

BAT ROOST POTENTIAL ASSESSMENT FORM

Please complete the following form to establish whether a bat survey will be required and include it when you submit your application to Planning Services, (this may be via the Planning Portal, by hand, or by post (Address: Planning Services, C/O The Town Hall, Crossley Street, Halifax, HX1 1UJ.)

Please note that if Planning Services is advised that the information contained in the form is incorrect or inaccurate or the Council's officers disagree with the conclusions drawn we retain the right to request the submission of a Bat Survey prior to an application's validation or to refuse an application on the grounds of insufficient information.

DATE OF SITE ASSESSMENT..... **17th July 2026**

If a bat survey has been submitted for this site before then please include a dated copy with your form.

1. Please describe the proposals, specifying all works which may have an impact on features where bats may be roosting (eg roofs, trees, walls etc):

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Refurbishment of the existing building to form a single new dwelling

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2. What is the site address? **Castle House, Gomersal**
.....Post Code... **BD19 4HW**

3. Are you aware, or have you been made aware that there is a bat roost or bats have been present on the proposed application site? If yes, please provide details:.....

..... **NO**

4. Does the application include a wind turbine(s) or floodlighting? If yes, please provide details.....

..... **NO**

5. Will your proposed application involve changing all or part of, or have an impact on:- • Brick or stone agricultural barns, farmhouses or similar buildings. • Tunnels, mines, military bunkers, culverts and other similar underground structures. • Quarries with cliff faces with crevices, caves or swallets. • Bridge structures over water or wet ground?	YES Proceed to Question 7	NO Proceed to question 6	YES/NO NO
6. Does your proposed application site fall within a Bat Alert Area? Please see link:- https://www.wyjs.org.uk/media/1370/3-bat-alert-zones-calderdale.pdf or call 392237	YES Proceed to Question 7	NO NO BAT SURVEY REQUIRED (Please sign and date the Declaration at the end of the form and submit it with your application)	YES/NO NO
7. Will your proposal have any impact on existing:- • Roofs. • Soffits or gable ends. • Hanging tiles or barge boards. Trees with cracks, crevices, hollow trunks or broken limbs.	YES Proceed to Question 8	NO NO BAT SURVEY REQUIRED (Please supply electronic photographic evidence to support your conclusion)	YES/NO YES

• Walls with cracks or holes at least finger sized?		Proceed to Question 9.	
8. Are there any special circumstances (eg a recent bat survey or exposed location) that lead you to the conclusion that a bat survey will not be required?	YES PLEASE STATE REASONS BELOW and Proceed to Question 9.	NO A BAT SURVEY IS REQUIRED*	YES/NO YES
9. Have you submitted photographic evidence?	YES (Please sign and date the Declaration at the end of the form and submit it with your application)	NO	YES/NO YES

SPECIAL CIRCUMSTANCES

Please state any special circumstances (Please note, anecdotal reports or comments regarding the absence of bats or surveys conducted by unqualified or inexperienced persons is insufficient to rule out the presence of bats.) If 'Yes', please provide details, including photographic evidence or copies of bat reports, to support this view.

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The Site is outside the WY bat alert zone and located within an exposed location

BAT SURVEY REQUIRED*

The structure and location of your proposal indicates that there is a reasonable likelihood of a bat roost which may be affected by your development proposal. A bat survey will be required before your application can be validated. This must meet the 'Minimum Standards for Bat Surveys in West Yorkshire' (<https://www.wyjs.org.uk/media/1367/150603-minimum-standards-for-bat-surveys-version-5-draft-lp.pdf>) and other current best practice guidance and be undertaken by a licensed bat worker. These guidelines will normally require dawn or dusk surveys to be undertaken between May and September. However, where a winter survey establishes that there is limited bat roost potential or that adverse impacts can be avoided, a dawn or dusk survey may not be required.

(<https://www.wyjs.org.uk/media/1366/090915-bat-surveys-out-of-season-flow-diagram-final-rm.pdf>)

PHOTOGRAPHIC GUIDANCE

Photographs should be of high resolution, sharp and light enough to enable any finger sized gaps to be identified. Wherever possible, they should be submitted electronically. They need to provide complete coverage of all areas (internal and external) of structures (including trees, buildings, walls etc), affected by the proposals. It is helpful, particularly for large or complex developments, for the photographs to be labelled / annotated in relation to the proposals.

DECLARATION

I, the undersigned, declare that the information contained on this form is, to the best of my knowledge, up to date and accurate. I am also aware that Planning Services reserves the right to request a Bat Survey or refuse an accompanying application if any of this information is found to be inaccurate.

Name.....**Ben Hellawell**.....Position/Role**Agent**.....

Contact Tel No.**07968944840**.....E-Mail address.....**info@ahjarchitects.co.uk**.....

Date.....**17th July 2026**.....