



HARDINGLEY FARM, SHELLEY.

OS REF: SE 20677 09978.

BAT SURVEY REPORT.

Ref No: 250839/1.

Date: 14th September 2025.

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1. INTRODUCTION.

1.1. Hardingley Farm is up for sale and the present owner wishes to increase his options for sale. Part of that plan is to undertake a bat survey of the property before the end of the bat survey season.

1.2. Whitcher Wildlife Ltd has therefore been commissioned to carry out a bat survey to identify whether there are roosting bats in any of the buildings.

1.3. Therefore, an initial Preliminary Roost Assessment (PRA) was carried out on 14th August 2025 followed by an initial dusk emergence survey on 25th August 2025 and a further dusk emergence survey on 9th September 2025.

1.4. This report outlines the findings of those surveys and makes appropriate recommendations.

1.5. Appendices I and II of this report provide additional information on specific species and are designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

2.1. The structure was checked for potential bat roosting sites in line by looking for the following signs: -

- * Holes, cracks or crevices.
- * Bat droppings.
- * Prey remains.

2.2. A thorough external inspection was carried out from ground level for any gaps or openings of the structure which may provide suitable roost access points and field signs to indicate possible use by bats.

2.3. All 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.

2.4. All survey work 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 structures suitability for roosting bats made in accordance with these guidelines.

2.4. The subsequent dusk emergence survey was also conducted in accordance with Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*. It was conducted by a sufficient number of surveyors to cover all areas of roosting potential, in suitable weather conditions from fifteen minutes before sunset to at least an hour and half after.

2.5. All surveyors were equipped with Batbox Duet bat detectors, or similar. The use of static recording devices such as Anabat SD2's and Rangers and video cameras with infrared lights were also utilised where appropriate.

2.6. This survey was carried out by a team of ecologists led by Derek Whitcher who has over twenty years' experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a member of CIEEM he is committed to continuous professional development, a continual process

of learning and career development, a condition of CIEEM membership. He holds current Natural England, CCW and NRW survey licences for, bat, great crested newt and white clawed crayfish.

3. SURVEY RESULTS.

3.1. The Surveyed Area.

3.1.1. The surveyed area is a farm complex, as shown by the red arrow on the aerial photograph below.



3.1.2. The site comprises a farm complex off Copley Lane, to the south of Shelley, as shown in the close up aerial photograph below.



3.1.3. The site is surrounded by open grazing pastures with a strip of woodland to the east and a railway corridor where the line runs on top of a wooded embankment, to the north.

3.1.4. The site presently contains a farmhouse, cottage, chapel and a series of stone and modern barns. Each is described below against the reference letter on the plan below.



3.1.5. A – Cottage.

3.1.5.1. The cottage is south facing on the southern edge of the site. It is a two storey stone building with a pitched roof covered with stone slates with a timber and stone lean-to on the eastern end.

3.1.5.2. The walls of the cottage are well pointed and sound with well fitting window and door frames.

3.1.5.3. The roof is pitched and is generally in good condition with no missing or slipped slates although there were some gaps between the natural stone slates.





3.1.5.4. Internally there are two floors with a loft above. The roof is supported on a timber purling frame and the roof is lined with felt. The floor of the roof space was covered with a generous layer of dust but no bats or bat field signs were evident and there were abundant cobwebs.



3.1.5.5. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a low potential for roosting bats.

3.1.6. B. Farmhouse.

3.1.6.1. The farmhouse is south facing on the southern edge of the site. It is a two storey stone building with a pitched roof covered with stone slates with a stone lean-to on the western end. The building also extends back into the first section of the adjoining stone barn.

3.1.6.2. The walls of the farmhouse are well pointed and sound with well-fitting window and door frames.

3.1.6.3. The roof is pitched and is generally in good condition with no missing or slipped slates although there were some gaps between the natural stone slates, particularly in the corner where it meets the barn roof.



3.1.6.4. Internally there are two floors that extend up to the underside of the roof. There is a very low loft space, no more than 600mm deep and that was found to be full of cobwebs.

3.1.6.5. The roof is supported on a timber queen post frame that is internal to the bedrooms and the roof is lined with felt.



3.1.6.6. There are skylights in the roof that extends into the stone barn.

3.1.6.7. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a low potential for roosting bats.

3.1.7. C. Stone Barn.

3.1.7.1. This is an old stone building with a pitched roof supported on a king post timber frame and covered with natural stone slates. The southern end of this has been incorporated into the farmhouse and is dealt with accordingly.

3.1.7.2. The stone walls are well pointed and contain no open cracks or crevices.



3.1.7.3. The roof is generally in good condition although there are a few displaced stone slates on the western side of the roof, as shown below.



3.1.7.4. Internally there is an entrance that is open to the underside of the roof and then to the south of that there is a second floor with animal pens on the ground floor and storage above.

3.1.7.5. The walls are painted white and are generally well sealed with gaps at the top of the walls at the eaves. There are openings in the walls and during this survey swallows were entering these to nest on the top floor.

3.1.7.6. Much of the timberwork seems to have been replaced at some point in time and the roof has been recovered with a plastic membrane beneath the stone slates.



3.1.7.7. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a moderate potential for roosting bats.

3.1.7.8. Swallows were seen entering this building through an open window and roosting. At the time of the dusk emergence survey there was an abundance of droppings accumulated on the top floor.

3.1.8. D. Chapel.

3.1.8.1. There is a detached stone building in the courtyard behind the cottage which has apparently been used as a chapel. The building has stone walls and a pitched roof covered with natural stone slates. There is a single storey flat roofed extension on the western end and a lean to extension on the eastern end.



3.1.8.2. The stone walls are well pointed and contain no open cracks or crevices.

3.1.8.3. The roof is generally in good condition with no signs of slipped or missing roof tiles.

3.1.8.4. Internally the room is plastered throughout and open to the underside of the roof with an internal entrance hall and toilet.

3.1.8.5. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a negligible potential for roosting bats.

3.1.9. E. Garage and Stables.

3.1.9.1. This is a single storey building at the entrance to the farm courtyard constructed with a stone face with the side and rear walls rendered.

3.1.9.2. The roof is a flat, timber roof covered with felt. The felt overhang is closely fitted to the walls and where there were narrow gaps, these were filled with cobwebs.

3.1.9.3. Internally this is now used as storage space with an open fronted section used as a garage.

3.1.9.4. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a negligible potential for roosting bats.

3.1.9.5. There were swallow nests on the strip light unit in the open garage section of this building.





3.1.10. F. Stables.

3.1.10.1. This is a single storey, stone building with a pitched roof covered with stone slates, probably built as a series of stables but now used to rear chickens.

3.1.10.2. The stone walls of the building are in good condition and there is a small open window in the eastern gable end wall.



3.1.10.3. The western gable end wall is rendered and the roof has been refurbished with new and flat stone slates on a timber purlin roof with a felt lining beneath the slates.

3.1.10.4. Internally the building is split into four stables. One of these has a second floor above it suitable for hay or straw storage while the remaining stables are open to the underside of the roof.



3.1.10.5. The roof is lined with a plastic membrane that is generally sound but does have an occasional tear.

3.1.10.6. Internally there are no bat field signs on the mezzanine floor and no bats present in the roof.

3.1.10.7. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a low potential for roosting bats.

3.1.11. G. Modern Barn 1.

3.1.11.1. Behind the stables there is a modern building which is a lean-to that incorporates the rear wall of the stables. The remaining side walls are low blockwork walls with slatted timbers above topped by a pitched roof supported on a timber and steel frame and covered with corrugated cement sheets. The ends are open for vehicular access.

3.1.11.2. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a negligible potential for roosting bats.



3.1.12. H. Modern Barn 2.

3.1.12.1. Standing at the back of the farm there is a large modern farm building with low blockwork walls with slatted timber above with a pitched roof, supported on a timber and steel frame and covered with corrugated cement sheets.

3.1.12.2. The building is in good condition and is well sealed. Inside there are various stored vehicles.

3.1.12.3. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a negligible potential for roosting bats.



3.1.13. I. Modern Barn 3.

3.1.13.1. At the northwest corner of the stone barn there is a modern farm building that abuts the stone barn wall. This is a modern farm building with low blockwork walls with slatted timber above with a pitched roof, supported on a timber and steel frame and covered with corrugated cement sheets.

3.1.13.2. Internally the barn is used for vehicle storage and at the time of the survey contained a car and a horsebox plus a rubbish skip.

3.1.13.3. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a negligible potential for roosting bats.



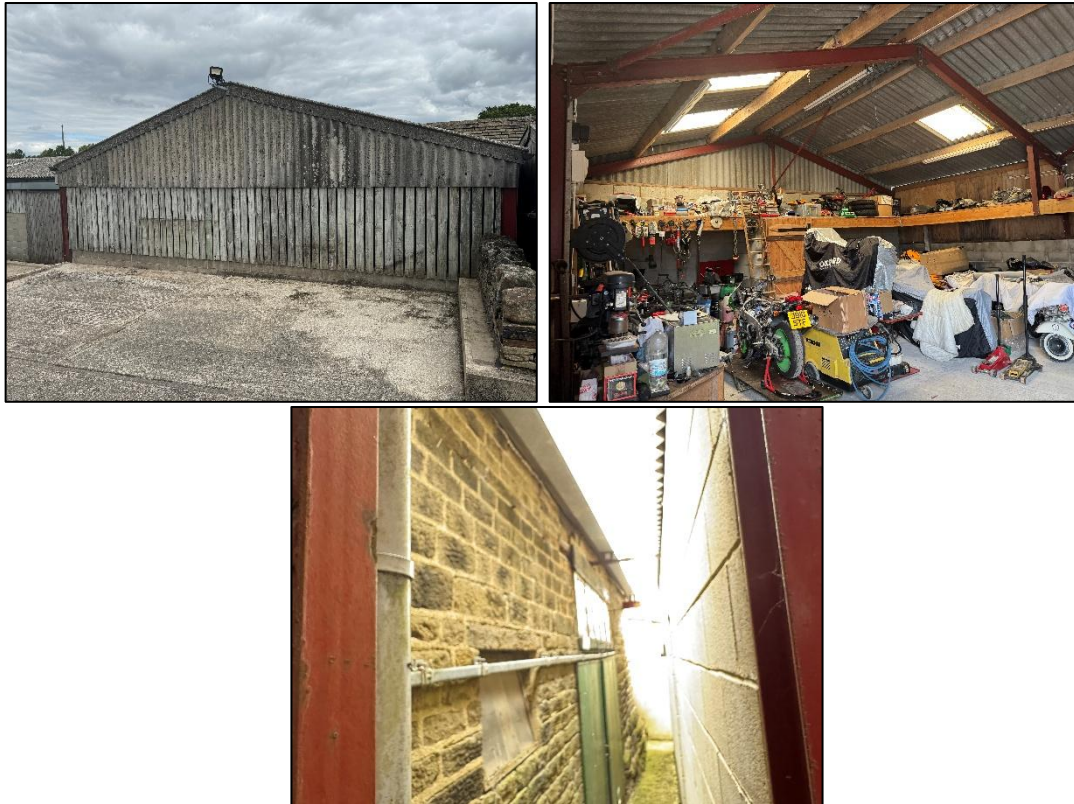
3.1.14. J. Modern Barn 4.

3.1.14.1. On the southwestern side of the stone barn there is another modern farm building that is not directly attached to the stone barn with a narrow passageway between the two buildings.

3.1.14.2. This is a modern farm building with low blockwork walls with slatted timber above on three sides and a fully timber slatted wall facing west. The roof is pitched, supported on a timber and steel frame and covered with corrugated cement sheets.

3.1.14.3. Internally the barn is used for motorbike repairs and storage.

3.1.14.4. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a negligible potential for roosting bats.



3.1.15. K. Garage.

3.1.15.1. Located at the southwest corner of the site, this is a timber building with a pitched roof covered with corrugated bitumen roof sheets.





3.1.15.2. This building was assessed in accordance with the Bat Conservation Trust Good Practice Guidelines to have a negligible potential for roosting bats.

3.2. Dusk Emergence Survey Results from 25th August 2025.

3.2.1. A dusk emergence survey of the buildings was carried out of all buildings except modern barn H, by eight surveyors on the evening of 25th August 2025. Two surveyors hold a current Natural England licence for surveying bats and the others are experienced assistants.

3.2.2. Each surveyor was equipped with a Batbox Duet detector and a two-way radio for communication. In addition, static Anabat recorders were deployed at various locations around the site to record bat activity for subsequent analysis using Analook computer software.

3.2.3. The position of the surveyors and the static Anabats are shown on the aerial photograph below where S is a surveyor and A is an Anabat. Anabat 11 was placed upstairs in the stone barn.

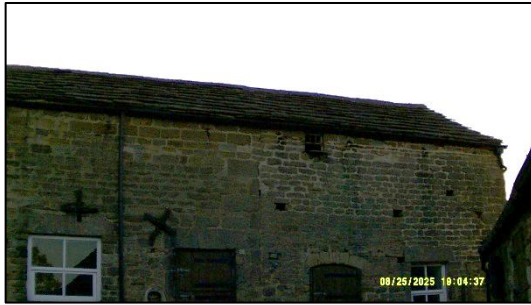


3.2.4. Sixteen infrared cameras and infrared torches were also set up around the buildings, ensuring that all suitable features were covered. The photographs below show the view of each camera at both the start and towards the end of the survey when it was darkest.

C1.



C3.



C5.



C6.



C8.



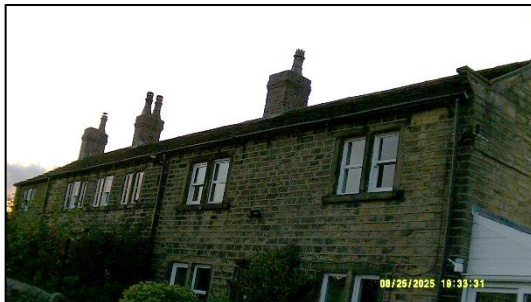
C9.



C12.



C13.



C14.



C15.



C16.



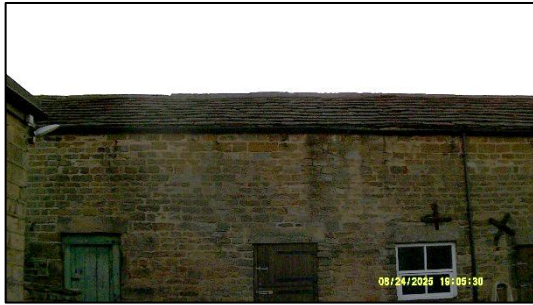
C17.



C18.



C22.



C23.



C24.



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



3.2.6. The evening was warm and humid, with a clear sky and a light wind, 1 on the BWS, with a temperature of 23°C at 19:55. Sunset was at 20:12 and the survey started at 19:57 and ended at 21:42.

3.2.7. The following are the observations of the surveyors.

3.2.7.1. Surveyor 1 recorded the following bat activity.

20:36. Common Pipistrelle heard not seen foraging to the north.

20:52. Common Pipistrelle heard not seen foraging to the north.

20:53. Common Pipistrelle heard not seen foraging to the north.

21:00. Common Pipistrelle heard not seen foraging to the north.

Anabat 8 in front of Surveyor 1 recorded twenty Common Pipistrelles between 21:09 and 21:40, four noctules at 21:08, 21:09 and 21:15 and one myotis at 21:27.

3.2.7.2. Surveyor 2 recorded the following bat activity.

20:35. Swallow emerged from the window in the western end of the Stables.

20:38. Swallow emerged from the window in the western end of the Stables.
20:46. Common Pipistrelle heard not seen.
20:48. Swallow emerged from the window in the western end of the Stables.
20:54. Common Pipistrelle passed west to east.
21:15. Common Pipistrelle heard not seen.
21:17. Common Pipistrelle passed west to east.
21:21. Common Pipistrelle heard not seen.
21:25. Common Pipistrelle heard not seen.
21:31. Common Pipistrelle heard not seen.

Anabat 10 with Surveyor 2 recorded no bat activity. It appears that this Anabat was faulty and did not record.

3.2.7.3. Surveyor 3 recorded the following bat activity.

20:35. Common Pipistrelle heard not seen.
20:41. Common Pipistrelle foraging near woodland east of the site.
20:44. Possible myotis foraging over trees to the east of the site.

Anabat 5 with Surveyor 3 recorded eight Common Pipistrelles between 20:32 and 21:09, one Soprano Pipistrelle at 21:33, one noctule at 20:59 and four myotis at 20:53.

3.2.7.4. Surveyor 4 recorded the following bat activity.

20:44. Myotis heard foraging over woodland east of the site.
20:45. Common Pipistrelle heard not seen.
20:59. Noctule passed overhead south to north.
21:25. Common Pipistrelle foraging near woodland east of the site.

3.2.7.5. Surveyor 5 recorded the following bat activity.

20:59. Common Pipistrelle from the east to northwest.
21:21. Common Pipistrelle heard not seen.
21:26. Common Pipistrelle heard not seen.
21:33. Common Pipistrelle heard not seen.

Anabat 14 between Surveyors 4 and 5 recorded one Common Pipistrelles between at 21:26, one Soprano Pipistrelle at 21:09, two noctules at 21:59 and four myotis between 21:31 and 21:33.

3.2.7.6. Surveyor 6 recorded the following bat activity.

20:36. Bat passed over from the middle yard and away to the north.

20:59. Common Pipistrelle heard not seen.

21:09. Bat heard not seen.

21:26. Common Pipistrelle heard foraging, not seen.

21:31. Common Pipistrelle heard foraging, not seen.

Anabat 16 with Surveyor 6 recorded four Common Pipistrelles between 21:26 and 21:35 and one noctule at 21:09.

3.2.7.7. Surveyor 7 recorded the following bat activity.

20:46. Common Pipistrelle flew over the site from the east.

20:52. Common Pipistrelle flew from the west over the site.

21:08. Common Pipistrelle heard not seen.

21:20. Common Pipistrelle heard not seen.

Anabat 9 with Surveyor 7 recorded ten Common Pipistrelles between 20:47 and 21:32, one Soprano Pipistrelle at 21:33 and one noctule at 21:09.

3.2.7.8. Surveyor 8 recorded the following bat activity.

20:46. Common Pipistrelle flew over the site from the east.

20:52. Common Pipistrelle flew from the west over the site.

21:09. Common Pipistrelle heard not seen.

21:20. Common Pipistrelle heard not seen.

21:23. Bat heard not seen.

21:25. Common Pipistrelle heard not seen.

21:30. Common Pipistrelle heard not seen.

Anabat 2 with Surveyor 8 recorded nine Common Pipistrelles between 20:47 and 21:37, one noctule at 21:08 and two myotis between 20:52 and 20:53.

3.2.7.9. Anabat 11 inside the barn recorded no bat activity.

3.3. Dusk Emergence Survey Results from 9th September 2025.

3.3.1. A second dusk emergence survey was carried out by three surveyors on the evening of 9th September 2025. One surveyor holds a current Natural England licence for surveying bats and the others are experienced assistants.

3.3.2. Each surveyor was equipped with a Batbox Duet detector and a two-way radio for communication. In addition, static Anabat recorders were deployed at various locations around the site to record bat activity for subsequent analysis using Analook computer software.

3.3.3. This survey was designed to cover predominantly the stone barn but also the farmhouse and the stable block, F. The position of the surveyors and the static Anabats are shown on the aerial photograph below where S is a surveyor and A is an Anabat.



3.3.4. Three infrared cameras and infrared torches were also set up around the buildings, ensuring that all suitable features were covered. The photographs below show the view of each camera at both the start and towards the end of the survey when it was darkest.

C9.



C14.



C21.



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



3.3.6. The evening was mild, with high cloud and a light wind, 1 on the BWS, with a temperature of 16°C at 19:15. Sunset was at 19:34 and the survey started at 19:19 and ended at 21:04.

3.3.7. The following are the observations of the surveyors.

3.3.7.1. Surveyor 1 recorded the following bat activity.

20:05. Noctule passed over.

20:10. Common Pipistrelle passed from NE.

20:13. Common Pipistrelle heard not seen foraging.

20:17. Common Pipistrelle passed from the NE.

20:23. Common Pipistrelle heard not seen.

20:24 to 21:04. Common Pipistrelle intermittently foraging over the site.

Anabat 6 in front of Surveyor 1 recorded three Common Pipistrelles between 20:24 and 20:43 and one noctule at 20:19.

3.3.7.2. Surveyor 2 recorded the following bat activity.

20:06. Noctule passed over the site.

20:06. Common Pipistrelle from the east, foraged in yard and back.

20:09. Common Pipistrelle foraging round the yard.

20:10 onwards. One Common Pipistrelle intermittently foraging around the buildings.

20:11. Noctule passed over the site.

20:47. Noctule passed over the site.

Anabat 18 in front of Surveyor 1 recorded eighty Common Pipistrelles between 20:06 and 20:52 and three noctules between 21:06 and 20:47.

3.3.7.3. Surveyor 3 recorded the following bat activity.

20:07. Common Pipistrelle heard not seen.

20:13. Common Pipistrelle heard not seen foraging.

20:19. Noctule passed over to the north.

20:36. Common Pipistrelle heard not seen foraging.

20:42. Common Pipistrelle foraging in the field north of the buildings.+

Anabat 2 in front of Surveyor 3 recorded five Common Pipistrelles between 19:52 and 20:41 and one noctule at 20:19.

3.3.8. Anabat 3 inside the stone barn recorded no bat activity.

4. EVALUATION OF FINDINGS.

4.1. During the original day-time Preliminary Roost Assessment of the buildings it was assessed that buildings D, E, G, H, I, J and K have a negligible potential for roosting bats, buildings A, B and F have a low potential for roosting bats and building C has a moderate potential for roosting bats in line with the Bat Conservation Trust Good Practice Guidelines, 4th Edition.

4.2. A dusk emergence survey was carried out by eight surveyors on 25th August 2025. The evening was warm and humid with a temperature of 23°C at the start of the survey. This represents an ideal night for a dusk emergence survey.

4.3. A low level of bat activity was identified during the survey with occasional bats crossing the site and with the main foraging activity along the tree lines to the north and east of the site.

4.4. Species were predominantly Common Pipistrelle with the occasional Soprano Pipistrelle, Noctule and Myotis.

4.5. No bats emerged from any of the buildings on the site.

4.6. Nesting swallows were identified in the old stone barn, old swallow nests in the open fronted garage section of the stables and juvenile swallows and their nests in the stables themselves. During the dusk emergence survey a number of swallows were also identified entering the eastern end of the stable block. It is now late in the nesting bird season and most swallows are fledged although a large flock were seen feeding over the farm.

4.7. A second dusk emergence survey was carried out by three surveyors on the evening of 9th September 2025 concentrating on the stone barn and the stables. During this survey one Common Pipistrelle bat approached the site from the east and spent the whole survey foraging over the central yard and buildings and three noctules flew over the site. No bats emerged from the buildings.

4.8. No bats emerged from any of the buildings.

5. RECOMMENDATIONS.

5.1. No bats were seen to emerge from any of the buildings on the site and therefore no mitigation strategy or Natural England licence are required.

5.2. Abundant swallows were found to be nesting in the buildings on site, including the stone barn, the stables and the garage block and therefore swallow nesting opportunities must be provided in any converted buildings.

5.3. Under the requirements of the NPPF, biodiversity enhancements are required. On this site, bat roosting opportunities and swallow nesting opportunities are recommended.

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI	Date: 14 th September 2025.
Checked by:	
Ruth Georgiou. BSc, MCIEEM.	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 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”.