



WOOD NOOK LANE, HONLEY.

OS REF: SE 12162 10705

**BAT REPORT AND MITIGATION
STRATEGY.**

Ref No: 250641.

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1. INTRODUCTION.

1.1. There are plans to convert four buildings at Wood Nook Farm, Honley into residential use.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a Preliminary Roost Assessment (PRA) and all necessary bat dusk emergence surveys of the buildings to establish whether the proposed works will impact on bats or bat roosts.

1.3. The initial PRA and first dusk emergence survey were carried out on 22nd July 2025. Subsequent dusk emergence surveys were carried out on 12th August and 2nd September 2025.

1.4. This report includes the findings of all surveys carried out, an impact assessment and a mitigation strategy outlining all mitigation measures that will be implemented before, during and after the works.

1.5. Appendix I of this report provides additional information on bats and the protection afforded to them and is designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites by looking for the following signs: -

- * Holes, cracks or crevices.
- * Bat droppings.
- * Prey remains.
- * Staining on external walls.

2.2. Unless otherwise stated, all lofts were accessed and inspected using a high-powered torch and where necessary an endoscope.

2.3. A thorough external inspection was carried out from ground level for any gaps or openings in the roof and ridge tiles, behind soffits and fascia's and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All windowsills, walls and the ground around the structure were checked for signs of bat droppings or staining to indicate possible use by bats. Where necessary, ladders were utilised to gain access within the limits of health and safety.

Any access constraints encountered are outlined within the following report.

2.5. The PRA was carried out in line with Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*, with an assessment of the buildings suitability for roosting bats made in accordance with these guidelines.

2.6. The subsequent dusk emergence surveys were also conducted in accordance with Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*.

2.7. The initial preliminary roost assessment and two of the subsequent dusk emergence surveys were carried out by Ruth Georgiou BSc, MCIEEM. Since 2004 Ruth has had experience in a professional capacity as a Wildlife Consultant carrying out a variety of surveys including ecology surveys, phase I habitat surveys, preliminary ecological appraisals and species-specific surveys. She also holds a degree in Environmental Science (BSc) and has successfully completed a number of courses run by CIEEM, BCT and FSC in the relative protected species and other aspects of ecology. Ruth is also experienced and trained in Biodiversity Net Gain and is accredited to undertake river condition assessments utilising the MoRPh methodology. Ruth holds Natural England survey licences in respect of bats, great crested newts and white clawed crayfish and has held her own or has been named ecologist on site specific mitigation

licences for badgers, great crested newts and bats. As a full member of CIEEM Ruth is subject to peer review on an annual basis.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A data search request was submitted to the West Yorkshire Bat Group for records of bats and bat roosts within 2km of the survey area.

3.1.2. The results returned include Natterer's bat, Leisler's bat, noctule, common and soprano pipistrelle, brown long-eared and vesper bat species. Most of these records are located within Meltham, in the residential areas and woodland, approximately 1.7km west of the survey area. The closest record was identified as a possible Noctule roost 770m southwest of the survey area. Most of these records are identified as roosts or possible roosts.

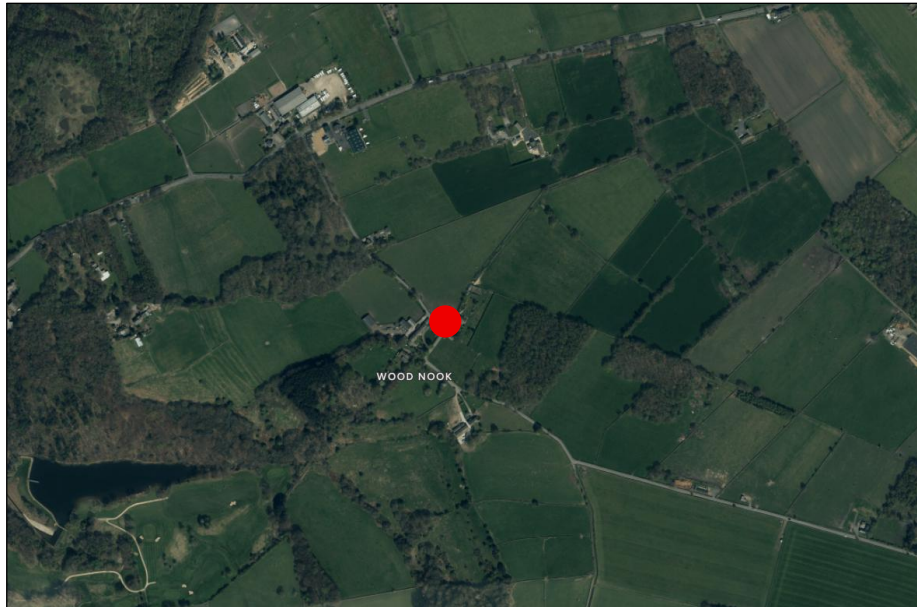
3.1.3. None of the records provided were of any significant relevance to the site.

3.1.3. A copy of the data search results can be provided to the client upon request but should not be placed into the public domain.

3.2. Site Description.

3.2.1. The site is located in a rural location on the outskirts of Honley, surrounded by open farmland. The wider surroundings comprise pockets of woodland throughout, with some larger expanses of woodland including Slate Pits Wood approximately 450m southwest, and Honley Wood approximately 750m north of the site. The smaller pockets extend up to approximately 200m from the survey area.

3.2.2. The aerial map overleaf shows the location of the survey area, indicated by the red dot, and the wider surroundings.



3.2.3. The survey area comprises four buildings at Wood Nook Farm. These include the main barn (B1), two attached stables buildings (B2 and B3) and one standalone stable (B4). These are outlined in red and labelled in the aerial map below.



3.3. Preliminary Roost Assessment.

3.3.1. Building 1.

3.3.1.1. The main barn is a two-storey high building as shown in the photographs below.



3.3.1.2. The walls are constructed from cut and dressed stone, with multiple missing stones and fractures / gaps in the stonework that provide potential for roosting bats.



3.3.1.3. The roof is pitched and covered with corrugated sheets. The roofing sheets appear to all be tight and well fitted, with no gaps suitable for bats to access under.

3.3.1.4. There are fascia boards on the gable ends of the barn that have gaps behind them providing opportunity for roosting bats.



3.3.1.5. No bat field signs were found around the exterior of the building.

3.3.1.6. Internally, the barn has two small ground floor rooms, one at each end of the barn. The main and central part of the barn is completely open to the underside of the roof sheets, with two mezzanine floors on top of the ground floor rooms. There is a king post timber roof structure supporting the corrugated roof sheets, that appear to be in good condition.



3.3.1.7. There were some open / missing windows providing access for bats inside the main barn, and the internal of the stone walls also displayed numerous fractures and gaps suitable for bats to roost in.

3.3.1.5. There was ladder access available on top of the mezzanine floors, but the floors themselves were not entirely stable and therefore access across these was limited.

3.3.1.6. No bat field signs were found inside the barn, although small numbers of bat droppings may have been missed on top of the mezzanine floors and it wasn't safe to inspect all features in the internal walls. It is thought that any concentrations of

droppings across the floors would have been obvious from the vantage points on the edge of the mezzanine floors.

3.3.1.7. Overall, due to the number of features providing access for bats into the stone walls of the barn, as well as some potential for individual bats to roost behind the fascia boards, Building 1 is assessed as high potential for roosting bats.

3.3.1.8. The stone walls of the barn also provide some potential for hibernating bats, although it is not a classic hibernation site and therefore would only likely be used for hibernation by any bats utilising the barn during the active months of the year.

3.3.2. *Building 2.*

3.3.2.1. The building attached to the northeast gable end wall of Building 1 is a single storey open barn and stable block. The front is open, with some vertical wooden slats above.



3.3.2.2. No holes or fractures were identified in the external walls that could provide roosting features for bats. There are however a few holes and gaps between the bricks in the external wall of Building 1, which forms the interior wall of Building 2.



3.3.2.3. The roof is a sloping corrugated roof. The roofing sheets appear to all be tight and well fitted, with no gaps identified that were suitable for roosting bats.

3.3.2.4. The fascia on the gable end sits flush against the wall and there is no gap behind it. However, there are gaps behind the fascia along the rear wall. These gaps allow access for bats directly into the building.



3.3.2.5. No bat field signs were identified around the exterior of Building 2.

3.3.2.6. Internally the building is used for storage and stabling of horses. It is one open space open to the underside of the roof sheets. The internal walls are constructed from concrete blocks, which are generally in good condition.



3.3.2.7. No bat field signs were found anywhere inside the building during the survey.

3.3.2.8. Overall, due to the features in the external wall of Building 1 that forms an internal wall of Building 2, and no evidence of bats utilising these features, Building 2 is assessed as moderate potential for roosting bats.

3.3.2.9. The stone wall of Building 1 that forms an internal wall of Building 2, again provides some potential for hibernating bats. This is not a classic hibernation site and therefore would only likely be used for hibernation by any bats utilising these features during the active months of the year.

3.3.3. *Building 3.*

3.3.3.1. Building 3 is single story stable, attached to the southeast side of Building 2.



3.3.3.2. The building is made of the same material as described previously, stone walls and a pitched corrugated metal roof. There is a wooden fascia on the gable end /

northeast side of the building with gaps behind, although these are mostly cobwebbed over.



3.3.3.3. These walls and roof of Building 3 are all in good condition and provide no roosting features for bats. Any potential is limited to behind the fascia on the gable end. Therefore, Building 3 is assessed as low potential for roosting bats.

3.3.3.4. The building offers negligible potential for hibernation, due to the lack of any features that would provide constant cool and humid conditions for bats throughout the winter months.

3.3.4. Building 4.

3.3.4.1. Building 4 is a standalone, two-storey building, the ground floor of which is being used as a stable and the first floor is a disused hay loft.



3.3.4.2. The walls comprise a patchwork of different types of stone, which is in poor condition with numerous gaps between the stonework. Some of these are quite wide and are not ideal for roosting bats as they will be exposed to predators and the external elements. However, there are still numerous other features that are ideal for crevice dwelling bats, such as those in the first picture below.



3.3.4.3. The roof is pitched and constructed from corrugated sheets. There are gaps behind the fascia on both gable ends. These provide roosting for individual crevice dwelling bats. The roof itself was difficult to assess due to access.

3.3.4.4. No bat field signs were identified around the exterior of the building.

3.3.4.5. The first floor was unsafe to access due to the condition of the floor. However, this area was viewed from ladders through the first floor window. From what could be observed, there are opportunities for bats to access inside the first floor through gaps at the top of the walls and around windows. There were also fractures and gaps in some of the internal walls that could provide potential features for roosting bats.



3.3.4.6. Overall, due to the number of features providing access for bats into the stone walls of the barn, Building 4 is assessed as high potential for roosting bats.

3.3.4.7. The stone walls of the barn also provide some potential for hibernating bats, although it is not a classic hibernation site and therefore would only likely be used for hibernation by any bats utilising the barn during the active months of the year.

3.3.5. Nesting birds.

3.3.5.1. During the inspection, and subsequent surveys, swallows were identified inside Building 1 in both the main part of the barn in the roof timbers, and also in one of the ground floor rooms.



3.4. Dusk Emergence Surveys Results.

3.4.1. As the potential for roosting bats throughout the buildings varied from low to high, a total of three dusk emergence surveys were subsequently carried out.

3.4.2. The surveys were led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS). These were carried out on 22nd July, 12th August and 2nd September 2025.

3.4.3. Dusk Emergence Survey 22nd July 2025.

3.4.3.1. The survey was led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS).

3.4.3.2. The survey was carried out by three surveyors. The evening was partially cloudy but dry with a temperature of 15°C at the start of the survey and 14°C at the end of the survey. There was a very slight, occasional, gentle breeze measuring 3 on the Beaufort scale. Sunset was at 21:21 and the survey lasted from 21:06 until 23:10.

3.4.3.3. All surveyors were equipped with Batbox Duet detectors and two-way radios. Five Anabat Ranger static recorders were deployed around the site to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.4.3.4. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.

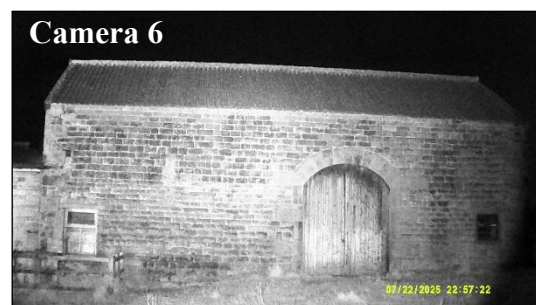
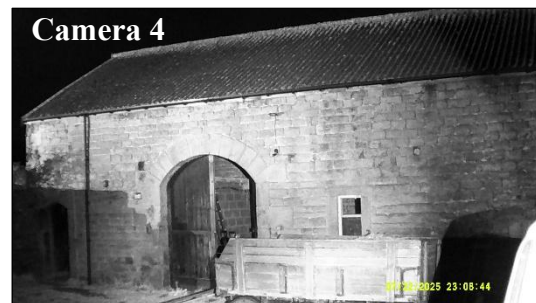


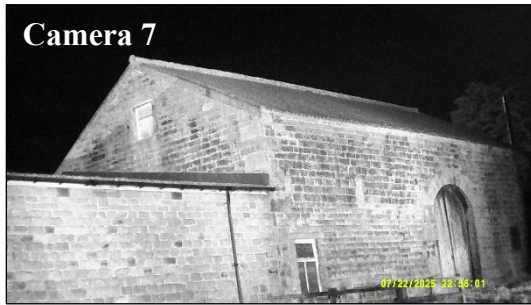
3.4.3.5. Ten infra-red cameras and infra-red torches were also set up around the buildings, ensuring that all suitable features were covered.

3.4.3.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



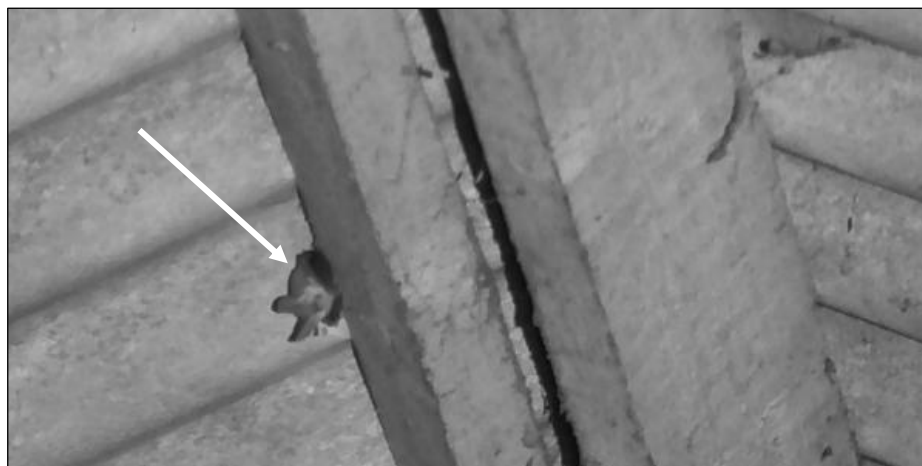
3.4.3.7. The photographs below show the view of each camera at the darkest point of the survey.





3.4.3.7. Surprisingly, low levels of bat activity were observed or recorded during this survey. The first bat was heard but not seen, passing over by Surveyor 1 at 21:40. From this time occasional bats, predominantly common pipistrelles, were observed passing over in all directions, some briefly foraging within the courtyard and the open section of Building 2.

3.4.3.8. None of the surveyors observed any bats emerge from the buildings. However, a single brown long-eared bat was identified flying within the main barn (Building 1). At the end of the survey, a camera was brought inside the building and was used to capture an image and a video clip of the bat resting and grooming itself. It is not known where the bat came from and the bat did not emerge from the building during the survey.



3.4.3.9. Subsequent analysis of the video camera footage of the externals of the buildings captured one bat emerging from behind the fascia board on the gable end of Building 3 at 21:44, the location is shown in the image below. At 21:44, Surveyor 1 observed this bat fly from that direction and it flew straight inside Building 2 where it continued to forage in the open section of this building. This was confirmed to be a common pipistrelle bat.



3.4.3.10. The Anabats recorded relatively low numbers of bat calls. The tables below demonstrate the species and numbers of calls that each Anabat recorded. It should be noted that despite the brown long eared bat observed flying inside Building 1, this was not recorded on the Anabat placed inside.

Anabat 1	
Species:	Number of calls:
Common Pipistrelle	3

Anabat 2	
Species:	Number of calls:
Common Pipistrelle	2

Anabat 3	
Species:	Number of calls:
Common Pipistrelle	6

Anabat 4	
Species:	Number of calls:
Common Pipistrelle	13

Anabat 5	
Species:	Number of calls:
Common Pipistrelle	39

3.4.4. Dusk Emergence Survey 12th August 2025.

3.4.4.1. The survey was led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS).

3.4.4.2. The survey was carried out by three surveyors. The evening was fine and dry with a high cloud cover. There was a temperature of 22°C at the start of the survey and dropped to 19°C at the end of the survey. There was a gentle breeze throughout the survey measuring three on the Beaufort scale. Sunset was at 20:42 and the survey lasted from 20:27 until 22:12.

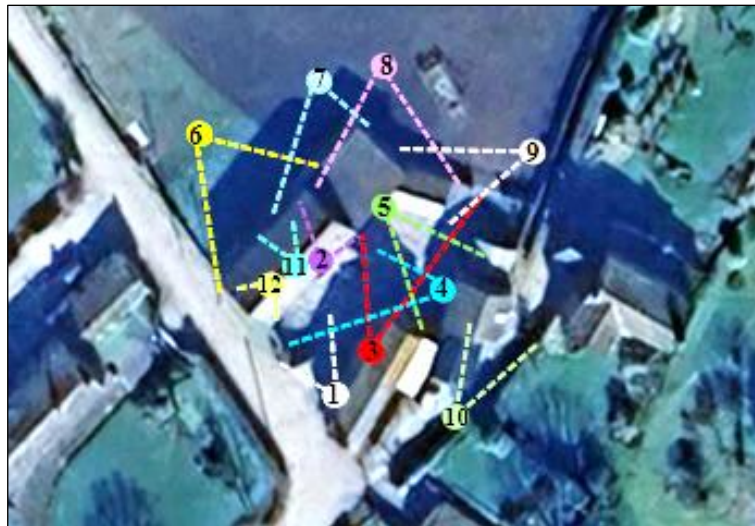
3.4.4.3. All surveyors were equipped with Batbox Duet detectors and two-way radios. Six Anabat Ranger static recorders were deployed around the site to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.4.4.4. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.

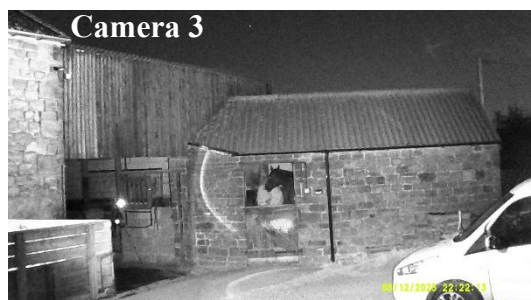


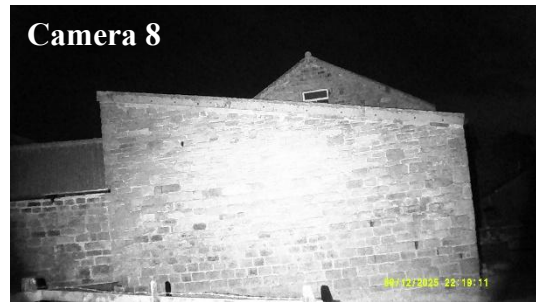
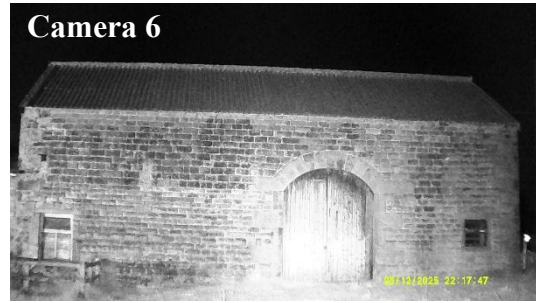
3.4.4.5. Twelve infra-red cameras and infra-red torches were also set up around the buildings, ensuring that all suitable features were covered. Shown below are photographs, which show the view of each camera at the darkest point of the survey.

3.4.4.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.4.4.7. The photographs below show the view of each camera at the darkest point of the survey.





3.4.4.8. The levels of bat activity observed or recorded during this survey were noticeably higher than the first dusk emergence survey. The first bat was heard but not seen by Surveyor 1 at 21:05. This was followed by intermittent passes of bats across the site and occasional foraging in the courtyard and over the road.

3.4.4.9. None of the surveyors observed any bats emerge.

3.4.4.10. Additional cameras were utilised during this survey to attempt to locate the access points and roosting location of the brown long eared bat inside Building 1. The surveyors did not observe the bat inside Building 1 at any time during the survey. However, subsequent analysis of the video footage of Camera 12 identified the bat emerging from the internal of the south western end of the building from a feature located fairly low down near the mezzanine floor. The exact roost location was not seen and again, the bat did not emerge out of the barn during the survey.

3.4.4.11. Analysis of the video footage of all remaining cameras across the site did not capture any bats emerging from the buildings.

3.4.4.12. The Anabats recorded a higher number of bats calls to that recorded during the first survey. The tables below demonstrate the species and numbers of calls that each Anabat recorded. Again, the majority of the calls are common pipistrelle bats, with a single instance of a soprano pipistrelle, noctule and Daubentons bat. One brown long-eared bat call was recorded on Anabat 6, which was placed inside Building 1.

Anabat 1	
Species:	Number of calls:
Common Pipistrelle	17

Anabat 2	
Species:	Number of calls:
Common Pipistrelle	32
Daubentons	1

Anabat 3	
Species:	Number of calls:
Common Pipistrelle	56
Noctule	1

Anabat 4	
Species:	Number of calls:
Common Pipistrelle	52
Soprano Pipistrelle	1

Anabat 5	
Species:	Number of calls:
Common Pipistrelle	16

Anabat 6	
Species:	Number of calls:
Common Pipistrelle	2
Brown Long-Eared Bat	1

3.4.5. Dusk Emergence Survey 2nd September 2025.

3.4.5.1. The survey was led by Ruth Georgiou, who holds a level two Natural England survey licence in respect of bats (2015-11823-CLS-CLS).

3.4.5.2. The survey was carried out by three surveyors. The evening was fine and dry with a light cloud cover. There was a temperature of 16°C at the start of the survey and dropped to 15°C by the end of the survey. There was a slight breeze throughout the survey measuring 2 on the Beaufort scale. Sunset was at 19:54 and the survey lasted from 19:39 until 21:34.

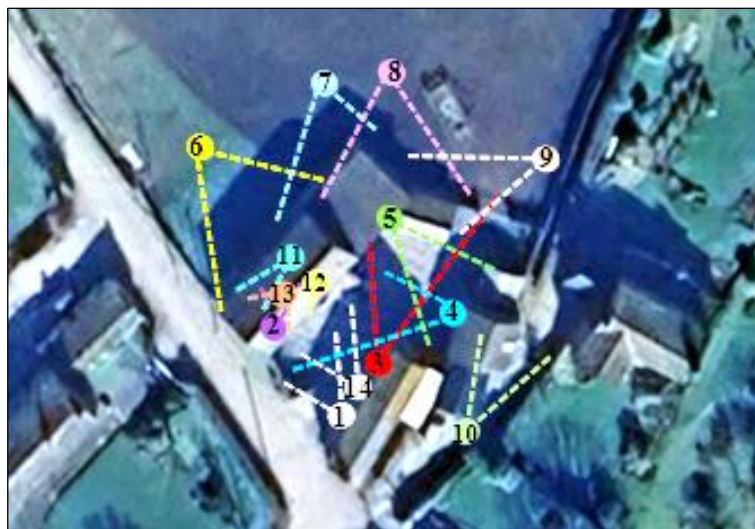
3.4.5.3. All surveyors were equipped with Batbox Duet detectors and two-way radios. Four Anabat Ranger static recorders were deployed around the site to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.4.5.4. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.



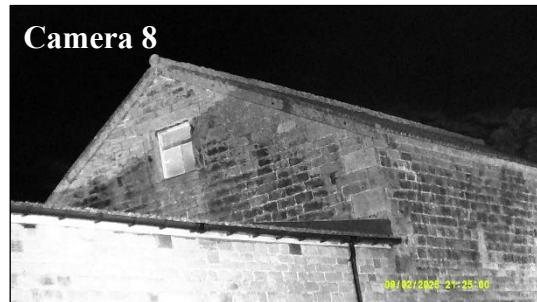
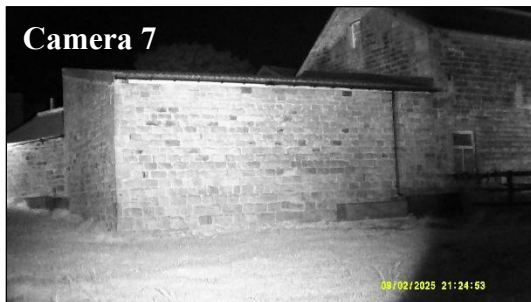
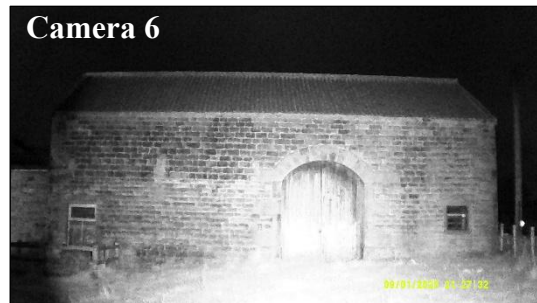
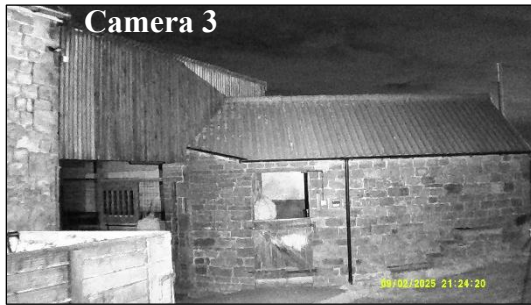
3.4.5.3. Fourteen infra-red cameras and infra-red torches were also set up around the buildings, ensuring that all suitable features were covered.

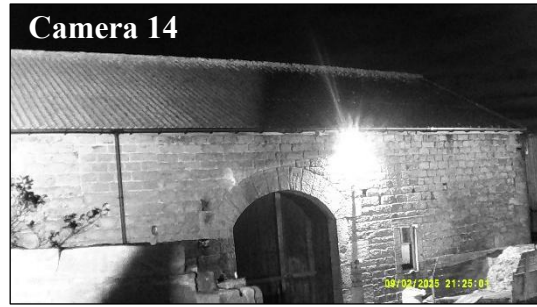
3.4.5.4. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.4.5.5. Shown below are photographs, which show the view of each camera at the darkest point of the survey.







3.4.5.6. The levels of bat activity observed or recorded during this survey were similar to the second dusk survey for the most part, although the level of activity dropped considerably after the first hour of the survey. The first bat was observed passing over south to north by Surveyor 2 at 20:21. This was followed by intermittent passes of bats across the site, with the most noticeable pattern of activity being bats that were predominantly flying away from a parcel of woodland adjacent.

3.4.5.8. None of the surveyors observed any bats emerge from the buildings.

3.4.5.9. Additional cameras were utilised during this survey to attempt to locate the access points and roosting location of the brown long eared bat inside Building 1. Again, the surveyors did not observe the bat inside Building 1 at any time during the survey, however, subsequent analysis of the video footage of the internal cameras clearly identified the bat emerging from a gap in the southwest internal wall at 20:40, located fairly low down near the mezzanine floor, shown in the photograph below. This is consistent with the direction the bat was seen to emerge from during the previous survey.



3.4.5.10. Subsequent analysis of the video footage from the external cameras shows the brown long eared bat then emerge out of Building 1 at 20:42 from a ground floor window. The image below shows the window and the location of the emergence.



3.4.5.11. The Anabats recorded a higher number of bat calls to that recorded during the second survey. The tables below demonstrate the species and numbers of calls that each Anabat recorded. As with the previous survey, the majority of the calls recorded are Common Pipistrelles, other bat calls recorded have been identified as noctules, soprano pipistrelles and Daubentons bats. One brown long-eared bat call was recorded on Anabat 6, which was placed inside Building 1.

Anabat 1	
Species:	Number of calls:
Common Pipistrelle	105
Daubentons	1
Noctule	4

Anabat 2	
Species:	Number of calls:
Common Pipistrelle	111
Noctule	5

Anabat 3	
Species:	Number of calls:
Common Pipistrelle	205
Daubentons	3
Noctule	2

Anabat 4	
Species:	Number of calls:
Common Pipistrelle	100
Soprano Pipistrelle	2
Daubentons	1
Noctule	4

Anabat 5	
Species:	Number of calls:
Common Pipistrelle	60
Daubentons	3
Noctule	8

Anabat 6	
Species:	Number of calls:
Common Pipistrelle	4
Brown Long-Eared Bat	1

3.4.6. Final Summary of Results.

3.4.6.1. The survey results have identified one brown long eared day roost present in Building 1, with the bat roosting in a feature between the internal stonework in the southwest gable end wall and utilising a missing window on the ground floor as access and egress from the building. This roost is utilised by one brown long eared bat.

3.4.6.2. In addition, there is one occasional common pipistrelle day roost behind the east gable end fascia of Building 3. This roost is utilised by one common pipistrelle bat.

3.4.6.3. The aerial map below shows an overview of the status of bats on the site.



Key:

-  Brown long eared day roost – light sampling area
-  Brown long eared day roost – roost location
-  Brown long eared day roost – barn access / egress point
-  Common pipistrelle day roost location

4. EVALUATION OF FINDINGS.

4.1. Building 1 was initially assessed as providing high potential for roosting bats. Subsequent dusk emergence surveys identified a brown long eared bat day roost inside this building, utilised by one bat. Therefore, the conversion of this building will result in the loss of the roost and could potentially disturb / harm / kill the bat should it be present in the roost at the time of the works.

4.2. Building 3 was initially assessed as low potential for roosting bats. Subsequent dusk emergence surveys identified an occasional common pipistrelle day roost behind the fascia of the building, utilised by one bat. Therefore, the conversion of this building will likely result in the loss of the roost and could potentially disturb / harm / kill the bat should it be present in the roost at the time of the works.

4.3. Building 2 was initially assessed as moderate potential and Building 4 high potential for roosting bats. No bat roosts were identified present during the subsequent dusk emergence surveys and therefore, the works to these buildings will have no impact on roosting bats.

4.4. Buildings 1, 2 and 4 have some potential for hibernating bats, however, this potential is limited to low potential based on the findings of the activity surveys. It has to be assumed that the bats found roosting in the buildings during the active season could potentially use the buildings for hibernation too. But this is limited to just two individual bats. Should the works be carried out during the hibernation season, the works could potentially disturb / harm / kill these bats when in hibernation.

4.2. The site itself is of very limited significance for foraging and commuting bats, with just individual bats identified foraging across the site during the dusk emergence surveys. The proposed works will not cause any loss or fragmentation of habitat for foraging or commuting bats.

4.3. Swallows were identified nesting inside Building 1 during the surveys. There is potential for other birds to utilise the buildings for nesting too. The nesting bird season extends from March to August each year. Any works carried out during the nesting season could potentially impact on nesting birds.

5. RECOMMENDATIONS.

5.1. The proposed works will impact on two bat roosts, therefore there will be a requirement for a licence to be applied for from Natural England prior to the works taking place. Mitigation will need to be put in place for the loss of the two bat roosts. Section 6 of this report includes a mitigation strategy that will be used as the basis for the Natural England licence application.

5.2. As no bat roosts were identified in Buildings 2 and 4, no licence is required to cover the work to those buildings. However, individual bats can opportunistically roost almost anywhere and therefore it is recommended that works to these buildings is carried out with due care and attention and in the unlikely event that a bat is found during those works, the works should cease and the bat should be kept safe and professional advice should be sought immediately.

5.3. Buildings 1, 2 and 4 provide low potential for hibernating bats over the winter months. In line with the current BCT Good Practice Guidelines, these are non-classic hibernation site and surveys during the hibernation period are not proportionate based on the low level of use of the buildings by bats throughout the active months. Therefore, there is no requirement for hibernation surveys to be carried out, but it is recommended that the works are timed appropriately to avoid the bat hibernation period, which extends from November to February, to avoid any impact on opportunistic hibernating bats. This is taken into account in the mitigation strategy in Section 6 of this report.

5.4. It is recommended that the works to the buildings is carried out outside of the nesting bird season or should be immediately preceded by a nesting bird survey. If any active nests are found, no works should be carried out that will disturb the nest or prevent the birds from accessing to and from the nest.

5.5. To satisfy the NPPF requirements to provide enhancements on the site, it is recommended that one integrated bat box and one pair of integrated swift boxes are provided in the walls of the newly converted buildings. This should be provided in addition to the bat mitigation included in Section 6 of this report.

5.6. In addition, swallows were identified nesting inside Building 1, therefore it is recommended that provisions for swallows to nest are incorporated into the development. Swallows need an open building or canopy to nest under and artificial swallow cups can be provided in these locations.

5.7. This report is valid for the purpose of submission with a planning application for up to 18 months from the date of the surveys being carried out.

6. MITIGATION STRATEGY.

6.1. As soon as full planning permission has been granted, but before any works are carried out to Buildings 1 and 3, a Natural England EPS Mitigation Licence will be prepared and submitted to Natural England. The mitigation outlined below will form the basis of the mitigation proposed under the licence.

6.2. Natural England require surveys to have been carried out during the most recent survey season when the application is submitted. Therefore, if the licence application is submitted during or post May 2026, additional surveys will be carried out between May and August (inclusive) in support of the application. Depending on the time delay between the 2025 surveys and the submission of the licence application, and dependant on the findings of those surveys, this will determine the number of surveys that will be required.

6.3. Natural England also require a site visit within three months prior to the submission of the licence. Therefore, if and where necessary, a repeat daytime inspection of the site will be carried out to ensure that the conditions of the building have not changed and that there is no new evidence of bats.

6.4. Prior to any works, a woodcrete or woodstone cavity bat box will be fixed onto the wall of an adjacent building, the wall of which forms the boundary of and overlooks the courtyard of the buildings to be developed. This will act as a temporary bat roost whilst the works are carried out. This bat box will, however, be left in situ for a minimum of five years as this will be conditioned by the licence.

6.5. Once Natural England has issued the licence, exclusion flaps will be fitted over the access points for both roosts. One being over an internal roost feature of Building 1 and the other over the gap between the fascia board and the wall of Building 3. These will be left in place for at least five consecutive nights during suitable weather conditions, when the overnight temperatures are above 10°C and dry. Once the five consecutive nights of suitable weather have passed, the licenced ecologist of agent will inspect the

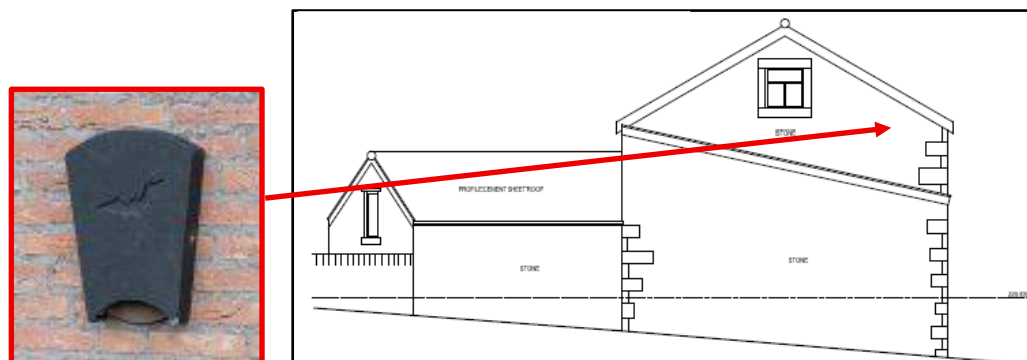
features utilising an endoscope. If bats are still seen present, the exclusion flaps will remain in place until such time that the bats are no longer seen present in the roost.

6.6. Following this, where soft demolition of the roosts is feasible, this will be carried out under direct supervision of the licenced ecologist or agent. Again, these works will avoid the months of November to February.

6.7. In the event that a bat is found during the soft demolition of the roosts, the licenced ecologist or agent will remove it by hand and place it into the cavity bat box provided.

6.8. The works to the remainder of the buildings will then be allowed to carry on as normal. All personnel working on site will remain vigilant and in the unlikely event that a bat is found elsewhere, all works will stop, and the licenced ecologist will be contacted immediately.

6.9. When the buildings are converted, a woodstone or woodcrete bat box will be fixed onto the northeast gable end wall of Building 1. No artificial lighting will be directed towards this bat box. This bat box will mitigation for the loss of the common pipistrelle day roost.

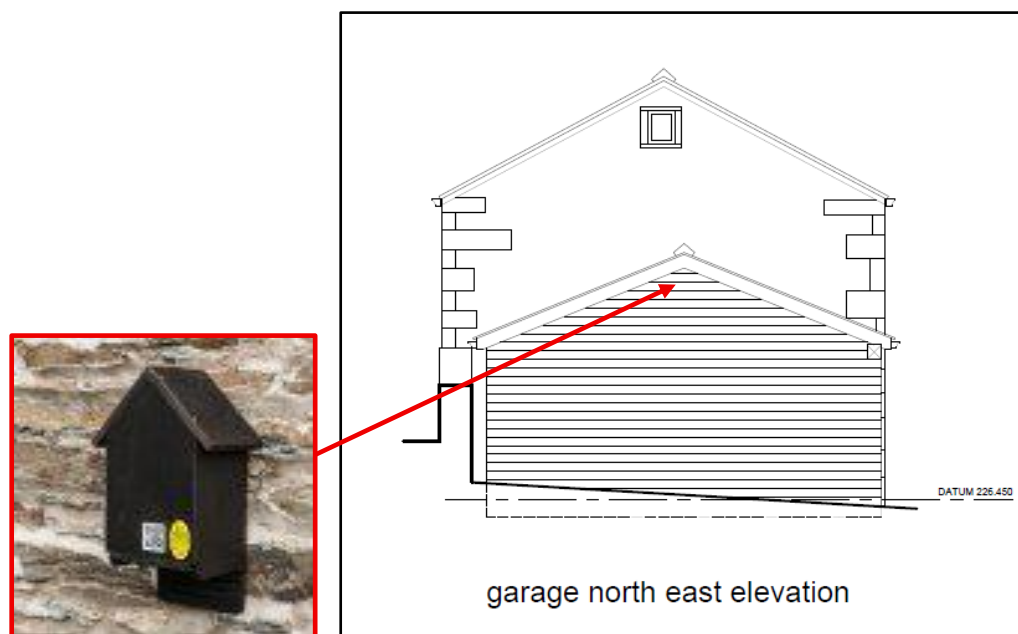


6.10. Mitigation for the loss of the brown long eared bat roost will be more difficult. The designs of the converted buildings do not allow for the provision of a loft space that meets the minimum requirements specified in the current mitigation guidelines. A new car port will be constructed, and there is scope to modify the roof space to cater for the brown long eared bat, but to provide an enclosed loft space that meets the

minimum loft floor to ridge height requirement this will mean that the height of the building will interfere with the view of a neighbouring property. There is only scope to provide a loft space that does not exceed 1.5m in height, which is not ideal for brown long eared bats.

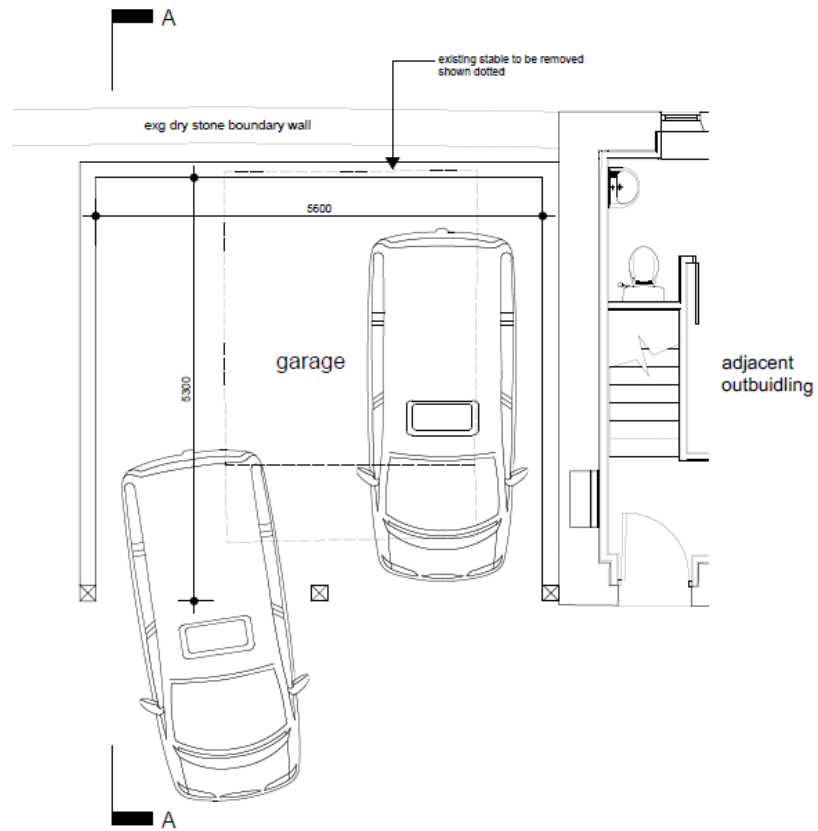
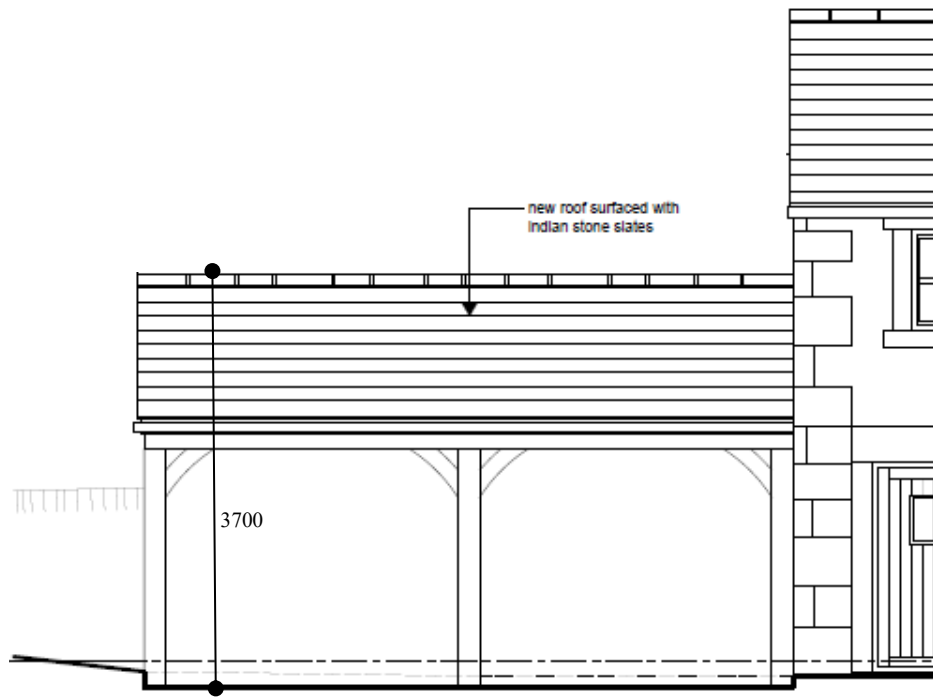
6.11. As brown long eared bats are considered to be a widespread species across the country, and the roost only hosts one bat, with ample roosting opportunities in the wider surroundings, it is considered that the provision of a suitable bat box, fixed onto an open car port for light sapling and with additional modifications for brown long eared bats to utilise for roosting, is considered to be sufficient to ensure that the favourable conservation status of the species will be maintained.

6.12. An improved cavity bat box fixed onto the north gable end wall of the new car port, as shown below.



6.13. The new car port will also include some modifications that will make it suitable for the brown long eared bat to utilise, and any bats that occupy the bat box can fly straight into the car port via an opening in the wall or the open front, for light sampling.

6.14. The dimensions of the car port are 5.5m x 5.3m, with a ridge to ground height of 3.7m. This is shown in the diagram below.



6.15. The pitched roof will be lined with a traditional bitumen roof felt. This will not be tight but allowed to sag very slightly. Holes will be cut in the felt at different levels, approximately 40mm x 60mm cut on three sides with the fourth side left to hang down to provide a range of roosting opportunities between the felt and the roof slates.

6.16. Additional roosting features will also be provided by fixing small sections of false rafters approximately 600mm long to the side of the rafters with spacers forming a narrow slot butted up to the ridge board at the top end and with the upper half bridged over with 75mm x 15mm untreated sawn timbers, or equivalent, to form a long narrow cavity. Four such features (two pairs) will be provided in the new loft. Examples of these features are shown in the photographs below.



5.17. Whilst the bats will be able to access the car port via the open front, an access will be created in the north gable end immediately next to the cavity bat box for the bats to gain access inside. This will approximately 300mm wide and 200mm high.

5.18. The aerial map overleaf shows an overall summary of the bat mitigation proposed for the site.



Prepared by:	
Ruth Georgiou BSc MCIEEM	Date: 17 th September 2025

Checked by:	
Derek Whitcher, BSc. MCIEEM, MCMI	Date: 17 th September 2025.

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Appendix I. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are also listed

under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number of bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Appendix II. NESTING BIRD INFORMATION.

Ecology

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September. It is also worth remembering that some birds nest in trees and scrub but others are ground nesting or prefer man-made structures or buildings.

Surveys

Nesting bird surveys search for potential nest sites in vegetation, buildings etc. Potential nesting sites are observed over a suitable period of time for bird movements or calling male birds that would indicate the presence of a nest. The presence of a nest can be identified from the field signs without the necessity to see the nest itself, thereby avoiding any disturbance of the nests. The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Legislation

Nesting birds are protected under The Wildlife and Countryside Act 1981.

Part 1. -(1) Of the Act states that: - If any person intentionally: - kills, injures or takes any wild bird; takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or takes or destroys an egg of any wild bird, he shall be guilty of an offence.

Part 1. -(5) of the Act states that: - If any person intentionally: - disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or disturbs young of such a bird, he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.