

**Headfield Barn, Savile Town
Preliminary Roost Assessment**

27th November 2025



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1. Summary

- 1.1.1 A preliminary roost assessment of Headfield Barn, was undertaken on 25th November 2025 to inform proposals for the residential conversion of part of this Grade II listed building.
- 1.1.2 Historic survey data show that brown long-eared, common pipistrelle and soprano pipistrelle bats were recorded roosting within the barn during surveys undertaken between 2006 and 2010, with multiple day roosts identified. The surrounding landscape provides suitable foraging habitat, particularly to the west along the River Calder and within nearby woodland, and the site lies within an area anticipated to have above-average bat activity for a suburban location.
- 1.1.3 No evidence of bat roosting was recorded during the November 2025 visual inspection. Taking into account the building's location, construction, condition and the history of bat roosts in the past, all building sections were considered to display a moderate level of bat roosting suitability.
- 1.1.4 No evidence of nesting birds was found during the survey, although the buildings contain features suitable for future use by nesting birds.
- 1.1.5 A stand of Japanese knotweed, listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended), was recorded adjacent to the northeast elevation of Building Section 3. Without appropriate management, redevelopment works could risk spreading this invasive species.
- 1.1.6 To determine with confidence whether bats continue to roost within the building, two dusk emergence surveys are required during the bat activity season (May–August), spaced at least three weeks apart and led by a licensed bat surveyor. Should small day roosts be confirmed, these can be accommodated through straightforward mitigation, including the installation of integrated bat roost features within the renovated building. Irrespective of survey outcomes, the incorporation of at least two integrated bat boxes and one integrated swift box is recommended as biodiversity enhancements in line with the National Planning Policy Framework (2024). External lighting should be avoided or designed sensitively to minimise impacts on bats.
- 1.1.7 Removal of vegetation, demolition and the commencement of re-development works should either taken place outside the main bird nesting period (March to August), or be preceded by a nesting bird check, to be undertaken by an ecologist.
- 1.1.8 An invasive species specialist should be contracted to develop and deliver an eradication plan for stands of Japanese knotweed on or adjacent to the site.

2. Introduction

- 2.1.1 A preliminary roost assessment of Headfield Barn was commissioned by the architect Matthew Norris of One 17 Design on behalf of the client, Ismail Adam of Savile Developments, on 12th November 2025.
- 2.1.2 The survey was undertaken to inform proposals for the residential conversion of part of the Grade II listed building. The bat survey works carried out comprised a preliminary roost assessment, undertaken on 25th November 2025.
- 2.1.3 An Ecological Impact Assessment of the site was reported by Atkins in 2010 (Atkins 2010). This report summarised the findings of daytime inspections undertaken in July 2006, June 2008 & July 2010. In addition one emergence survey was undertaken in June 2008, with a consecutive emergence/return survey undertaken in July 2008. A consecutive emergence/return survey was also undertaken in July 2010, with a follow-up emergence survey carried out in August 2010. The key findings of this survey are detailed in Section 4.1 of this report.
- 2.1.4 The site was located off Caledonian Road in the Savile Town suburb of Dewsbury, approximately 1.2 km south of the town centre.

3. Habitat Assessment

- 3.1.1 The site was located in a suburban area, however, woodland located 25 m southwest of the site, on the opposite side of Caledonian Road was considered to offer good bat foraging opportunities. Slightly further afield, the tree-lined River Calder was located 280 m to the west and comprised a prime bat foraging area.
- 3.1.2 The local area was expected to support an above average density of bats for a site in Dewsbury. The diversity of potentially roosting bats was however expected to be limited mainly to common pipistrelle *Pipistrellus pipistrellus* and soprano pipistrelle *Pipistrellus pygmaeus*, due to the suburban location.

Table 1. Location and habitat table

Name and address: Headfield Barn, Caledonian Road, Savile Town, Dewsbury, WF12 9FB			
OS Grid Ref. SE 24448 20435		Altitude. 64 m	
Local Planning Authority: Kirklees Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Adjacent to residential dwellings.
River			River Calder 280 m to west.
Standing water			Calder & Hebble Navigation 430 m northeast.
Bridges tunnels and culverts			Associated with River Calder.
Trees		✓	Nearest trees in woodland block on opposite site of Caledonian Road, 25 m to southwest.
Woodland			
Grassland	✓	✓	Ephemeral vegetation on site and adjacent.

Figure 1. Development location, as indicated by red-line



3.2 Aims

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Bat roosting areas and access/egress points into the structures.
- The presence/absence of nesting by birds.
- The level of bat roost suitability associated with the structures.
- The number and species of bat roosting within the structures.
- Identify further survey work or mitigation requirements.
- Record any notable incidental ecological observations.

4. Methodology

4.1 Data Consultation

4.1.1 Bat records for locations within 2 km of the site were requested from both West Yorkshire Ecology and West Yorkshire Bat Group.

4.1.2 A search of the Multi-Agency Geographical Information for the Countryside website was also undertaken to identify historic European Protected Species licences obtained for locations within 2 km of the site.

4.2 Field Survey

Preliminary Roost Assessment

4.2.1 The following personnel conducted the preliminary roost assessment on 25th November 2025:

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

4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins, 2023):

- A brief inspection and assessment of the site and habitats present to within 300 m.
- An extensive examination of those parts of the buildings to be impacted by the development. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
- An assessment of the buildings' bat roost suitability (negligible, low, moderate, high or confirmed roost).

4.2.3 In addition, signs of bird nesting were recorded.

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

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera
- Drone (DJI Mini 4 Pro)

4.3 Survey Limitations

4.3.1 No significant survey limitations were encountered.

5. Results

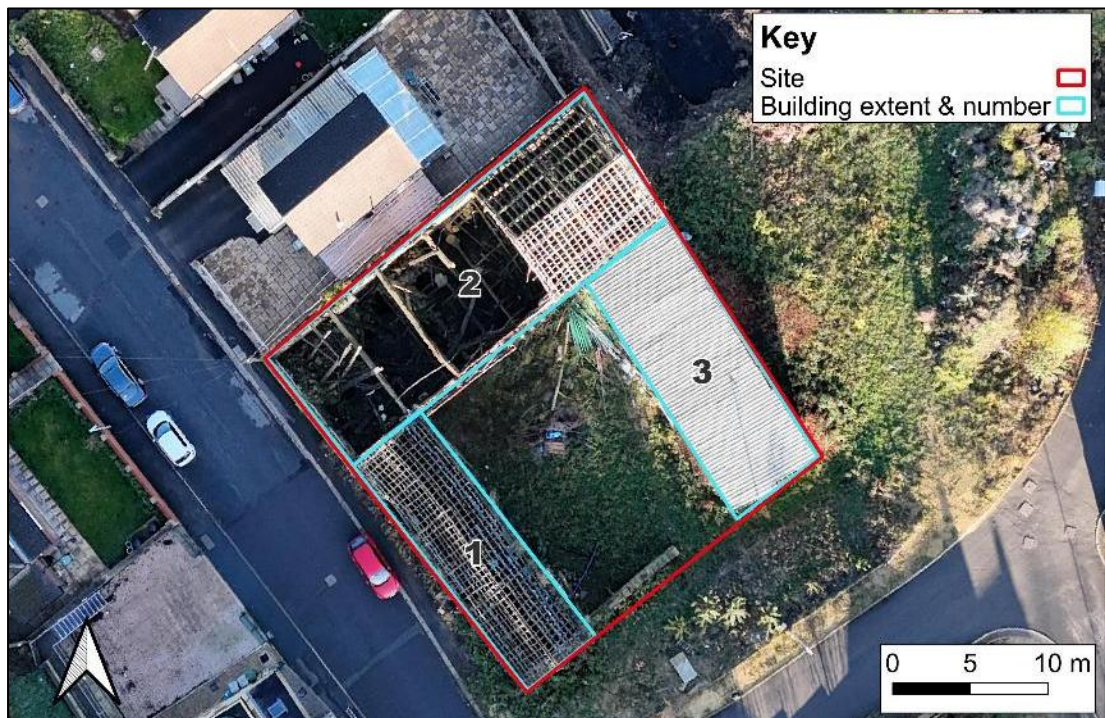
5.1 Data Consultation

- 5.1.1 The 2010 Ecological Impact Assessment (Atkins, 2010) recorded that during in June 2008 a single brown long-eared bat was recorded emerging from the main barn, although the exact roost location was not confirmed. In 2010 common pipistrelle bats were seen emerging from and returning to various locations along the southern wall/roof of the main section of the barn (Plate 1; B2, Figure 2) during all of the activity surveys (maximum count 2 on any one survey). Two soprano pipistrelles also emerged from the barn during one of the dusk surveys, although exact roost locations were not confirmed. In summary it would appear that one brown long-eared bat *Plecotus auritus* day roost, three common pipistrelle day roost and one soprano pipistrelle day roost appear to have been recorded from the main barn building during 2008 & 2010 nocturnal surveys.

Plate 1. Image taken from 2010 Ecological Impact Assessment (Atkins, 2010) showing common pipistrelle emergence and return locations. The original image was taken in July 2008

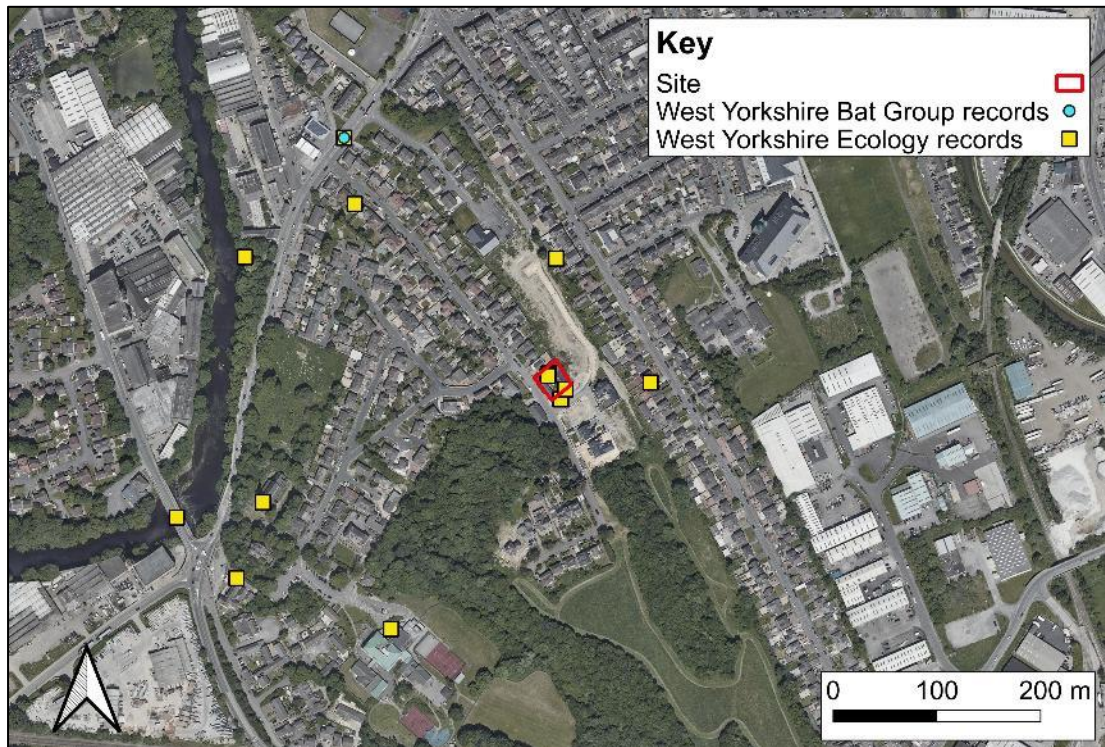


Figure 2. Building section numbering as shown on drone image taken in November 2025



- 5.1.2 West Yorkshire Ecology provided a total of 146 records, with West Yorkshire Bat Group providing 38 records. A total of 13 records related to the Headfield Barn site (Figure 3), with all records obtained between 2006-2010, and comprising a mix of roost and field records relating to either common pipistrelle, soprano pipistrelle or brown long-eared bats. The roost counts were the same as those detailed in the 2010 Ecological Impact Assessment and detailed in paragraph 5.1.1.
- 5.1.3 Species positively identified in the records provided by West Yorkshire Ecology and West Yorkshire Bat Group comprised common pipistrelle, soprano pipistrelle, brown long-eared bat, Nathusius' pipistrelle *Pipistrellus nathusii*, brown long-eared bat, noctule *Nyctalus noctula*, Leisler's bat *Nyctalus leisleri*, serotine *Cnephaeus serotinus* and Daubenton's bat *Myotis daubentonii*. Other bat records related to an unidentified *Pipistrellus* or *Myotis* species, or an unidentified bat species.
- 5.1.4 A single European Protected Species mitigation licence has been issued for a location within 2 km of the site. This licence was granted in 2019, for a location 1.4 km northwest of the site to permit destruction of a common pipistrelle resting place.

Figure 3. Local bat records



5.2 Preliminary Roost Assessment

- 5.2.1 No signs of roosting bats were recorded from the surveyed building sections, with the surveyed areas considered to display a moderate level of bat roost suitability. The numbering system used for the different building sections is shown in Figure 2.
- 5.2.2 No evidence of bird nesting was recorded from any of the surveyed building sections.
- 5.2.3 The invasive plant species Japanese knotweed *Reynoutria japonica* was recorded growing adjacent to the northeast elevation of Building Section 3 (Figure 3).

Plate 2. View of site from south with building sections numbered

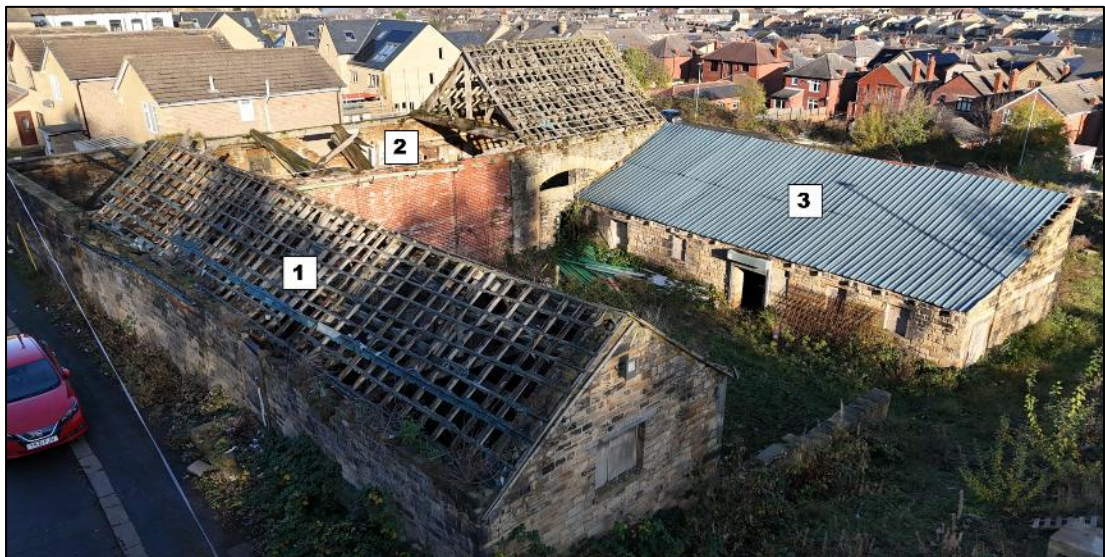


Plate 3. View of site from north with building sections numbered



Building Section 1

- 5.2.4 Building Section 1 comprised a C18th two-storey stone and brick built addition to the main barn (Figure 2; Plates 2-4). No roof covering remained on this section of the building with the roof framework exposed. The northeast wall (the façade) was part collapsed, exposing inner brickwork. Three former arched openings in the northeast elevation were largely filled in with concrete-block of brick, however, the majority of window and door openings were uncovered. Some wooden lintels were present.
- 5.2.5 Internally, the framework of the uncovered roof comprised hand-made queen post trusses, with a ridge beam, purlins, rafters and some battens (Plate 5). No roof void was present and the first floor had largely collapsed. No signs of bats were noted from any location on either the inside or outside of the building.
- 5.2.6 Potential roost features associated with Building Section 1 comprised the following:
- Open masonry joints on both the internal and external sides of walls (Plate 6).
 - Crevices present between timbers and masonry (for example associated with the lintel on the northeast elevation (Plate 7).
 - A network of crevices between the masonry and inner brickwork on the northeast elevation.
 - Open mortice joints in hand-made wooden queen post roof trusses (Plate 8).

Plate 4. Building Section 1, viewed from east corner



Plate 5. Interior of Building Section 1



Plate 6. Example of open masonry joints on internal face of northwest gable of Building Section 1



Plate 7. Crevices between wood lintel and masonry on Building Section 1

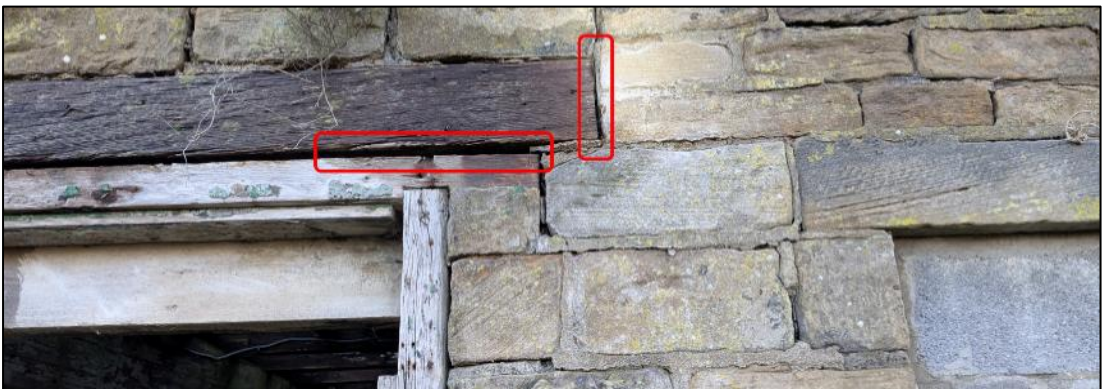


Plate 8. Open mortice joint on queen post-truss in Building Section 1



Building Section 2

- 5.2.7 Building Section 2 comprised a C18th stone built barn with a part of the southeast elevation re-built in brick (Figure 2; Plates 2, 3 & 9). This section of building completely lacked a roof covering and approximately 2-3 of the roof timbers had collapsed. The deterioration of the building between 2008 and 2025 can be seen by comparing Plates 1 and 9. A double door opening in the northwest elevation had been bricked up, with a double door opening in the southeast elevation partly blocked by a subsequent extension but still largely open.
- 5.2.8 Internally, the remaining framework of the uncovered roof comprised hand-made king-post trusses, with a ridge beam, purlins, rafters and some battens (Plate 10). No roof void was present. No signs of bats were noted from any location on either the inside or outside of the building.
- 5.2.9 Potential roost features associated with Building Section 2 comprised the following:
- Open masonry joints on both the internal and external sides of walls.
 - Crevices present between timbers and masonry – notably two long crevices (up to 5 cm wide) formed between wooden lintels and masonry above the two double door openings in southeast and northwest elevations (Plate 11).
 - Open mortice joints in hand-made wooden king post roof trusses.

Plate 9. Southeast elevation of Building Section 2



Plate 10. Interior of Building Section 2



Plate 11. Crevice between lintels over double door opening in southeast elevation of Building Section 2



Building Section 3

- 5.2.10 Building Section 3 comprised a single storey late C18th or early C19th stone-built extension to the original barn (Figure 2; Plates 2, 3 & 12). This building had a single-pitch corrugated-metal sheet covered roof. Ventilation bricks and pipes were built into the rear/northeast elevation. A metal roller-shutter door was present in the southwest elevation/façade. A mix of blocked up and wooden -shutter-covered window and door openings were spread across the northwest, southwest and southeast elevations.
- 5.2.11 The roof was lined with a torn breathable roofing membrane and suspended on mono-pitch trusses, purlins and rafters (Plate 13). No roof void was present and the interior of the building was cobwebby. No signs of bats were noted from any location on either the inside or outside of the building.

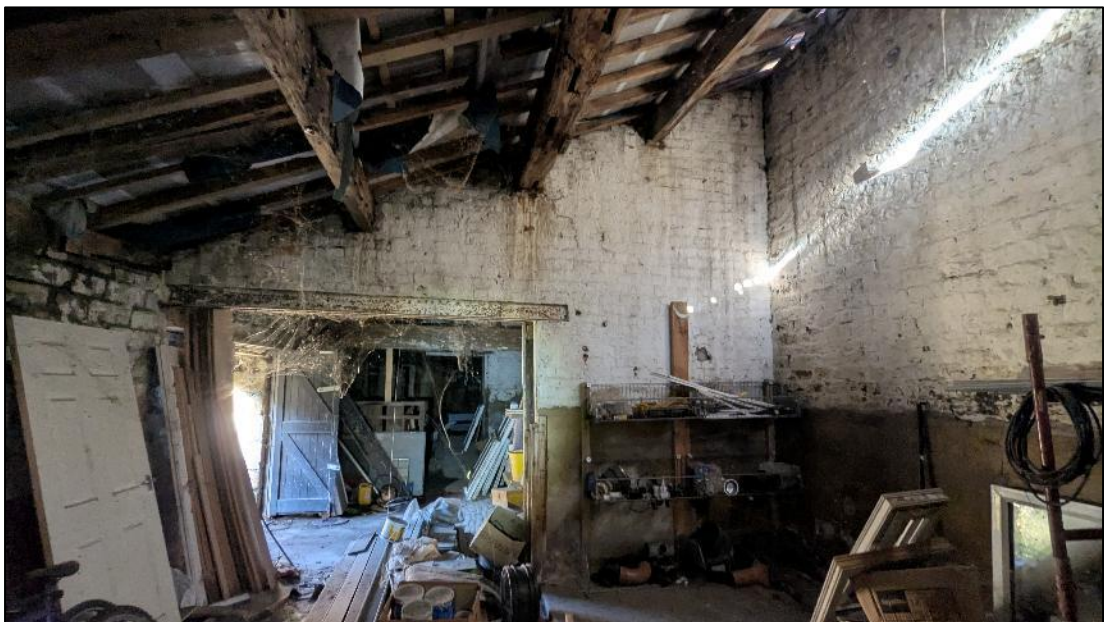
5.2.12 Potential roost features associated with Building Section 3 comprised the following:

- Open masonry joints – mainly located on external face of walls.
- Access to wall tops beneath metal roof sheeting.

Plate 12. East corner of Building Section 3, with Japanese knotweed circled in red



Plate 13. Interior of Building Section 3



Incidental observation

5.2.13 The invasive non-native plant species Japanese knotweed, included on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) was recorded growing adjacent to the northeast elevation of Building Section 3 (Plate 12).

6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 Headfield Barn supported bat roosts in 2008 & 2010, with roosts recorded at that time located in Building Section 2 (Atkins, 2010). Although the building has deteriorated since then, a comparison of the southeast elevation in 2008 (Plate 1) and November 2025 (Plate 9) shows that the roof covering above some of the recorded roost locations was already missing in 2008. Given the time elapsed since 2010, the roosts recorded in 2008 and 2010 cannot be relied upon as still present. However, it remains entirely possible that the same species continue to roost on site, and their presence cannot be ruled out without up-to-date survey evidence.
- 6.1.2 No evidence of bat roosting was recorded during the November 2025 visual inspection. Taking into account the building's location, construction, condition and the history of bat roosts in the past, all building sections were considered to display a moderate level of bat roosting suitability.
- 6.1.3 No evidence of nesting birds was recorded from the surveyed buildings, although the building sections displayed suitability for future use.
- 6.1.4 Stands of the non-native invasive plant Japanese knotweed were recorded adjacent to Building Section 3. This species is listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation, it is an offence to plant or otherwise cause a Schedule 9 species to spread in the wild. Ground-moving operations will be unavoidable within the affected area during demolition and construction, creating a risk of spreading knotweed rhizomes.

6.2 Legislation and Policy Guidance

Bats

- 6.2.1 Bats receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended).
- 6.2.2 It is an offence to:
- Deliberately capture (or take), injure or kill a bat.
 - Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection or obstruct access to any such place.
 - Damage or destroy the breeding or resting place (roost) of a bat.
 - Possess a bat (live or dead), or any part of a bat.
 - Intentionally or recklessly obstruct access to a bat roost.
 - Sell (or offer for sale) or exchange bats (dead or alive), or parts of bats.
- 6.2.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.
- 6.2.4 In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, "to have due regard, as far as is consistent with

the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Barbastelle *Barbastella barbastellus*, Bechstein’s *Myotis bechsteinii*, brown long-eared, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano pipistrelle bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.

- 6.2.5 The National Planning Policy Framework for England was revised in 2024. This document states that plans should ‘promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.

Birds

- 6.2.6 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:
- Intentionally kill, injure or take any wild bird.
 - Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

Invasive plant species

- 6.2.7 The Wildlife and Countryside Act 1981 (as amended) contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of species listed in Schedule 9 of the Act. In relation to Schedule 9 species it is an offence to plant or otherwise cause these plant species to grow in the wild.

6.3 Further Survey, Recommendations and Enhancements

Bats

- 6.3.1 In order to confidently determine the presence/absence of roosting bats in Headfield Barn, two dusk emergence surveys should be undertaken during the nocturnal survey season (peak-period: May to August). These survey visits, should be separated by a period of at least three weeks and led by a licensed bat surveyor (Collins, 2023). Three nocturnal surveyor positions will be required to cover the building and night vision aids should be used in each position.
- 6.3.2 The requirement for licensing and/or bat roost mitigation would be dependent upon the findings of the nocturnal survey. The building’s bat roosting suitability is however limited to low conservation status day roosts, which could be easily mitigated within the proposed scheme through the installation of new crevice roost features.
- 6.3.3 Regardless of bat roost presence/absence, in accordance with the aims of the National Planning Policy Framework (2024), it is recommended that at least two new bat roosting features be incorporated within the new dwelling. It is advised that an enclosed and integrated bat box, of a design such as either the PRO UK Build-in WoodStone Bat Box or Ibstock Enclosed Bat Box C (Plates 14-16) be installed, at wall top height

on the southeast or southwest elevation. The box should be sited away from areas of light spill. For further information on appropriate bat roosting features please contact Middleton Bell Ecology.

Plates 14-16. Build-in bat roost products



- 6.3.1 Over time bats will often get into new buildings, accessing roofing materials. Bats have been shown to regularly become entangled and die in the component filaments of standard modern woven roofing membranes (Appendix 1). There are however now a number of modern roofing membranes which have been shown to be relatively safe for bats. As a result, it is recommended that one of these ‘bat safe’ membranes should be used.
- 6.3.2 The site is located quite close to good bat foraging habitat. Many bat species show a strong aversion to artificial light. Therefore, it is advised that new external uplighting is avoided. Where lighting is necessary, then it is recommended that it is subject to passive infra-red sensor activation only, in order to reduce the duration of operation. New lighting should be designed to avoid any illumination of the building and adjacent vegetation. It is advised that any new lighting be low height, low output, directional and of a warm colour tone (ILP, 2023).

Birds

- 6.3.3 Removal of vegetation, demolition and the commencement of re-development works should either taken place outside the main bird nesting period (March to August), or be preceded by a nesting bird check, to be undertaken by an ecologist.
- 6.3.4 In accordance with the aims of the National Planning Policy Framework, and to provide an enhancement for nesting birds, it is recommended that one integrated swift *Apus apus* box (i.e. S Brick (Plate 17) be installed within the renovated building. This box should be fitted at wall top height and may be installed across any elevation. Studies have shown that swift boxes are used by other bird species that utilise buildings and consequently this measure will provide potential nesting space for house sparrows *Passer domesticus* and starlings *Sturnus vulgaris*, in addition to swift.

Plate 17. S Brick



Japanese knotweed

- 6.3.5 Japanese knotweed is an invasive, fast-growing perennial plant with bamboo-like stems and deep rhizomes that can spread aggressively and cause significant structural problems if not properly controlled. An invasive species specialist should be contracted to develop and deliver an eradication plan for stands of this plant.

6.4 Conclusions

- 6.4.1 The November 2025 preliminary roost assessment of Headfield Barn recorded no evidence of current bat roosting; however, all building sections were assessed as having moderate roost suitability, and historic roosts were documented on site during surveys undertaken in 2008 and 2010.
- 6.4.2 In the absence of up-to-date nocturnal survey data, the continued use of the site for roosting by small numbers of common pipistrelle, soprano pipistrelle or brown long-eared bats cannot be ruled out. Two dusk emergence surveys during the bat activity season are therefore required to determine presence/absence and inform any licensing or mitigation needs.
- 6.4.3 Japanese knotweed was also identified adjacent to Building Section 3, and this will require specialist management to prevent its spread during redevelopment.

7. References

Atkins (2010) Headfield Barn Conversion – Ecological Impact Assessment. Atkins.

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

Appendix 1. Bats and Roofing Membranes

Standard roof membranes can cause the death of significant numbers of bats. Traditional bitumen coated roofing felt is recommended where roosting bats are expected to be present.

The problem

Non-bitumen coated membranes used below roof slates and tiles present a significant problem for bats. Over time, strands are pulled away from the surface of these materials as bats crawl over them. These fuzzy strands are very strong and can tangle and trap bats, sometimes causing the death of bats over multiple years¹.

One example we have encountered comprised a pipistrelle roost which formed in a building extension constructed in 2009. Over the course of just 13 years the roofing felt degraded to the extent that it trapped and killed more than 10 bats. Fortunately, the problem in this roost was identified and remedial work was undertaken to replace the roofing membrane in 2022.

Plate A1.1. Four dead pipistrelles tangled in breathable roofing felt



Although a new roof might be considered to lack potential bat access points, that is often not the case. Roofs covered with stone slates almost always have gaps large enough to be accessed by bats, this is often also the case where imitation stone slates are used. On older buildings the uneven roof timbers and/or building design also often results in gaps on wall tops and between slates. Even on new builds it is often possible for bats to access potential roosts via features such as dry verge capping. Some bats can access a space no wider than a biro pen, therefore it is not surprising that they can find their way into most buildings.

Safe roofing membranes (and membranes behind cladding)

The best roofing membrane option for areas where bat roosts are expected is traditional Type 1F bitumen coated hessian backed roofing felt. Bitumen coated roofing felts have been widely and safely used as a secondary weather barrier since approximately the 1950s/1960s. Wooden sarking has also been used for many decades and if appropriately treated, is safe for use in bat roosts, or where bats could be, present. Most commercially available products come

¹ Wearing S. Essah E., Gunnel K. & Bonser R. (2013) Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom. Architecture and Environment

pretreated but if required, a list of suitable timber treatment products are listed on the government website². Wooden sarking also has the benefit of adding additional insulation and is usually breathable.

There are breathable membrane products which have passed a test known as the snagging propensity test. The test attempts to replicate the wear and tear which results from bats crawling over the membrane. At the time of writing (to our knowledge) two products have passed the test and are accepted for use in bat roosts by Natural England: SIGA Majcoat 200 SOB Diffusion and TLX BatSafe^{3,4}. Although both have passed this test, it is unclear how they would fair over a long timeframe, and particularly within larger bat roosts. For this reason, we do not recommend that they are used for known bat roosts, and particularly for large (maternity roosts). However, they may provide a much needed option for roofs where future bat use cannot be ruled out, sarking boards are not an option, and a breathable solution is required.

Additional considerations

In recent years a fairly substantial proportion of the lofts we have surveyed which had existing breathable felt, were found to have been damaged by wasps (Plate A2.2). In these situations, the wasps appear to have chewed holes in the felt and formed nests in the holes. This doesn't appear to be a problem associated with the traditional bitumen coated roofing felt. Obviously, any holes within roofing felt would be likely to significantly reduce its functionality as a secondary weather barrier. Where bats or birds do come into contact with breathable roofing membranes, they can damage the membrane causing it to leak and they can also significantly reduce the breathability of the felt in that location.

Plate A1.2. Damage to a breathable roofing membrane adjacent to a wasp nest



Traditional bituminous Type 1F roofing felt is a non-breathable product and therefore ventilation is required. This can be achieved, even in buildings with vaulted ceilings, but requires some consideration during the design stage. Products to increase the ventilation within roofs where bituminous Type 1F felt has already been installed are also available but should not be considered as the primary ventilation option.

² Accessible at: <https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts>

³ <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence#full-publication-update-history~:text=Use%20of%20safe%20roofing%20membranes>

⁴ TLX BatSafe requires all joints and cut edges to be taped in order to prevent the fraying of bare edges.