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ECOLOGY DESIGN INNOVATION

Project: Land at East Field Shepley, Huddersfield

Title: Building Inspection

Job No: 2157.01

Date: 26 February 2026

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Reviewer: Kelly Clark – Associate Director

Technical Advice Note: Bat Building Inspection and Roost Assessment

Background

Baker Consultants Ltd were previously commissioned by Banks Group to undertake an Ecological Appraisal of the site known as Land at East Field Shepley. A Preliminary Ecological Appraisal was undertaken in February 2025 with further surveys being undertaken in subsequent months (File ref: 2157.01 Land at Eastfield Shepley PEA, BNG, Phase 2 ISSUE 08.09.25) with planning application being submitted in September 2025.

The buildings were assessed as part of the application, and were found to generally have low bat roost potential and recommendations were made for further survey including "*internal inspection and/or dusk/dawn surveys, proportionate to the low potential roosting suitability identified*".

Other bat surveys found a low level of bat activity on the site and trees climbed found no roosts and three out of the five trees with none or low roost potential.

Following post-submission feedback from Kirklees Council additional survey is required to establish whether the existing buildings are used by roosting bats. The consultee response provided by the Ecology Team states: "*Bat surveys for the farm buildings (B1–B3; TN16–18) and T1, T3 and T4 (should they require felling or pruning) will need to be completed prior to determination under case law (CO/2820/2008 / 2009 EWHC 1227(Admin))*".

This document provides a summary of methods and results from an additional building inspection carried out by Baker Consultants with the aim of providing more detail on the roost suitability of the buildings.

Methods

The building inspection was carried out on 29th January 2026. The weather was cool (6°C) and cloudy with occasional light drizzle and wind BF2.

The buildings were assessed for their potential to support roosting bats in accordance with current guidelines[1]. This involved detailed inspection of each building for evidence indicating the presence of roosting bats or for suitable features with the potential to provide bat roost habitats.

The roost inspection systematically assessed buildings from all sides both externally and internally. A Flir E76 thermal imaging camera, a pole mounted SurveyCam Inspection System and a high-powered torch and close-focusing binoculars were used to inspect cavities and features in shaded areas and/or at height. Suitable features were then thoroughly inspected using an endoscope (Teslong TD500 Pro Articulating Inspection Camera) to search for evidence of use by bats such as droppings, characteristic staining, scratch marks or the presence of live or dead bats. Ladders were used to access features at height where necessary).

The survey was carried out by Senior Ecologists Courtenay Holden MCIEEM and Isabel Syddall MCIEEM. Courtenay is an experienced bat surveyor with over 12 years of experience in consultancy. Courtenay holds a Level 2 Class Licence to survey bats in England (NE: 2025-86016-CL18-BAT). Isabel has over six years of professional experience in consultancy and is an experienced bat surveyor with a Level 2 Class Licence to survey bats (NE:2025-86883-CL18-BAT). Class 2 bat licences permit inspections of (potential) roosting features with endoscopes .

Results

No signs of roosting bats were found during the inspection. The detailed inspection survey has resulted in two of the three buildings (TN16 & 18) being downgraded from Low bat roosting potential (BRP) to Negligible BRP. The assessment of Building TN17 is consistent with the findings from the original PRA survey; the building was assessed as having Low BRP as features suitable for roosting bats were confirmed to be present.

The definition for low roost potential is as follows: A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats) (BCT, 2023).

The definition for negligible roost potential is as follows: No obvious habitat features likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.

The location of buildings within the site is shown below in Figure 1.

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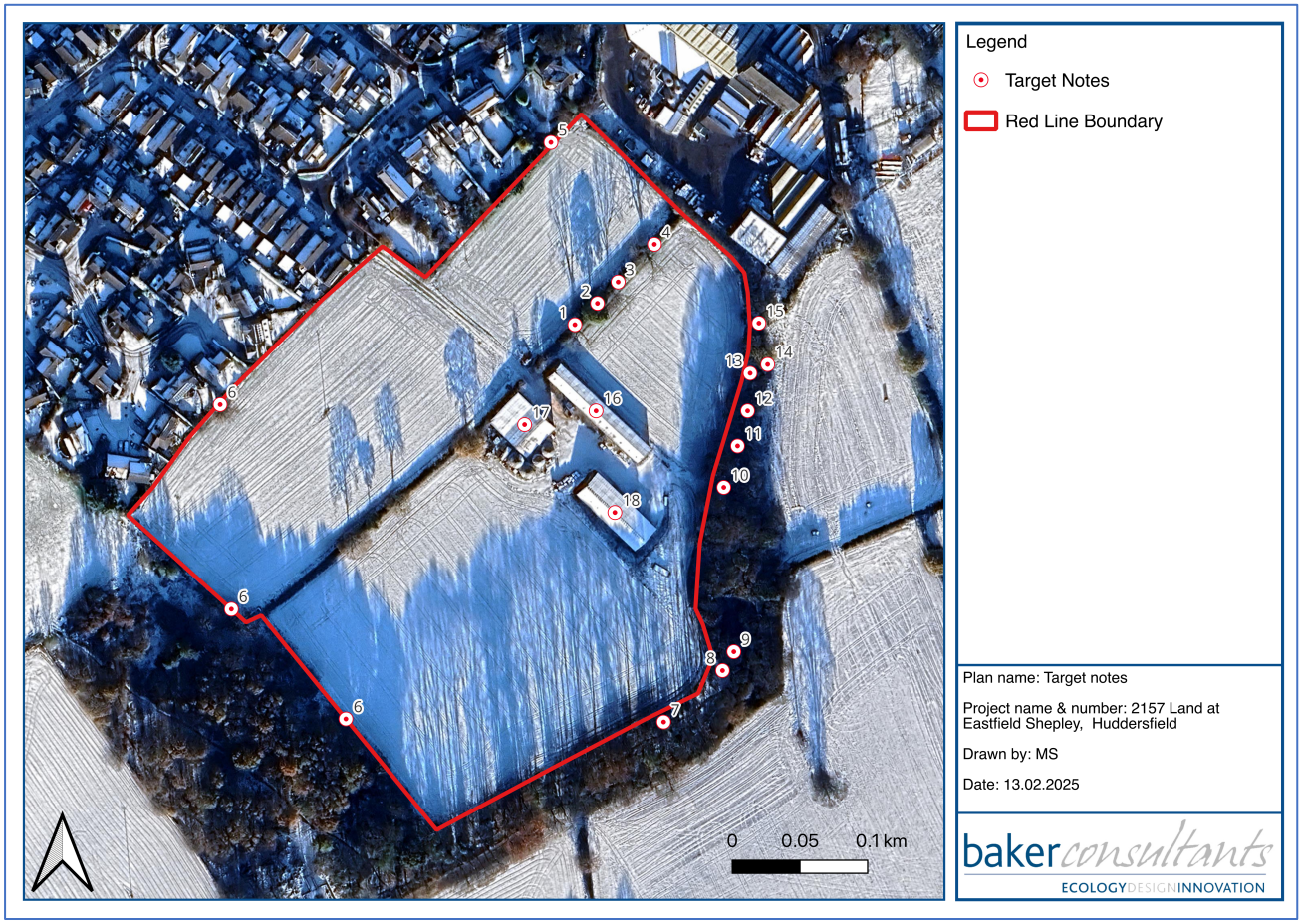
1 Collins, J. (ed.) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn). The Bat Conservation Trust, London.

Figure 1. Site Plan



TN16 – Negligible BRP

The initial bat roost assessment identified potential for roosting bats within gaps between the corrugated sheet roofing which overlaps the timber structure on each gable end.

Following this updated inspection the corrugated sheeting at both gable ends has been identified as unsuitable. Detailed inspection at height facilitated by the use of the pole mounted camera has confirmed that the overlap is just 10cm in length and the external gaps between corrugations and timber lead directly inside the building into an open structure with no suitable roost feature present. Whilst internal access was limited by the presence of stacked straw, this feature is consistent along both gable ends and therefore there are no suitable features present for roosting bats and no evidence of use of the building by bats was found. Surveyors noticed a large amount of bird droppings inside the building at the western gable end and evidence of roosting feral pigeon was prevalent throughout the building. This building is now re-assessed as having Negligible BRP.

TN17 – Low BRP

This building has corrugated sheet roofing and upper walls overlaying directly onto breezeblock walls. There are two compartments separated by a breezeblock and corrugated internal wall. The sheet material does not sit tight enough against the breezeblock, the overlap is shallow and there is nothing at the wall plate to provide a crevice feature at the top where these materials meet.

The internal dividing wall has a 10cm overlap where corrugated sheet meets the breezeblock wall, the ledge on the wall plate was cluttered by stored items and cobwebs but the gaps behind the corrugations are more sheltered from the elements here. On the north side the wall plate is solid at the top, however there is a timber brace between the doors with a small gap.

On the southern elevation, particularly to the west, there are gaps under a red metal joist which sits atop the breeze block wall, these gaps lead directly into cavity features which extend down into the wall (Figure 1). These gaps can be accessed internally along the entire southern wall and inspection with the endoscope found no evidence of bats and presence of cobwebs within the cavity features, however some were relatively free of cobwebs.

There are wooden joists at the eaves of the eastern elevation with small gaps present between the two, with potential access provided by gaps between the corrugated roof at the eaves behind the gutter. However, the joists appear wet as they are exposed to weather and this feature is shallow (Figure 2).

Within the eastern compartment there is an 8ft breezeblock wall which has cavities extended downwards, but these were full with thick cobwebs and therefore ruled out as a hibernation feature and/or a roosting location in general.

There is evidence of bird nesting in multiple locations with old nesting material found on the wall plates of the western elevation and on the internal dividing wall.

Due to the presence of the breezeblock feature on the southern elevation, it is not possible to rule out the low roosting opportunities for bats. The building remains assessed as have Low BRP.

Figure 1. Cavity feature in breezeblock southern elevation

Figure 2. Gaps between wooden joist on eastern elevation

TN18 - Negligible BRP

As with building TN16, the roofing material overlaps timber slats on each gable end which was originally thought to provide potential roosting opportunities for bats. However close inspection using the pole mounted camera confirmed that there is no suitable crevice feature for bats to roost.

Internally, there is a ledge formed by metal framework along the gable end. However this would not be used by roosting bats as there is little shelter provided. The building has timber purlins but these are too exposed for use by roosting bats. The lower section of the building is constructed with breezeblock., however, the top layer of blocks has a solid surface so no access is provided into an internal cavity. Old bird nests were located on the ledge at both apexes inside the building. No suitable roost features were

present throughout the building and no evidence of use of the building by bats was found. This building is now re-assessed as having Negligible BRP.

Assessment and Recommendations

Given the extra level of detail provided by the use of specialist equipment two of three buildings (TN16 & 18) can confidentially be re-assessed as having negligible BRP. Further survey of these buildings is not recommended.

Inspection of building TN17 has one feature of low suitability for roosting bats within the wall cavity on the southern elevation. This feature could be fully accessed and searched with an endoscope. Given that the rest of the building is unsuitable for roosting bats it is recommended that a Precautionary Method of Works (PMoW) be implemented to facilitate demolition of this building. A Suitability Qualified Ecologist (SQE) could thoroughly inspect the feature prior to demolition and supervise the demolition works in this area.

This approach is compliant with guidance set out in the BCT Bat survey Guidelines (4th Edition) (2023) which states:

"5.2.44 If the structure has been classified as having low suitability for bats, an ecologist should make a professional judgement on how to proceed based on all of the evidence available and the balance of probabilities… If all areas (including voids, cracks and crevices) of a structure have been inspected and no evidence found (and is unlikely to have been removed by weather or cleaning or be hidden), then further surveys are not appropriate."

Overall, the suitability of all buildings is limited by high levels of disturbance from external and internal lighting and regular use as part of farm activity, with very little opportunity for roosting bats within the fabric of these three buildings.

Appendix 1. SurveyCam Photos

Building TN16


2024.06.01 04:14:15


2024.06.01 04:17:25

Building TN17.


2026.01.29 11:46:50


2026.01.29 11:34:35

Building TN18