

Helm Farm, Colnebridge, Huddersfield

Bat Method Statement



HABITAT WORKS

September 2026



HABITAT WORKS

Report Title: Helm Farm, Colnebridge, Huddersfield
Bat Method Statement

Report to: Paul Matthews Architectural
Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ

Version: V1.0

Issue Date: September 2026

Prepared by:

Joe Travis BSc (Hons), MSc, ACIEEM

Ecology Team Manager

Date: 10.09.2026

**Reviewed and
Approved by:**

Nick Birkinshaw BSc (Hons), MSc, ACIEEM

Managing Director

Date: 11.09.2026

Prepared by:

Habitat Works, Suite 12, Westleigh House, Denby Dale, Huddersfield HD8 8QJ

Version History	Author	Description	Date
V1.0	Joe Travis	Final Version for Issue	11.09.2026

Works carried out by Habitat Works on behalf of the client in accordance with the agreed terms of contract and/or written agreement establish the agreed Services. The Services were performed by Habitat Works with the skill and care ordinarily exercised by a reasonably qualified Consultant at the time the Services were performed. Further, the Services were performed by Habitat Works taking into account the limits of the scope of works required by the client, the time scale involved and the resources agreed between Habitat Works and the client.

Other than that expressly contained in the paragraph above, Habitat Works provides no other representation or warranty whether express or implied, in relation to the Services.

This report is produced exclusively for the purposes of the client. Habitat Works is not aware of any interest of or reliance by any party other than the client in or on the Services. Unless expressly provided in writing, Habitat Works does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own risk and Habitat Works disclaims any liability to such parties.

This report is based on Site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed. The recommended lifetime of the report is detailed within the report text.

Habitat Works accepts no responsibility for the accuracy of any third-party data used in this report.

Contents

1. INTRODUCTION.....	1
1.1 BACKGROUND.....	1
2. PROPOSALS AND POTENTIAL IMPACTS ON ROOSTING BATS.....	2
2.1 PROPOSALS.....	2
2.2 LEGISLATION RELATING TO ROOSTING BATS.....	2
2.3 POTENTIAL IMPACTS ON ROOSTING BATS	3
3. WORKING METHODS.....	4
3.1 WORKING METHODS	4
3.2 PRE-DEVELOPMENT	4
3.3 CONSTRUCTION PHASE	4
3.4 POST-DEVELOPMENT	5
4. SCHEDULE OF WORKS	6
4.1 SCHEDULE OF WORKS.....	6
5. PROJECT TEAM ROLES AND RESPONSIBILITIES.....	7
5.1 PROJECT TEAM ROLES AND RESPONSIBILITIES	7
5.2 ECOLOGICAL ADVISOR	7
5.3 SITE MANAGER.....	7
5.4 CONTRACTORS AND VISITORS	7
FIGURE 1. SITE LOCATION MAP.....	8
APPENDIX 1. PROPOSED SITE LAYOUT.....	10

1. Introduction

1.1 Background

- 1.1.1 Habitat Works Limited (Habitat Works) was commissioned by Paul Matthews Architectural to undertake suite of nocturnal bat surveys and acquire a mitigation licence from Natural England for a known bat roost at Helm Farm, Conlebridge, Bradley, Huddersfield, HD5 0PU (central Ordnance Survey National Grid Reference (OS NGR) SE 18267 20346), hereafter referred to as 'the Site' and as displayed in Figure 1.
- 1.1.2 The proposals for the Site are for the partial demolition and partial conversion of existing buildings of the Site into five residential dwellings and associated hardstanding and landscaping. These are detailed within the Paul Matthews Architectural drawing '*Proposed Site Layout*' (dwg. no. 21/703/03f, dated 09/2022). This is provided in Appendix 1.
- 1.1.3 The Site is known to contain bat roosts following a Preliminary Roost Assessment (PRA) and subsequent nocturnal bat surveys undertaken by John Gardner in 2022, detailed within the report '*Bat Survey to Helm Farm, Helm Lane, Colne Bridge HD5 0PU*'. An update PRA and nocturnal bat surveys have been undertaken by Habitat Works which found the presence of day roosts of bats on the Site.
- 1.1.4 This report details the findings of the bat surveys and details the methodologies to be employed throughout the works in order to safeguard roosting bats.

2. Proposals and Potential Impacts on Roosting Bats

2.1 Proposals

- 2.1.1 The proposed for the Site are for the partial demolition and partial conversion of former agricultural buildings that are currently present on the Site to allow the development of a total of five new residential dwellings, in addition to the erection of new garages to serve the new residential plots.
- 2.1.2 The below is taken from the 'Description of Proposal' section of the 'Decision - Full Conditional Permission' dated 12th August 2024:

"Plot 1 relates to the conversion of existing buildings, with a slight reduction proposed to the existing building, which is to be used as Plot 1 garaging, this reduction will measure approximately 1.1m and is to allow refuse vehicle turning. The proposed dwelling is to comprise of a 2-storey semi-detached dwelling providing accommodation in the form of a open kitchen/dining/living area, lounge, guest bedroom, utility, office, downstairs W.C, 4 bedrooms, family bathroom, 2 en-suites, boot/coat room and attached garages. The dwelling is to have a Gross Internal Floor area of approximately 212.08sqm.

Plot 2 relates to the conversion of existing buildings and comprises of a 2-storey semi-detached dwelling providing accommodation in the form of a open kitchen/dining/living area, lounge, utility, downstairs W.C, 3 bedrooms, 1 ensuite and family bathroom. The dwelling is to have a Gross Internal Floor area of approximately 97.98sqm.

Plot 3 relates to the conversion of existing buildings and comprises of a 2-storey semi-detached dwelling providing accommodation in the form of a open kitchen/dining/living area, lounge, utility, downstairs W.C, 4 bedrooms, family bathroom and 1 en-suite. The dwelling is to have a Gross Internal Floor area of approximately 119.58sqm.

Plot 4 relates to the conversion of existing buildings and comprises of a 2-storey semi-detached dwelling providing accommodation in the form of an open kitchen/dining/living area, boot room, lounge, utility, downstairs W.C, guest room/office and en-suite, 4 bedrooms, 2 en-suites, walk in wardrobe and family bathroom. The dwelling is to have a Gross Internal Floor area of approximately 205.38sqm.

Plot 5 relates to the conversion of an existing building, with the provision of a single storey side extension, and comprises of a single storey detached dwelling providing accommodation in the form of an open kitchen/dining/living area, 2 bedrooms and a family bathroom. The dwelling is to have a Gross Internal Floor area of approximately 70.49sqm.

The dwellings are to be finished with natural coursed stone and stone slate roof tiles."

2.2 Legislation Relating to Roosting Bats

- 2.2.1 All species of bat occurring within the UK are included in Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under regulation 41 bats are protected from deliberate capture, injury or killing, from deliberate disturbance and from deliberate damage or destruction of a breeding site or resting place (roost).
- 2.2.2 All UK bats are also included on Schedule 5 of the WCA 1981 (as amended). However, their protection is limited to certain offences. Under the 1981 Act (as amended) it is an offence to intentionally or recklessly disturb bats while they are occupying a structure or place used for shelter or protection, or to obstruct access to any such place.
- 2.2.3 Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared bat, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano

pipistrelle bats are included as priority species under Section 41 of the NERC Act 2006.

2.3 Potential Impacts on Roosting Bats

- 2.3.1 Bat roosts have been recorded in Building 6 and Building 9 (due to form Plots 1 and 2, and Plot 4 respectively) during survey by John Gardner in 2022, both considered to relate to brown long-eared bat *Plecotus auritus* roosts. Update surveys undertaken by Habitat Works in 2026 found bat roosts in Building 6 only, relating to brown long-eared bats and common pipistrelle *Pipistrellus pipistrellus*. Buildings 6 and 9 are large stone former agricultural buildings with slate roofs that are open to the tiles internally.
- 2.3.2 Buildings 5, 7 and 8 did not record any evidence of roosting bats in either 2022 or 2026, however as they are a similar construction, they offer a similar range of Potential Roosting Features (PRFs) for bats to Buildings 6 and 9. As such, these buildings will be included within the same working methods as Building 6 and Building 9 to safeguard any potentially present bats.
- 2.3.3 Only single numbers of bats were recorded during the surveys undertaken in both 2022 and 2026, and the potential for a maternity roost was only theorised due to the number of droppings recorded within the buildings. Given that no surveys concluded presence of greater than low numbers of bats, it is considered that the roosts on the Site pertain to individual/low numbers of bats forming day roosts in the buildings, and as only common species were recorded throughout these surveys, it is considered that these roosts are of low conservation status.
- 2.3.4 A licence from Natural England will be acquired to facilitate the proposals, with the methods stated within this document forming part of the mitigation that will be proposed within the licence. These includes safe working practices throughout the works, in addition to materials used as part of the proposals and long-term mitigation to be integrated into the development as compensation for the loss of roosting features on the Site as per the proposals.

3. Working Methods

3.1 Working Methods

- 3.1.1 In order to safeguard bats throughout the works, a series of working methods will be followed throughout the development. These will begin prior to the development, run throughout the construction phase, and result in post-development compensation for roosting bats on the Site.
- 3.1.2 The below outlines working methods, however these will be outlined in greater detail within the Natural England mitigation licence, and as such this document should be referred to in conjunction with the Natural England mitigation licence.

3.2 Pre-Development

Seasonal Timings

- 3.2.1 The proposals will be scheduled to be undertaken outside of seasonally sensitive times within the calendar, specifically outside of the bat maternity season (June–August inclusive) and the bat hibernation season (November–February inclusive).
- 3.2.2 To avoid these sensitive periods, stripping of roof and destruction of any potential roosting features will be undertaken in either September–October or March–April. Given the timings of the surveys undertaken throughout the 2026 bat activity season, mobilisation of the works in September to October 2026 is not feasible, and as such, works will be targeted to be undertaken between March and April 2027.

Tree-Mounted Bat Boxes

- 3.2.3 Prior to the beginning of works, a minimum of two bat box will be fitted to mature trees on the Site to provide a receptor location for any bats that may be present during the works. If bats are captured during the works, they will be translocated to the safety of these bat boxes to allow works to continue.
- 3.2.4 The model of boxes used should be suitable for crevice dwelling bat species, such as the Schwegler 2FN Bat Box. The bat boxes should be placed at a minimum of 4 m high on the tree, facing southern aspects to maximise chances of occupation.
- 3.2.5 The bat boxes should be installed as soon as possible to allow the bats to establish into the local environment and allow bats to find and utilise the features prior to the works commencing on existing roosting features.

3.3 Construction Phase

Ecological Clerk of Works and Toolbox Talk

- 3.3.1 Throughout the works, an Ecological Clerk of Works (ECoW) will be present on the Site to oversee works that are considered to be of greater ecological sensitivity. These will include the removal/destruction of known and potential roosts, including hand stripping of slate tiles currently present on the buildings. The ecologist will be suitably qualified and experienced for the works, and will be the holder of a Level 2 Bat Licence allowing the legal capture and handling of bats that may be found during the works.
- 3.3.2 A Toolbox Talk (TbT) will be given by the ecologist to all contractors working on the Site. This TbT will outline the legislation surrounding bats in the UK, identification of bats and signs of bats, working measures to be used throughout the works, and advice on what steps to take in the event that bats are found or considered to be present during the works.

Ecological Supervision

- 3.3.3 For sections of the work that may be considered to be more ecologically sensitive, a suitably qualified and experienced ecologist will be present to oversee the works and ensure compliance with the licence and legislation regarding bats.
- 3.3.4 These will include the removal of ridge tiles and slates by hand to minimise the likelihood of causing harm roosting bats that may be present during the works. Additionally, other PRFs including gaps and crevices will be inspected via an endoscope prior to works, and temporary exclusions fitted where required and necessary.
- 3.3.5 Detailed methodologies to be implemented throughout the works will be outlined within the mitigation licence for the development.

3.4 *Post-Development*

Roof Membrane Selection

- 3.4.1 Standard non-bitumen coated membranes (including almost all breathable membranes) used below roof slates and tiles can cause harm to roosting bats. Over time, fibrous strands are pulled away from the surface of the membranes as bats crawl which can result in tangling and trapping roosting bats, which have been recorded to cause the death of roosting bats.
- 3.4.2 At the time of writing (and to our knowledge) two products have passed the 'snagging propensity' test; consequently these products are approved by Natural England for use in known bat roosts. This test attempts to replicate the wear and tear which results from bats crawling over the membrane. The approved products are: TLX BatSafe2,3 and SIGA Majcoat 350. Although they have passed this test, it is unclear how these membranes will degrade in the medium and long term, particularly in larger bat roosts. Therefore it is not recommend that they are used for roosts with multiple bats, and particularly for large (maternity roosts). Although none of these products are considered to be as safe as traditional Type 1F bituminous felt, they may provide an option for roofs where future bat use cannot be ruled out, and a breathable solution is required.

Roost Compensation

- 3.4.3 To compensate for the loss of PRFs and known roosts on the Site, a minimum of one integrated bat box will be installed within each plot post-development to provide long-term roosting opportunities for bats. The model of boxes used should be suitable for crevice dwelling bat species, such as the Schwegler 1FR Bat Tube. The bat boxes should be placed as high as possible on the buildings (just below the eaves), facing southern aspects to maximise chances of occupation.
- 3.4.4 Additional to these, a minimum of four roof access slates should be installed into Building 6 to compensate for the loss of roosting opportunities as per the proposals.

4. Schedule of Works

4.1 *Schedule of Works*

- 4.1.1 To avoid these particularly sensitive periods for roosting bats, stripping of roof and destruction of any potential roosting features will be undertaken in either September–October or March–April. Given the timings of the surveys undertaken throughout the 2026 bat activity season, mobilisation of the works in September to October 2026 is not feasible, and as such, works will be targeted to be undertaken between March and April 2027.
- 4.1.2 This section will be updated once the work schedule has been finalised closer to the time of delivery.
- 4.1.3 Typical site hours of work are anticipated to be:
 - 8:00 - 17:00 Monday to Friday
- 4.1.4 As a further measure to protect bats, works will not be undertaken on any of the buildings within one hour of sunrise or sunset.

5. Project Team Roles and Responsibilities

5.1 *Project Team Roles and Responsibilities*

- 5.1.1 The details of the individuals responsible for different project elements is to be confirmed but key project personnel will be allocated the following roles and their details confirmed to the LPA prior to commencement of works on the Site.

5.2 *Ecological Advisor*

Joe Travis – Habitat Works Ltd

- 5.2.1 The Ecological Advisor shall:
- Ensure work is carried out in accordance with legislation and consents, objectives, targets and the Bat Method Statement with regards to any Environmental activities on site.
 - Be available for to provide advice on any matters arising from implementation of the Bat Method Statement
 - Be responsible for delivering Toolbox Talk, searches and training that may be required throughout the works.
 - to employees, contractors and client representatives as appropriate.

5.3 *Site Manager*

TBC

- 5.3.1 It is the Site Manager's responsibility to ensure:
- Ensure any Site Induction includes briefing on ecological issues pertinent to the project.
 - All site workers are aware of all ecological matters which may arise on site.

5.4 *Contractors and Visitors*

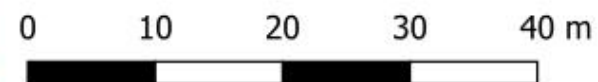
- 5.4.1 Contractors and Visitors to the project will be responsible for:
- Ensuring that the control measures identified within the Bat Method Statement are implemented as they are relevant to their work /visit.
 - Ensuring that the project management team are notified of any nonconformance of control measures or environmental incident where the environment has been put at risk.

Figure 1. Site Location Map



Legend

-  Site Boundary
-  Building



HABITAT WORKS

Paul Matthews Architecture
Helm Farm, Colnebridge,
Huddersfield

Figure 1
Site Location Map

Appendix 1. Proposed Site Layout

ARCHITECTURE | PLANNING | DESIGN

Malkin Farm
Brow Lane
Holmfirth
HD9 2RJ
07946872499
paul@paulmatthewsarchitectural.co.uk
www.paulmatthewsarchitectural.co.uk

Company Registration Number: 09598149 - Company
Registered in England and Wales

Project
Conversion/Demolition and Restoration of Former
Agricultural Buildings to Dwellings at Helm Farm
Colne Bridge Bradley Huddersfield, HD5 0PU.
Client

Mrs Dransfield & Mrs Atkinson

Drawing Title/Issue

Proposed Site Layout:

scale	date	sheet size	dwg. no.
1:500	09/2022	A2	21/703/03f

