Whitcher Wildlife Ltd.
Ecological Consultants.

8 CLIFF LANE, BRIERLEY.

OS REF: SE 40760 11055.

BAT SURVEY REPORT.

Ref No: **250668.**

Date: **1st July 2025.**

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1. INTRODUCTION.

1.1. There are plans to demolish the existing bungalow on the site of 8 Cliff Lane, Brierley and to replace with a new dwelling.

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

1.3. Therefore, a Preliminary Roost Assessment and dusk emergence survey were carried out on the evening of 30th June 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.

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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 were 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.

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3. SURVEY RESULTS.

3.1. The Surveyed Area.

3.1.1. The surveyed area is a corner plot on Cliff Lane, Brierley, as shown by the red arrow on the aerial photograph below.

3.1.2. The site comprises a bungalow and an area of bare ground and grassland around that bungalow. The close up aerial photograph below shows the bungalow.

3.1.3. The site is located at the edge of a residential area of Brierley with open farmland to the south and east.

3.1.4. The site presently contains the bungalow and attached garage, as shown in the photographs below. The bungalow is a brick building with a hipped and pitched roof covered with Rosemary tiles and with a dormer window.

3.1.5. The garage is brick built with a flat timber and felt roof and with a timber fascia board. This latter is in poor condition and there is a clump of ivy over one corner.

3.1.6. The walls are all sound with no opportunities for roosting bats.

3.1.7. The bungalow roof is generally in good condition although there are some misplaced tiles at the western end of the ridge.

3.1.8. There are also gaps at the eaves where asbestos soffit boards have been removed.

3.1.9. Internally the bungalow is in poor condition as it has not been occupied for a long time.

3.1.10. The loft space is open and has been stripped out, as shown in the photographs below. This was also done to remove asbestos.

3.1.11. The roof lining is all in place and there were no bat field signs present anywhere within the loft space.

3.1.12. When assessed in accordance with the Bat Conservation Trust Good Practice Guidelines, Edition 4, the bungalow and garage were assessed to have a low potential for roosting bats.

3.2. Dusk Emergence Survey Results from 30th June 2025.

3.2.1. A dusk emergence survey of the buildings was carried out by two surveyors on the evening of 30th June 2025. One surveyor holds a current Natural England licence for surveying bats and the other is an experienced assistant.

3.2.2. Each surveyor was equipped with a Batbox Duet detector and a two-way radio for communication. In addition, three 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.

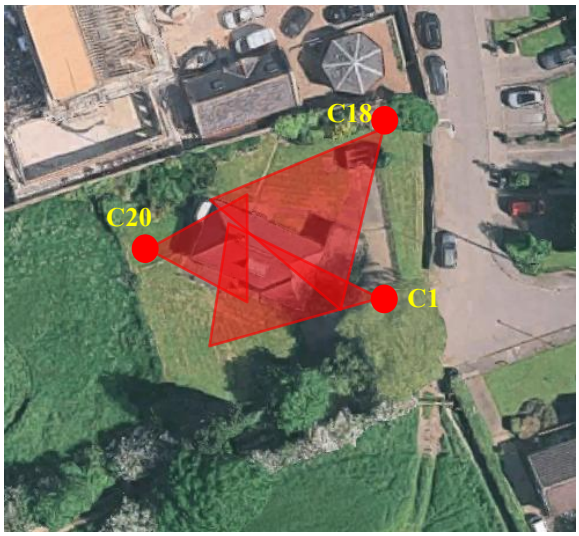
3.2.4. Three infra-red cameras and infra-red torches were also set up around the building, ensuring that all suitable features were covered. The photographs below show the view of each camera at both the start and towards the end of the survey when it was darkest.

C1.

C18.

C20.

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 light, high cloud and a light wind, 0 on the BWS, with a temperature of 25ºC at 21:00. Sunset was at 21:38 and the survey started at 21:20 and ended at 23:08.

3.2.7. The following are the observations of the surveyors.

3.2.7.1. Surveyor 1 recorded no bat activity.

Anabat 18 in front of Surveyor 1 recorded no bat activity.

3.2.7.2. Surveyor 2 recorded no bat activity.

Anabat 15 with Surveyor 2 recorded no bat activity.

3.2.7.3. Anabat 19 on the end of the property recorded one distant Common Pipistrelle call at 22:50.

3.2.7.4. No bats emerged from the bungalow or the garage.

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4. EVALUATION OF FINDINGS.

4.1. During the original day-time Preliminary Roost Assessment of the buildings it was assessed that the existing buildings have a low 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 two surveyors on 30th June 2025. The evening was warm and humid with a temperature of 25°C at the start of the survey. This represents an ideal night for a dusk emergence survey.

4.3. An extremely low level of bat activity was identified during the survey and no bats emerged from the buildings. The only bat activity was a quiet Common Pipistrelle recorded on Anabat 19 was at the end of the survey and was heard by neither surveyor. The activity was recorded on the Anabat nearest to the bridleway that runs down the side of the property and this is where the bat is likely to have been passing.

4.4. No nesting bird activity was observed around the buildings during the survey and no nests were found.

4.5. Therefore, demolition of the bungalow and garage will have no negative impact on roosting bats.

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5. RECOMMENDATIONS.

5.1. No bats emerged from or returned to the building during the survey. As there is no roost in the buildings, no mitigation strategy is required, no Natural England licence is required, and no further surveys are recommended.

5.2. Nevertheless, individual bats can seek temporary shelter almost anywhere and therefore it is recommended that all works to the existing buildings are undertaken with due care. In the unlikely event a bat is found during the works, the bat must be protected from harm, work should cease at that location and further advice should be sought from the undersigned.

5.3. In line with the requirements of the NPPF it is recommended that one integrated bat brick be provided in the new dwelling to be constructed on the site. This should be as shown below or equivalent made from a material that matches the external wall of the new dwellings and this should be installed high in a gable end wall.

5.4. It is further recommended that nesting bird opportunities be provided in the new building. These should be in the form of two integrated swift nest boxes in the new dwelling. These should be as shown below, or equivalent and should be built into the walls of the new dwelling, under the eaves.

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Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI	Date: 1st July 2025.
Checked by:	
Ruth Georgiou. BSc, MCIEEM.	Date: 6th July 2025.

6. REFERENCES.

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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”.