optimum period May - August

Notes:

¹ Best practice is to space the surveys evenly through the optimum period

² Surveys should not start before April in the north of the UK; some delay may also be caused by the weather.

³ Season can be extended to October to November if working in southwest England or surveys for mating activity are required, although particularly cold weather will render this inadvisable.

⁴ When the site area is larger than 1 ha and within 4 km of a greater horseshoe bat roost, the *Bat Mitigation Guidelines* (Mitchell-Jones, 2004) recommend 2 surveys in each month between May and September. Advice from the SNCOs should be sought and the same may be applied to other species also (in particular other Annex II Habitats Directive species).

For more information:

Natural England – Wildlife Management & Licensing website:

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/default.aspx>

Bat Conservation Trust: Bat Surveys - Good Practice Guidelines

http://www.bats.org.uk/publications_download.php/379/BCT_Survey_Guidelines_web_final_version.pdf

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APPENDIX 7

REFERENCES

PRIMARY REFERENCES

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BUILDING SURVEY AND EVALUATION FOR BATS
DUSK EMERGENCE SURVEY AND EVALUATION FOR BATS
PROPOSED DEVELOPMENT AT
23 BARNSELY ROAD, FLOCKTON, WAKEFIELD, WEST YORKSHIRE WF4 4DP
PLANNING APPLICATION NUMBER: PP-13655155 (pre-validation)

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8 APPENDICES

APPENDIX 8

RECORDS FOR BATS WITHIN 2 KM OF APPLICATION SITE CENTROID

Records for Bats within a Radius of 2 km of Site Centroid (CNGR SE 23312 14861 = 423312E 414861N).
23 Barnsley Road, Flockton, Wakefield, West Yorkshire WF4 4DP.

LEGEND

Records are listed by increasing distance from the application site centroid and then in date order.

A = adult (i.e. 1A = 1 adult).

WYES/WYBG = record provided by West Yorkshire Ecology Service and/or West Yorkshire Bat Group.

Distance from Site Centroid (m)	Site Locality NGR	Species Recorded	Record Status	Date Recorder
80m (0.08 km)	Westfield Farm, Flockton SE 23386 14823	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record	24/08/2017 WYES/WYBG
80m (0.08 km)	Westfield Farm, Flockton SE 23386 14823	Whiskered Bat <i>Myotis mystacinus</i>	roost	24/08/2017 WYES/WYBG
80m (0.08 km)	Westfield Farm, Flockton SE 23386 14823	Brown Long-Eared Bat <i>Plecotus auritus</i>	roost	24/08/2017 WYES/WYBG
80m (0.08 km)	Westfield Farm, Flockton SE 23386 14823	Noctule <i>Nyctalus noctula</i>	field record	24/08/2017 WYES/WYBG
80m (0.08 km)	Westfield Farm, Flockton SE 23386 14823	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	roost	18/09/2017 WYES/WYBG
80m (0.08 km)	Westfield Farm, Flockton SE 23386 14823	Brown Long-Eared Bat <i>Plecotus auritus</i>	roost	18/09/2017 WYES/WYBG
100m (0.10 km)	81 Barnsley Road, Flockton SE 23350 14950	Vespertilionid Bat <i>Vespertilionidae</i>	roost	2016 WYES/WYBG
155m (0.155 km)	Barnsley Road, Flockton SE 23468 14879	Soprano Pipistrelle <i>Pipistrellus pygmaeus</i>	foraging	September 2014 WYES/WYBG

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 PLANNING APPLICATION NUMBER: PP-13655155 (pre-validation)

Distance from Site Centroid (m)	Site Locality NGR	Species Recorded	Record Status	Date Recorder
185m (0.185 km)	Flockton Hall Farm, Flockton SE 23484 14933	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	foraging	July 2014 WYES/WYBG
310m (0.31 km)	Bond Farm, Flockton SE 23630 14847	Brown Long-Eared Bat <i>Plecotus auritus</i>	possible roost	20/10/2006 WYES/WYBG
310m (0.31 km)	Bond Farm, Flockton SE 23632 14844	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	foraging	July 2014 WYES/WYBG
310m (0.31 km)	Bond Farm, Flockton SE 23632 14844	Brown Long-Eared Bat <i>Plecotus auritus</i>	roost	July 2014 WYES/WYBG
310m (0.31 km)	Bond Farm, Flockton SE 23632 14844	Noctule <i>Nyctalus noctula</i>	field record	July 2014 WYES/WYBG
465m (0.465 km)	Peartree Cottage, Flockton SE 2377 1495	Vespertilionid Bat <i>Vespertilionidae</i>	roost 1A	12/06/2003 WYES/WYBG
495m (0.495 km)	93 Barnsley Road, Flockton SE 2381 1489	Vespertilionid Bat <i>Vespertilionidae</i>	grounded 1A	25/07/2007 WYES/WYBG
570m (0.570 km)	5 Common End, Flockton SE 23878 14761	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record	11/02/2009 WYES/WYBG
570m (0.570 km)	Low Farm, Flockton SE 23878 14761	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	roost 1	14/07/2009 WYES/WYBG
915m (0.915 km)	Flockton SE 23 14	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record	23/08/2016 WYES/WYBG
915m (0.915 km)	Flockton SE 23 14	Brown Long-Eared Bat <i>Plecotus auritus</i>	field record	23/08/2016 WYES/WYBG
1,435m (1.435 km)	Manor farm, Flockton SE 24685 15295	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record 1-2	12/05/2015 WYES/WYBG
1,525m (1.525 km)	Cockermouth Farm, Flockton SE 218 11457	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record	06/06/2012 WYES/WYBG
1,525m (1.525 km)	Cockermouth Farm, Flockton SE 2181 1457	Vespertilionid Bat <i>Myotis sp.</i>	field record	06/06/2012 WYES/WYBG

BUILDING SURVEY AND EVALUATION FOR BATS**DUSK EMERGENCE SURVEY AND EVALUATION FOR BATS**

PROPOSED DEVELOPMENT AT

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PLANNING APPLICATION NUMBER: PP-13655155 (pre-validation)

Distance from Site Centroid (m)	Site Locality NGR	Species Recorded	Record Status	Date Recorder
1,695m (1.695 km)	23 Jagger Lane, Emley Moor SE 23317 13161	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record 1	01/08/2011 WYES/WYBG
1,785m (1.785 km)	Flockton, Wakefield SE 246 161	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	foraging 2	30/09/2010 WYES/WYBG
1,785m (1.785 km)	Flockton, Wakefield SE 246 161	Noctule <i>Nyctalus noctula</i>	in flight 2	30/09/2010 WYES/WYBG
1,850m (1.850 km)	23 Rectory Lane, Emley SE 24716 13647	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record	19/05/2009 WYES/WYBG
1,945m (1.945 km)	Thorncliffe Grange Farm SE 25030 13930	Common Pipistrelle <i>Pipistrellus pipistrellus</i>	field record	22/05/2011 WYES/WYBG
1,955m (1.955 km)	43 Church Street, Emley SE 2460 1338	Pipistrelle sp. <i>Pipistrellus sp.</i>	Injured 1A	04/10/2005 WYES/WYBG
28 Records (records kindly provided by West Yorkshire Ecology Service and/or West Yorkshire Bat Group)				

