



TECHNICAL NOTE: PRELIMINARY BAT ROOST ASSESSMENT & ECOLOGY WALKOVER

PROJECT ADDRESS	Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR
PROPOSED PLANS	Demolition of attached outbuildings and erection of two-storey extension to create dwelling forming annex accommodation associated with Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR
APPLICATION REF.	2025/62/93323/E
ISSUE DATE	24 February 2026

1. INTRODUCTION

Knight Sky Ecology Ltd was commissioned to undertake a preliminary bat roost assessment at Lower Carr Farm in relation to the development plans for the property. The assessment was undertaken by Ryan Knight MCIEEM who holds a Level 2 Natural England Class Licence (ref. 2015-12611-CLS-CLS) for bats and has held this licence type for over 13 years. Ryan has also acted as the named ecologist on numerous European Protected Species (EPS) mitigation licences issued by Natural England which covered several bat species and roost types. Details of the legislation afforded to bats is provided in Appendix A for context.

In addition to bats, all other ecological considerations of relevance to the proposal have been documented including nesting birds and designated sites.

This technical note presents the assessment results, providing the necessary data, evaluation, and guidance to meet relevant planning and conservation policy obligations and legislative requirements.

2. METHODS

PRELIMINARY BAT ROOST ASSESSMENT

The preliminary bat roost assessment was undertaken in accordance with good practice guidelines (*Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4th edition. Bat Conservation Trust, London. (Collins, J., (ed.) (2023))*) and the scope of the assessment was also designed in relation to the small-scale nature of the proposed works and the predicted degree of risk of impacts to bats. With this proportionate approach in mind, a desk-top study was not considered to be required for the assessment.

A daytime visit to the property was undertaken on 19th February 2026. The assessment involved a visual inspection of the property to search for bats and evidence of bats (e.g., droppings) and an appraisal of the extent and suitability of any potential bat roost features present. The 'bat roost suitability' of a building is defined as none, negligible, low, moderate, high or confirmed roost. The property was fully accessible. There were no roof voids / lofts within the areas of development.

The assessment included the use of a torch and ladders. A digital endoscope was available for use but not required.



The assessment was undertaken outside the main active season for bats (April to October) when signs of a bat roost are less evident. However, signs of a bat roost (particularly containing multiple bats) can persist in sheltered, dry locations long after bats have moved to another roost site. Overall, the seasonal constraint did not present a significant limitation to the conclusions and recommendations made within this document. The main aim of the assessment was to evaluate the suitability of the building for use by bats.

ECOLOGY WALKOVER

Desk Study

The Multi-Agency Geographic Information for the Countryside (MAGIC) mapping tool (available from: <https://magic.defra.gov.uk/>) was used to search for ecological information contained within the following datasets:

- Site of Special Scientific Interest (SSSI) Risk Zones - to help determine whether the work poses a risk to the notified features of any SSSI located within the wider area.
- Habitats of principal importance (as listed within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) within a 500m radius. These habitats are referred to as 'priority habitats' within this report.

Geospatial datasets for Local Wildlife Sites were accessed from West Yorkshire Local Nature Recovery Strategy: Local Habitat Map ([here](#)).

Site Survey

An ecology walkover was also undertaken on 19th February 2026. The aim of the site visit was to gather sufficient baseline information of the habitats within the site and to identify any habitats or features of potential ecological significance. In addition, the site visit included a search for incidental evidence of protected / notable species and an assessment of the site's potential to support protected / notable species.

3. RESULTS

Property Description & Potential Roost Features

Photos of the property are provided in Appendix B. The section of the property subject to the proposed development includes a stone single-storey extension to the house, a stone-built lean-to, and a timber storage shed. All buildings extend from the north gable of the house. There is also a garage located on the north-east corner, which is to remain as existing.

The stonework of the single-storey extension was in good repair, with no recessed cavities within the mortar lines. The fascia boards on the west and east elevations were tightly sealed to the walls. The extension has a shallow pitched roof comprising traditional stone slates. As is typical for such roof types in the region, multiple gaps were present between the slates due to misshapen and slightly lifted slates. The extension contains a vaulted ceiling and therefore no roof void is present.

The stone-built lean-to, formerly used as a dog kennel, is located on the north side of the extension. It was in poor condition, with much of the roof missing. The remaining roof comprised corrugated sheets. The stonework itself was in good repair. No potential roost features were observed.



The timber shed is an open-sided structure with a mono-pitched corrugated sheet roof, a timber frame, and timber panelling. Such construction types are not typically associated with roosting bats, and no potential roost features were observed.

It was also confirmed that no potential roost features were present on the north gable of the farmhouse (the area of the proposed extension). The verge mortar pointing was solid, and the roof slates appeared to be well-set along the verge.

Suitability of Surrounding Habitats

The property is situated at an elevation of approximately 232 m, to the north of Carr Lane. The garden immediately west of the house features a large lawn and is bordered by a mix of ornamental planting, native hedgerows, and young to semi-mature broadleaved trees. Together, the garden and adjoining buildings provide a sheltered foraging area for bats within the locality.

The wider landscape is dominated by open, cultivated land with few notable features that would function as connective habitat for bats. However, several areas of woodland are present in the surrounding landscape and these provide additional foraging resources.

Overall bat activity and species diversity in the vicinity of the site are anticipated to be low. The species most likely to be encountered is common pipistrelle.

Evidence of Bats and Bat Roost Suitability

No bats or evidence of bats were recorded. In consideration of the presence of multiple gaps in the (shallow pitched) roof, the property was considered to have a **low roost suitability**.

Nesting Birds

No evidence of nesting birds was observed and there was considered to be a low risk that birds' nests would be present. No evidence of barn owl was observed in the timber shed.

Other Relevant Ecology Data

The development is not located within an impact risk zone for any Sites of Special Scientific Interest located in the wider area. The nearest Local Wildlife Sites are Yew Tree Wood (360m north) and Lower Jane Well (350m south-east). Yew Tree Wood is also listed as ancient woodland. There are no priority habitats within the site or within a 250m radius. No waterbodies with potential suitability to support amphibians were observed. The development is within the existing curtilage of the farm and will affect buildings and hardstanding only. No other protected and notable species constraints were encountered.

4. CONCLUSIONS AND RECOMMENDATIONS

Bats

No evidence of a bat roost was encountered and a sufficiently thorough inspection of the property was carried out. The building was categorised as low in its suitability to support bats.

Low suitability is defined by the following description:

- *'A structure with one or more potential roost sites that could be used by individual bats opportunistically. 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 larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation)’ (Collins, 2023).

In accordance with the decision-making process set out in Figure 5.1 of the Bat Conservation Trust’s Good Practice Guidelines (Collins, 2023), a certain level of flexibility is given to structures assessed as having low suitability. All potential roost features were within the roof with shallow crevices under the stone roof slates. This is a typical finding within the area as such roof types are common. It is considered that the (low) residual risk of encountering a bat roost can be easily reduced via the adoption of standard, good practice mitigation measures. Such measures are detailed in Section 5.

Therefore, in consideration of the findings and development proposals and given the fact that a thorough examination was completed, it is the professional judgement of Knight Sky Ecology that no further detailed assessment is required (i.e., dusk emergence survey).

Bats do not present a constraint to the development proposals, as the works will remain legally compliant: i.e., the proposed activities are reasonably unlikely to result in an offence listed under Section 43 of the Conservation of Habitats and Species Regulations 2017 (as amended) or Section 9 of the Wildlife and Countryside Act 1981 (as amended).

Precautionary Mitigation

The following mitigation measures for the development works are recommended:

- There are no restrictions in the timing of the development work within regards to bats.
- Before works commence, the development contractor is to liaise directly with a licensed ecologist to discuss the development schedule for proposals and the mitigation procedures that are required for bats. The ecologist will provide a toolbox talk to the contractors in order to explain the presence of bats, their legal protection, roles and responsibilities, the proposed method of working, basic identification of bats and procedures should bats or evidence of bats be found.
- The stone roof slates are to be carefully removed by hand and fully checked for bats and evidence of bats before being stacked. The ecologist is to monitor this roof removal until a satisfactory conclusion can be reached that all residual risk has been mitigated.
- In the unexpected event that a bat is discovered during the works, the contractors will be advised to stop immediately and contact the licensed ecologist whom will travel to site to provide assessment and advice. Contractors will be specifically forbidden to handle bats. Contractors will be advised that if it is necessary to remove a bat to avoid it being harmed, gloves MUST be worn. It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.
- If the licensed ecologist assesses that the continuing works are, on balance, likely to result in contravention of the legislation afforded to bats (see Appendix A), the works would stop and a Natural England mitigation licence will be sought. Such a licence would require further detailed assessments.



Nesting Birds

Whilst no direct evidence of nesting birds was observed, the property is considered suitable to support nest sites. The proposed development should therefore be aware of the legislation afforded to nesting birds:

- All wild birds in the UK are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended) which makes it an offence to intentionally kill, injure or take any wild bird or take, damage or destroy the nest (whilst being built or in use) or its eggs.

Any works which will potentially impact bird's nests should be undertaken outside of the main nesting bird season of March to August (inclusive). If this is not possible, any works potentially affecting bird's nests must be preceded by a nesting bird check, undertaken by a suitability qualified ecologist. If an active nest is found, it must be left in-situ until no longer in use. This may potentially delay the works programme.

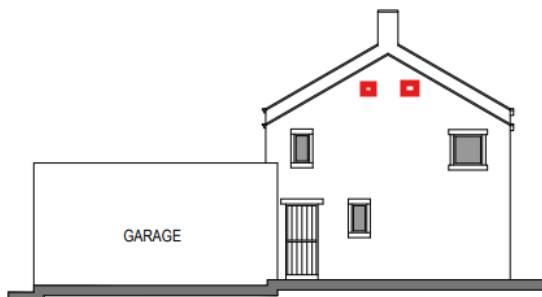
Other

Stand-off distances and intervening land are considered sufficient to avoid any potential impacts to locally designated sites and priority habitats. No further consultation or mitigation is advised. No other potential ecological constraints to the proposal were identified.



Enhancements

The development does present an opportunity to provide ecological enhancements for bats and birds via the fixing of boxes on the new build. Two common swift boxes are recommended along with one bat box as outlined in the tables below.

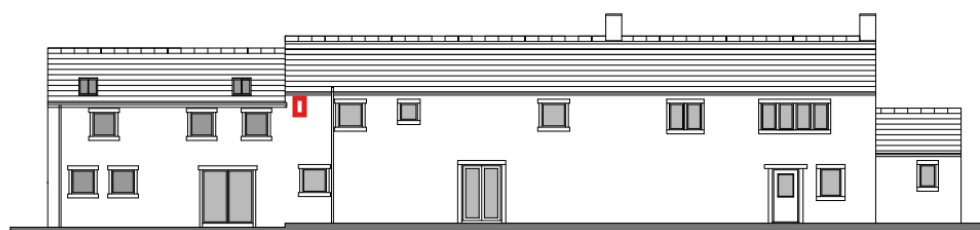
COMMON SWIFT BOXES	
Locations	Two boxes can be fixed onto the north gable as indicated in the image below. The boxes will be positioned under the roof line at a height that exceeds 4.5m. Directly under the roof line is most ideal. The boxes will be sited to ensure birds will have a clear flight path to the nest entrance.
Illustration of Location	 The diagram shows the north elevation of a house with a chimney, a garage labeled 'GARAGE', and several windows. Two red squares on the north gable indicate the recommended locations for swift boxes, positioned under the roofline. NORTH ELEVATION
Model	2no. Woodstone® Swift façade nest box  Available from https://www.nhbs.com These external Woodstone® Swift boxes are an ideal alternative nesting location for swifts that can be mounted on the external surface of a building. It has a sloping roof to help deflect rain and options for either a bottom or front entrance which allow you to tailor the type of box to the scenario in which it is being installed.



BAT BOXES

Location

The image below provides a recommendation for the placement of a bat box. However, any aspect is fine. Boxes can be placed within the walls, close to the roof ridge or directly under the roof verge (away from any windows) so as to achieve a height in excess of 3m from the ground.



WEST ELEVATION

Models

Greenwood's
Two Crevice
Bat Box.

TWO CREVICE BAT BOX



Available from

<https://www.greenwoodsecohabitats.co.uk/shop>

Beaumaris
Woodstone
Bat Box
(Maxi)



Available from:

<https://www.wildcare.co.uk/>



APPENDIX A. LEGISLATION FOR BATS

The Wildlife and Countryside Act 1981

All bat species in England are listed in Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Section 9 of the Act make it an offence to intentionally or recklessly kill, injure or take any wild animal included in Schedule 5. In addition, it is an offence to (intentionally or recklessly):

- Damage or destroy any structure or place which any wild animal specified in Schedule 5 uses for shelter or protection;
- Disturb any such animal while it is occupying a structure or place which it uses for shelter or protection; or
- Obstruct access to any structure or place which any such animal uses for shelter or protection.

The Conservation of Habitats and Species Regulations 2017

Bats are listed within Schedule 2 of the Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) as European Protected Species of animals. Part 3 (Protection of animals); Regulation 43 (1) of the Habitats Regulations make it an offence to:

- Deliberately capture, injure or kill any wild animal of a European protected species;
- Deliberately disturb wild animals of any such species;
- Deliberately take or destroys the eggs of such an animal; or
- Damages or destroy a breeding site or resting place of such an animal.

For the purposes of the legislation, the disturbance of wild animals includes any disturbance which is likely to impair their ability to survive, to breed or to reproduce, or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or to affect significantly the local distribution or abundance of the species to which they belong.

Where it is likely that a proposed scheme would result in contravention of this legislation, a European Protected Species mitigation licence would be required to allow the works to proceed. As part of this process, the application must meet 'three tests' for licensing under the Conservation of Habitats and Species Regulations 2017 (as amended). Planning guidance and case law also confirm that local authorities have a statutory duty under the Regulations to have regard to these three tests when deciding whether to grant planning permission. The three tests are as follows:

- Regulation 55 (2) (e) states that a derogation licence can only be issued for preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment;
- Regulation 55 (9) (a): that there is no satisfactory alternative; and
- Regulation 55 (9) (b): that the action authorised will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range.

Natural Environment and Rural Communities (NERC) Act 2006

Section 41 of the NERC Act 2006 requires the Secretary of State to publish a list of the living organisms and types of habitats which in the Secretary of State's opinion are of principal importance for the purpose of conserving or enhancing biodiversity. The Section 41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in their duty to further the general biodiversity objective when exercising their functions, under Section 40 of the NERC Act 2006. This is also referred to as a 'biodiversity duty' which was strengthened by the Environment Act 2021. Bat species known to be present in the north of England and included on the Section 41 list comprise soprano pipistrelle, noctule and brown long-eared bat.



APPENDIX B. PHOTOS

Photo 1.

North aspect.



Photo 2.

East aspect with adjacent garage.





Photos 3a & 3c.

North-west elevations of extension with dog kennel and view of roofs.





Photo 4.

Internal view of extension.





Photo 5.

Gable of main house.



Photo 6.

Example of gaps in roof of extension.

