Preliminary Bat Roost Assessment

Far Westhorpe Farm,Halifax Road, Cat Hill, Penistone

Client:
Mr and Mrs Pearson

Date:
April 14, 2026

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V01	11/04/2026

Field Investigations and Data

Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work. Where any data supplied by the client or from other sources have been used, it has been assumed that the information is correct. No responsibility can be accepted by Everything Ecology Ltd for inaccuracies in the data supplied by any other party.

Declaration of Compliance

The information which we have prepared and provided is true and has been prepared and provided in accordance with the Chartered Institute of Ecology and Environmental 'Management's Code of Professional Conduct. We confirm that the opinions expressed within this document are our true and professional bona fide opinions.

Contents

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1 Executive summary

1.1 Purpose of report

1. This report presents the results of a Preliminary Roost Assessment at Far Westhorpe Farm, off Halifax Road, Cat Hill, Penistone, Sheffield. OS Central Grid Reference SE2437504860.

2. The Preliminary Roost Assessment was undertaken on the 2nd April 2026, by Paul Liptrot MCIEEM, Principal Ecologist, Natural England, Class 4 Bat licence number: CL20-2018-37087-CLS-CLS and Elizabeth McBride MCIEEM, Natural England Class 2 licence holder.

3. The survey assessed the bat roost suitability of eight Buildings to inform the proposals to restore/reroof the Grade 2 listed farmhouse, demolish redundant agricultural sheds and barns and redevelop a Grade 2 listed barn into a swimming pool.

4. Please refer to Figure 1 for a building plan overview and to Appendix 8 for a location plan for the site.

5. The report includes an assessment of the potential ecological constraints of the proposed activities concerning roosting bats, along with advice on avoiding, minimising, or mitigating potential impacts. Recommendations for further surveys and ecological enhancement of the site are made where appropriate.

Key Issues and Recommendations

6. Buildings 1, 2, 3 and 4 offer moderate suitability for roosting bats.

7. Without further consideration, the redevelopment proposals could destroy, modify or block access points to bat roosts, if present, or potentially injure or kill individuals or groups of bats

8. As such, two nocturnal surveys are required to confirm the status of Buildings 1, 2, 3 and 4 for roosting bats.

9. All UK Bats and their roosts are protected under national legislation. Please refer to Section 4.1.3 for further details. A mitigation licence from Natural England will likely be required to carry out the proposed work if a bat roost is confirmed to be present during the required nocturnal surveys.

10. All Buildings (Buildings 1 to 8) offer suitability for nesting birds. As such, protection measures, as detailed in Section 6.3.2, should be undertaken as part of the proposals.

11. Nest material or evidence of nesting birds was recorded in Buildings 2, 4, and 6. Swallow nests were recorded in Buildings 2 and 4, and nesting from an undetermined species (possibly pigeon) was recorded in Building 6.

2 Introduction

12. This report was written by Paul Liptrot, BSc (Hons) MCIEEM. Paul has 14 years of experience conducting ecological assessments. Paul holds a Natural England Class 4 bat licence, a Natural England Class 1 great crested newt (GCN) licence and a Natural England barn owl licence, and he is registered on Level 1 Annexe A of the Earned Recognition Class Mitigation licence. He also has experience producing and implementing mitigation licences for bats and badgers.

13. The report was commissioned by Mr and Mrs Pearson . This report presents the results of a Preliminary Roost Assessment at Far Westhorpe Farm, off Halifax Road, Cat Hill, Penistone, Sheffield. OS Central Grid Reference SE2437504860.

14. Please refer to Figure 8-2 for a plan showing the scope of the assessment.

2.1 Objectives

15. The objectives of this report are shown in Table 2-1.

Table 2-1. Objectives of the report

Objectives
To provide an ecological assessment of the site's suitability to support roosting bats and nesting birds.
To identify key ecological constraints to the proposed development/activities.
To inform master planning to allow significant ecological effects to be avoided or minimised wherever possible.
To allow any further ecological surveys required to inform an Ecological Impact Assessment to be identified and appropriately designed.
To allow likely mitigation or compensation measures to be developed.

3 Methods

3.1 Desk study and data consultation

16. A data search from the Barnsley Biological Records Centre was provided by the client to inform this assessment.

17. Ecological and biological records for the site and surrounding area (up to two kilometres) were requested from the organisations included in Table 3-1.

Table 3-1 Organisations consulted for biological records

Date	Organisation	Details of records requested
2026	Barnsley Biological Records Centre, c/o Sheffield CC Ecology Service[1]	All protected and notable species within a 2 km radius
11/04/2026	Multi-Agency Geographic Information for the Countryside (MAGIC)	All relevant habitat and species layers checked within 2 km of site centroid, including granted European Protected Species Licences

18. Information regarding designated wildlife sites within the local area was requested from the organisations within Table 3-2. Local Wildlife Sites (LWS) were not included in this consultation.

Table 3-2 Designated sites

Date	Organisation	Details of the information requested
11/04/2026	Multi-Agency Geographic Information for the Countryside (MAGIC)	Local Nature Reserves, National Nature Reserves, Ancient Woodland, Sites of Special Scientific Interest, Areas of Outstanding Natural Beauty, Special Areas of Conservation, Special Protection Areas or Ramsar sites within a 2 km radius of the site.

19. In addition to the above, online mapping sources, including Google Maps, Google Earth Pro and Grid Reference Finder, were used to view both satellite imagery and online maps of the site and surrounding land.

20. No historical ecological reports for the site or area surrounding the site were reviewed as part of this assessment.

3.2 Field Survey

Bats – Preliminary Roost Assessment

21. A visual assessment of eight buildings (B01 to B08) was undertaken to search for potential roosting features (PRFs) and to assess the building's suitability for roosting bats. The visual assessment was carried out in line with the latest guidance [2,3] using the following equipment:

[1] Data Search provided by client
[2] Collins (ed) 2023 Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition). The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

- High-powered torch
- Binoculars
- Endoscope
- Ladders

22. The buildings were searched for potential roosting features such as small gaps in barge boards, soffits, and fascia boards, raised or missing ridge or roof tiles, and gaps in association with wall plates or gables. These types of features have the potential to be used as access and exit points for roosts.

23. Evidence that bats actively use potential access points includes grease marks, the presence of bat droppings or urine staining, and a lack of cobwebs or other detritus. Indicators that potential access points are likely to be inactive include the presence of cobwebs and general detritus within the feature's access point or wet conditions.

24. It should be noted that the absence of evidence does not indicate the absence of a roost.

25. The interior and exterior of the building, including roof voids, were visually assessed for evidence of bat activity, where possible. The buildings were also classified by their overall suitability for summer roosting and hibernating bats.

26. Evidence of a roost is determined by the presence of a dead or live bat, concentrated piles or scattered droppings. Other evidence, such as food remains (insect wing fragments) and scratch marks and/or staining, may also indicate the presence of a roost.

27. When a roost is positively identified during a visual PRF Assessment, the building, structure, or tree within which the roost is located is classified within the category *Roost Present*.

28. All buildings, including the ones classified as *Roost Present,* are also classified for their suitability for roosting bats, such as having high, moderate, low, or negligible suitability. The classification is based on the number and quality of PRFs present and the building's position in relation to the surrounding habitat. Please refer to Table 3-3 for an outline of

[3] Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

the suitability classification of both roosting and foraging and commuting habitats, Table 3-4 for the surveyor qualifications.

29. If roosting bats are confirmed to be present, depending on the evidence recorded, the species and roost type may also be confirmed or predicted.

30. The habitat within the site boundary and surrounding landscape was also assessed for its suitability to support foraging and commuting bats. The suitability of a site and buildings is dependent on both the connectivity of the site to other habitats of value and the quality of the habitats within and surrounding the site, as well as the suitability of the potential roosting features (PRFs) present.

Table 3-3 Suitability of roosting habitats and foraging and commuting habitats[4].

Suitability	Description Roosting habitats	Commuting and foraging habitats
None	No Habitat features on-site likely to be used by any roosting bat at any time of year (i.e., a complete absence of crevices/suitable shelter at all ground /underground levels.	No habitat features on-site likely to be used by any commuting or foraging bats at any time of year (i.e. no habitat that provides continuous lines of shade/protection for flight lines or generate/shelter insect populations available to foraging bats).
Negligible	Negligible habitat features on site which are likely to be used by roosting bats.	Negligible habitat features on site which are likely to be used by commuting or foraging bats.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[a] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e., unlikely to be suitable for maternity or hibernation[b]). A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential[c]	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats, such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.

[4] Collins (ed) 2023 Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition) amended. Page 44, Table 4.1, Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement. The Bat Conservation Trust, London. ISBN-978-1-7395126-0-6

Suitability	Description Roosting habitats	Commuting and foraging habitats
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees, and woodland edges. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. The site is close to and connected to known roosts.

a - Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).
b - For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.
c - Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn, followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020), and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

Surveyors

31. The site visits were undertaken by the surveyors, as detailed in Table 3-4.

Table 3-4 Surveyor details

Date	Surveyor	Position and qualifications
2/04/2026	Paul Liptrot	Principal Ecologist, BSc (Hons) MCIEEM. Natural England Class 4 Bat licence number: 2025-86288-CL20-BAT 12 years' experience undertaking bat surveys
2/04/2026	Elizabeth McBride	Principal Ecologist, BSc (Hons) MCIEEM – NE Bat Licence Level 2: 2025-85809-CL18-BAT

Birds – Habitat suitability assessment

32. Suitable habitats on site were checked for evidence of breeding, which includes noting active and defunct nests, and the presence of suitable nesting habitats.

3.2.1 Limitations and constraints

33. Significant construction and internal strip-out works had already been undertaken across the buildings prior to the survey, including the removal of ceilings, internal walls and floors, and the sweeping of internal spaces. These activities are likely to have removed or obscured any evidence of bat roosting or nesting birds that may previously have been present. As such, a precautionary approach has been adopted and should continue to be applied when interpreting the nocturnal survey results

34. The findings of this report are valid for one year, after which the report should be reviewed to assess whether the survey should be updated. No constraints were such that they affected the overall conclusions and recommendations made in this report.

4 Results

35. In this section, the results of the Desktop Study and Preliminary Roost Assessment are presented.

4.1 Designated Sites

4.1.1 Statutory designated sites

36. The survey site is not a statutorily designated site.

37. No statutorily designated sites are located within 2 km of the site.

38. Two ancient semi-natural woodlands and three ancient-replanted woodlands are within 2 km of the site. All ancient woodlands are over 600 m from the site.

4.1.2 European licence applications

39. The data search identified five granted European Protected Species Mitigation Licence (EPSML) records within approximately 0.8–1.9 km of the site, relating to common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*). The licences were issued between 2009 and 2015 and were primarily associated with resting places rather than breeding sites, with only one licence (EPSM2009-1299) permitting impacts to both breeding and resting sites. None of the records explicitly confirmed impacts on hibernation sites, with this category listed as unknown for all licences. Collectively, these records indicate the presence of roosting bats within the surrounding landscape and provide local context for the species assemblage, though they do not confirm the presence of licensed bat roosts within the site itself.

40. Please refer to section 9.1 for full details of the licences returned.

4.1.3 Bats

Data search[5]

41. The data search provided by Barnsley Biological Record Centre identified several bat species within the wider area, with all records located approximately 513–940 m from the site. Species recorded include *Myotis spp*., Whiskered/Brandt's bat (*Myotis mystacinus/brandtii*), Natterer's bat (*Myotis nattereri*), *Nyctalus spp.* including noctule

[5] All records with limited spatial accuracy were excluded from the assessment

(*Nyctalus noctula*), common pipistrelle (*Pipistrellus pipistrellus*), and soprano pipistrelle (*Pipistrellus pygmaeus*). The only roost records comprise two confirmed/probable roost emergence records of Whiskered/Brandt's bat, associated with buildings at approximately 520 m from the site. All other records relate to non-roost activity, including foraging, commuting, transect observations and static/remote detector registrations, with particularly high levels of activity recorded for common pipistrelle. No roosts are recorded within or immediately adjacent to the site, and all remaining records represent off-site bat activity only.

Table 4-1 PRA Surveys

Building Name and Code/ID	Suitability	Grid Reference	Description	Potential Roost Features	Photo[6]
B01 - Far Westhorpe Farmhouse (Grade 2 listed (1192110))	Moderate	SE2438904858	Two-story stone-built farm cottage with a single-story extension to the west and a porch to the northeast. The roof is dual-pitched, lined with bitumin F1 type felt, and covered with stone-effect concrete tiles. The roof also incorporates two stone-topped northern parapetted gables. The gables are rendered and incorporate decorative stone window jambs and lintels. The building was undergoing extensive internal remodelling. The ceilings, internal walls and floors had been recently removed, and plaster had been stripped from numerous walls.	The internal work will have likely removed any evidence of void-dwelling bats. Externally, the stone work is generally in a good state of repair with no gaps noted. All the Potential Roost Features were recorded in association with the building's roof, with gaps noted under fascias, along the verge of the porch, along the roof line of the parapetted gable and under the roof tiles.	
B02 - conservatory and garage	Moderate	SE2439004844	Building 2 immediately adjoins Building 1 to the south. The building is a single-story mono-pitch conservatory that also incorporates a single-story dual-pitched garage to the south. Both buildings are covered with a stone-effect concrete tile, which is supported on a timber frame and stone walls.	Potential roost features were noted in association with the roof tiles and along the buildings' verges, and gaps in the stone work on the garage gable. At least nine old swallow nests were noted internally in the garage. One of the old swallow nests had fresh nesting material (moss) inside, suggesting it is currently being used by anther species of bird.	

[6] Additional photos available in support appendix

B03 - barn and wall	Moderate	SE2437504874	Brick-built barn and retaining wall to the north. The barn has a slate-tiled, dual-pitched roof which incorprates a cupola along the central ridge. The roof is open to rafters internally and lined with bituminous F1 type felt, supported on a machined timber frame. Internally, the barn is currently used to store building materials and appears to have been recently swept.	Externally, gaps were noted under the ridge tiles and along the north verge of the barn. There were also a few isolated gaps associated with the brickwork, but it was in a good state of repair. Internally within the barn, gaps were noted between the timber roof joist and the gable wall on both gables, which appeared to provide access to the gable wall plate. The nearby retaining wall contained multiple gaps within the stonework.	
B04 - barn (Grade II listed (1151796))	Moderate	SE2436904852	Early 18th century stone-built barn with concrete/asbestos fibreboard corrugated dual-pitched roof. The roof is supported on hand-carved trusses, purlins and rafters. The southern section of the building is open to the rafters; the northern section, which adjoins Building 3, spans two stories and incorporates two hayloft divided by internal stone walls. The floor of the southern section appeared to have been removed, leaving a rubble-covered surface. The haylofts appeared to have been recently swept.	Numerous gaps were noted in association with stone work, both internally and externally. The building offers numerous opportunities for crevice- and void-dwelling bats, primarily associated with its stone work. There may also be opportunities associated with the roof frame (e.g., lap/mortise and tenon joints) and along the wall plates. The hayloft sections appeared to offer a more stable temperature, being notably less draughty than the southern section of the building. An old swallow cup was recorded on top of a roof timber in the southern section of the building, and localised bird droppings were present in the north section. The removal of the floor and sweeping will likely have removed any evidence, if present. A single butterfly wing was recorded in the hayloft.	
B05- agricultural shed	Negligible	SE2436304868	Timber and breeze block shell of an old animal shed/barn. The roof had been removed, and the walls were noted to be all single skin.	No PRFs noted in association with the remaining walls.	

B06- agricultural shed	Negligible	SE2435104845	Dual-pitched agricultural shed with mono-pitched lean-to to the west. Both sections are covered with concrete/asbestos fibreboard supported on a timber frame. Both are constructed from mixed materials, primarily single-skin breeze blocks and timber/corrugated metal walls.	No evidence of roosting bats was recorded. The building offers limited to no suitability, the lean-to section is open on the north and southern sides, and the dual-pitched section is largely single skin timber or breezeblock. Old and possibly active nests (likely pigeons) were noted in the lean-to section.	
B07- single-story lean-to shed	Negligible	SE2437304840	Stone built mono pitch shed with no roof	The stone work was in a reasonable state of repair, the building's roof had been removed. No PRFs were noted	
B08 -single-story lean-to shed	Negligible	SE2438104835	Stone built mono pitch shed with no roof	The stone work was in a reasonable state of repair, the building's roof had been removed. No PRFs were noted	

Habitat suitability – roosting habitat in the wider area

42. Aerial imagery indicates that the primary suitable roosting habitats in the immediate vicinity of the survey site are woodland trees and similar residential properties in association with the surrounding villages and towns.

Habitat suitability - foraging and commuting

43. Far Westhorpe Farm is located off Halifax Road, 1.7 km north of Penistone town centre, and 1.6 km west of Hoylandswaine, Barnsley. The habitat surrounding the property is likely good for foraging and commuting bats. Scout Dike Reservoir is c.800 m to the west, and Scout Dam and Plantation ~400 m to the south. The habitat immediately surrounding the farm is predominantly pasture grassland, with small groups of trees associated with the railway ~0.5 km to the north and the surrounding farm 0.5 km to the south.

4.1.4 Birds

44. Evidence of bird use was recorded within Buildings B02, B03 and B04, including several historic swallow nests. In Building B02 (garage), one nest contained fresh nesting material, indicating it was likely being used by another bird species at the time of survey. Extensive construction and internal strip-out works had already been undertaken across the buildings prior to the survey, including the removal of ceilings, internal walls and floors, and sweeping of internal spaces, which is likely to have removed or obscured further evidence of nesting activity. No other active bird nests were identified during the survey.

5 Interpretation and evaluation

5.1 Legal Implications

45. All bat roosts are legally protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. If the following recommended surveys and measures are not adhered to, it is possible that an offence could be committed by carrying out the proposed work.

46. You are breaking the law if you do certain things, including:

- Deliberately capture, injure or kill bats.
- Damage or destroy a breeding or resting place.
- Obstruct access to their resting or sheltering places.
- Possess, sell, control or transport live or dead bats or parts of them.
- Intentionally or recklessly disturb a bat while it is in a structure or place of shelter or protection.

47. Either or both of the following could happen if you are found guilty of any offences:

- You could be sent to prison for up to 6 months.
- You could get an unlimited fine.

5.2 Potential Impacts and Recommendations

48. Buildings 1, 2, 3 and 4 offer moderate suitability for summer and winter roosting bats. The proposed works will likely block, modify, or destroy roosts if roosts are present. Therefore, in line with best practice guidelines, two nocturnal presence/likely absence bat surveys are required to confirm the status of the site for roosting bats. In addition to the survey, mitigation will be required to retain the site's suitability for hibernating bats post-development. If this is not possible, hibernation surveys will also be required to inform the impact of the proposals.

6 Ecological constraints and opportunities, and recommendations for mitigation and further survey

6.1 Proposals

50. The proposals are to restore/reroof the Grade 2 listed farmhouse and connected garage and conservatory (B01 and B02), demolish redundant agricultural sheds and barns (B03, B05 and B06) and redevelop a Grade 2 listed barn (B04) into a swimming pool.

51. A plan prepared by Robin Ashley Architects (revision A (07/11/2025) showing the site location and buildings to be demolished has been provided to inform this assessment.

6.2 Designated sites

52. A data search for non-statutory sites was not considered necessary as the scope of the proposed works is confined to the grounds of the site.

53. The site is not within or connected to a statutorily designated site.

6.3 Species and Species Groups

6.3.1 Bats – further surveys and data consultation

54. Further survey and desk-based data consultation are required to inform the assessment. The purpose of the additional surveys is to confirm the presence or likely absence of roosting bats within Buildings B01, B02, B03 and B04. The required nocturnal surveys should be undertaken prior to any further building works affecting these structures.

55. A minimum of two nocturnal bat presence/absence surveys are required between May and August, covering Buildings B01, B02, B03 and B04. In addition, a data search with the South Yorkshire Bat Group is required to provide local contextual information and to support the interpretation of the site-specific survey results.

56. Buildings assessed as having negligible bat roost potential and proposed for demolition (B05 and B06) can be demolished without further consideration of roosting bats. However, these buildings are suitable for nesting birds, and historic nests were recorded during the PRA. As such, the bird protection measures set out in Section 6.3.2 should be adhered to, including a

pre-works nesting bird check if demolition is undertaken between March and August, and the implementation of precautionary measures if works are carried out outside this period.

Nocturnal Presence/Likely Absence Surveys

57. The surveys can comprise dusk emergence surveys or dawn return surveys and must be undertaken between May and August inclusive. The surveys must be conducted at least 3 weeks apart. It is recommended that at least 12 surveyors cover all aspects of the buildings with moderate suitability. Surveyors should be equipped with full-spectrum recording detectors and additional non-recording handheld detectors as a backup in case of equipment failure. Surveyors should be positioned to provide a clear view of all potential bat-access features being surveyed (where possible) and should be equipped with night-vision equipment (infrared cameras with supplementary infrared lights or thermal imaging cameras).

58. During nocturnal bat surveys, the main objective is to record any bats entering or leaving the surveyed property/structure/tree and the location of any entry/exit points. In addition, surveyors record any other bat activity detectable from their survey position. Where possible, the time of recording, species, the number of bats, type of activity, and flight path of observed bats are recorded. Bats entering or leaving a building/structure or tree are considered evidence of bat roost presence within that entity.

59. Emergence surveys commence 15 minutes before sunset and continue until a minimum of 1.5 hours after sunset. All surveys should be undertaken in weather conducive to bat activity, i.e., little or no rain, low wind and temperatures above or around 10°C.

60. Should bat roosts be confirmed as present within the buildings, a European Protected Species licence will be required from Natural England prior to works commencing.

6.3.2 Birds – proposed protected measures.

61. No further survey is required if the proposed works are undertaken outside the main nesting period (March to August).

62. A detailed breeding bird survey has not been undertaken as part of this survey investigation.

63. It is considered likely that the site offers value to local bird populations, providing nesting opportunities. However, the extent of the habitats will likely restrict the site and impacted areas from being used by rare or notable bird species.

64. As all eight buildings offer suitability for nesting birds, the proposed works, without suitable avoidance or mitigation, could result in the destruction or disturbance of active bird nests, which could result in individual birds and/or chicks being injured or killed.

65. Under the Wildlife and Countryside Act 1981, as amended (section 1), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for development does not provide a defence against prosecution under this Act.

66. It is recommended that the works be undertaken outside the main bird nesting period, which runs from March to August inclusive. Some bird species, such as pigeons, can nest throughout the entire year, and some bird species, like blackbirds, can have multiple broods, which can extend the nesting period. Likewise, if the weather is favourable, some species can start nesting in late winter. Therefore, before the proposed works start on site, a visual assessment by construction staff or a designated biodiversity champion must be undertaken if the works are undertaken outside the main nesting period.

67. Should works need to be carried out within the main nesting period, a suitable method statement for the protection of nesting birds will need to be put in place, which will include:

- A pre-works inspection of suitable nesting features and nests within the site buildings and habitats and the immediate work area should be undertaken by a Suitably Qualified Ecologist (SQE). If active nests are found, work cannot commence until all chicks have fledged.
- If, at any point during the works, nesting birds are found, works will be suspended, and advice will be sought from a Suitably Qualified Ecologist.

6.4 Enhancements

68. Should bats be recorded during the required further nocturnal surveys, detailed and proportionate mitigation measures will be required and will be informed by the survey findings. Regardless of survey outcomes, opportunities to deliver biodiversity enhancements should be considered as part of the design process. This should include integrating bat roost features into retained or newly constructed buildings, as well as features to support nesting birds, such as swallow, house sparrow, and swift boxes, along with measures suitable for other small, common bird species. The incorporation of such features would provide a

measurable biodiversity gain and accord with current best practice and local and national planning policy objectives.

7 Conclusions

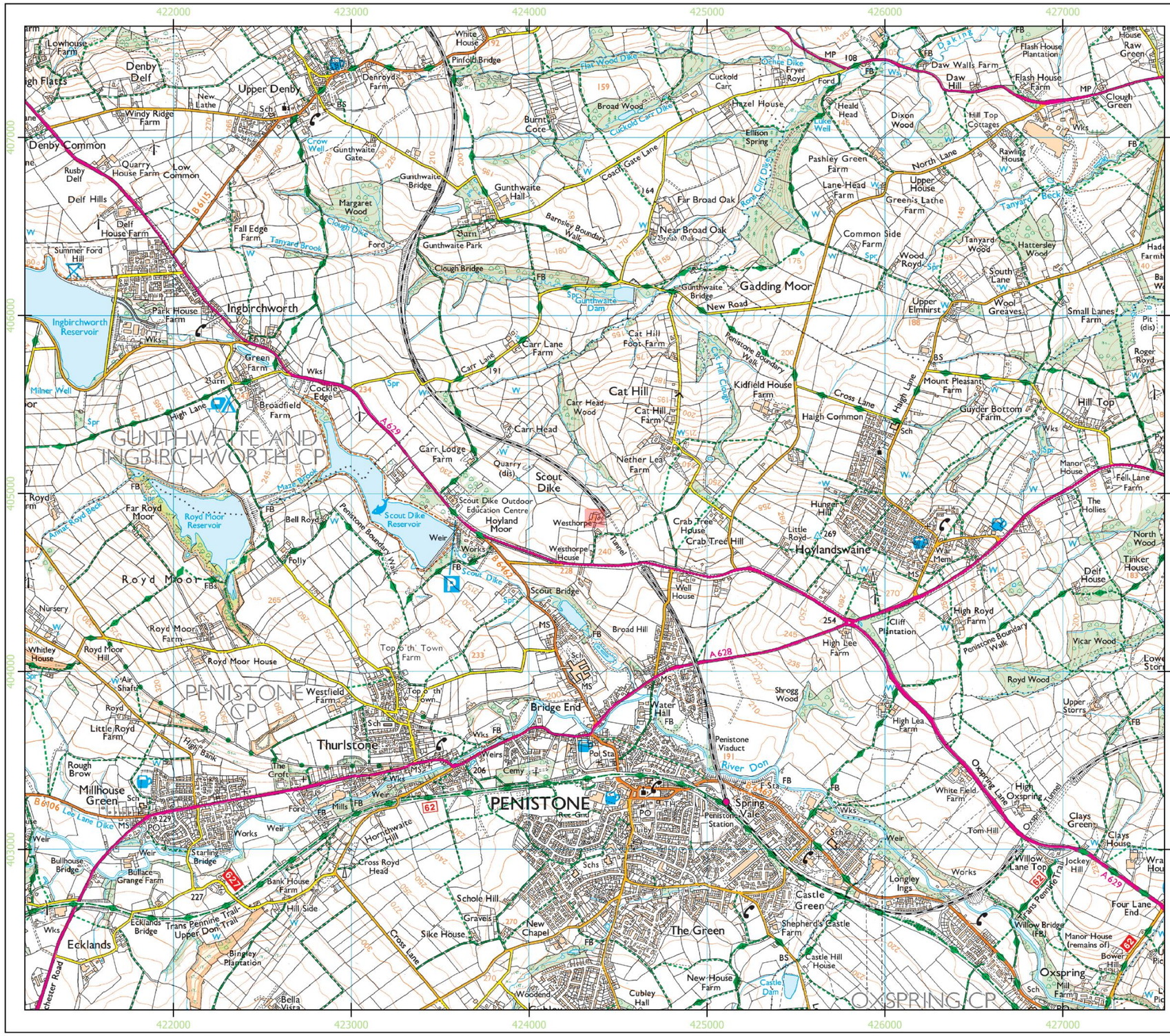
69. Buildings with moderate suitability for roosting bats have been identified on site. As such, no further works should be undertaken on these buildings until two nocturnal bat presence/likely absence surveys have been completed.

70. Should bat roosts be confirmed as present within the buildings, a European Protected Species licence will be required from Natural England prior to works commencing.

71. No works should be undertaken to the buildings without consultation with, and supervision by, a suitably licensed bat ecologist.

72. The buildings also provide potential opportunities for nesting birds; therefore, a nesting bird check is required prior to the commencement of works during the main nesting season (March to August, inclusive).

8 Figures



LEGEND

Site

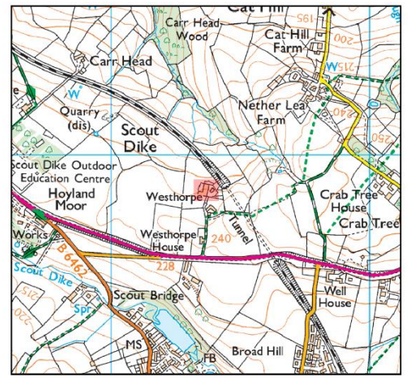
0 500 1,000 m N

Title	Survey Area

info@everythingecology.co.uk

Project	P218 Far Westhrope Farm		
Client	Mr and Mrs Pearson		
Date	11-04-2026	Datum	OSGB
Size	A3	Projection	BNG
Creator	Paul Liptrot	Version	V01

Figure 8-1 Location Plan



LEGEND

Buildings

- Moderate
- Negligible

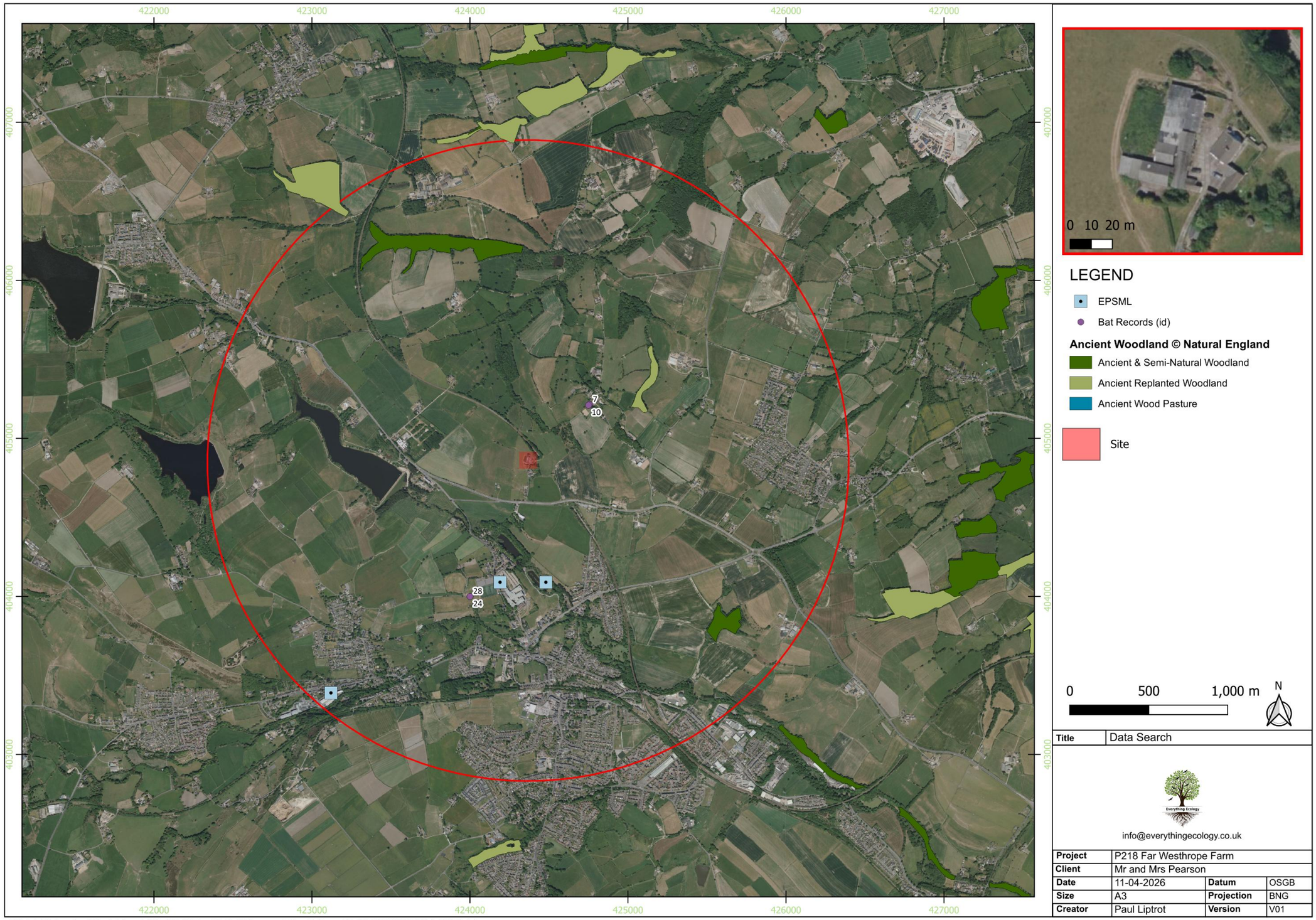
0 7.5 15 m N

Title	Survey Area

info@everythingecology.co.uk

Project	P218 Far Westhrope Farm		
Client	Mr and Mrs Pearson		
Date	11-04-2026	**Datum**	OSGB
Size	A3	**Projection**	BNG
Creator	Paul Liptrot	**Version**	V01

Figure 8-2 Building Plan



RGB Aerial Photography - ©BlueskyInterna~!_#!#_!~25~!_#!#_!~onal Limited,© Crown copyright and database rights [2017] OS 0100042840, 3.40.12-Bratislava

Figure 8-3 Designated Sites

9 Appendices

9.1 Desktop Study

Table 9-1 Granted EPSML within 2 km of the survey site.

Case reference of granted application	Species on the licence	Licence Start Date	Licence End Date	Does licence impact on a breeding site	Does licence allow damage of breeding site	Does licence allow damage of a resting place	Does licence allow destruction of breeding site	Does licence allow destruction of a resting place	Grid reference	Distance from site (m)[7]
2014-3842-EPS-MIT	BLE C-PIP	10/10/2014	31/08/2015	N	N	N	N	N	SE24190409	793
2014-694-EPS-MIT	BLE C-PIP	09/05/2014	30/08/2014	N	N	Y	N	N	SE24190409	793
EPSM2012-4929	C-PIP	03/10/2012	31/08/2014	N			N	Y	SE23120339	1933
EPSM2011-2745	C-PIP	09/03/2011	01/02/2013	N			N	Y	SE24480409	780
EPSM2009-1299	C-PIP	14/10/2009	31/08/2011	Y			Y	Y	SE24480409	780
C-PIP = Common pipistrelle, BLE = Brown long-eared bat. All of the records stated, "Does licence impact on a hibernation site = Unknown, NERC agreement reference = unknown."										

[7] Circa distance measured using Magic application

Table 9-2 Ancient woodland with 2 km

Name	Status	Area	Distance (m)	OS Grid Reference
CAT HILL CLOUGH WOOD	Ancient Replanted Woodland	1.892718417	727.7	SE2511205364
CLOUGH WOOD	Ancient & Semi-Natural Woodland	9.710615177	1297.6	SE2380506214
SHROGG WOOD	Ancient & Semi-Natural Woodland	2.492473641	1506.6	SE2561003833
MARGARET WOOD	Ancient Replanted Woodland	7.971248347	1928.1	SE2301406594
BURNT COTE WOOD	Ancient Replanted Woodland	3.000787835	2007.6	SE2411606947

9.2 Additional Photos

Building 1

Photo 1 SoutheEast aspect of Building 1

Photo 2 North east aspect Building 1

Photo 3 South east aspect

Photo 4 Internal area (the ceilings have been removed)

Photo 5 Gap along the verge for the porch

Photo 6 Example gap under concrete stone effect tiles

Photo 7 Example gap along base of gable parapets

Photo 8 Gap under fascia

Building 2

Photo 9 South east aspect Building 2

Photo 10 Example gaps under tiles

Photo 11 West aspect Building 2

Photo 12 Example gaps along the verge

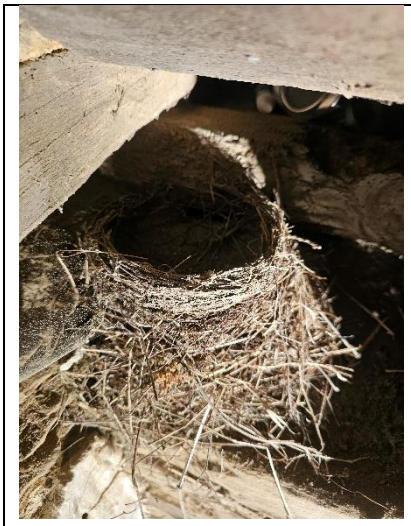


Photo 13 Old bird nests

Photo 14 Swallow nest

Building 3

Photo 15 Building 3 east aspect

Photo 16 Shows gaps along the ridge

Photo 17 Gap under lintel

Photo 18 Gap under ridge tiles

Photo 19 Gap under ridge tile

Photo 20 Gaps along verge

Photo 21 Internal area

Photo 22 Internal area

Building 4

Photo 23 South aspect Building 4

Photo 24 Gaps in stone work

Photo 25 Example gaps in stone work

Photo 26 Bird droppings recorded in timber door frame features (possible active nest)

Photo 27 Internal ground floor building 4

Photo 28 Internal second story Building 4

Photo 29 Swallow nest inside the southern section of Building 4

Building 5

Photo 30 Building 5

Photo 31 Building 5

Photo 32 Building 5

Photo 33 Building 5

Building 6

Photo 34 Building 6 south west aspect

Photo 35 Building 6 south west aspect

Photo 36 internal Building 6

Photo 37 White washing on breeze block

Photo 38 Bird nesting material

Photo 39 Bird nesting material

Building 7

Building 8