Whitcher Wildlife Ltd.
Ecological Consultants.

CUDWORTH SOCIAL CLUB.

MAP REF: SE 39162 09987.

BAT AND BIODIVERSITY NET GAIN REPORT.

Ref No: **251145.**

Date: **4th December 2025.**

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TABLE OF CONTENTS.

1. INTRODUCTION.

1.1. A planning application, is to be submitted for the erection of new dwellings on the site of the Cudworth Social Club, James Street, Cudworth.

1.2. The Local Authority will require a Biodiversity Net Gain Report in support of that planning application.

1.3. Whitcher Wildlife Ltd was therefore commissioned to undertake a Biodiversity Net Gain assessment of the site to satisfy the above request. This has been undertaken using the Statutory Metric Calculation Tool.

1.4. At the same time, the survey and report incorporate a Preliminary Bat Roost Assessment.

1.5. A site visit was carried out on 28th November 2025 to gather all relevant baseline information.

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2. SURVEY METHODOLOGY.

2.1. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.2. A baseline survey was carried out of the site to establish the baseline biodiversity value of the area. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.3. The survey area was walked where access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the UK Habitat Classification methodology to identify the primary habitat types throughout the survey area. All primary habitats are accompanied by secondary codes which are used to add further specific details where necessary. Each primary habitat and unique set off secondary codes will be shown individually in the appended annotated map.

2.4. The baseline survey and bat survey were carried out by Derek Whitcher who has over thirty 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 survey licences for bats and great crested newts.

Natural England Bat Survey Licence Number	2015-13205-CLS-CLS.
Natural England Great Crested Newt Licence Number	2015-06792-CLS-CLS.

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3. SURVEY RESULTS.

3.1. The Survey Area.

3.1.1. The proposed development site will be on land currently occupied by the Cudworth Social Club, James Street, Cudworth, as shown by the white arrow below. The site is located in the residential area of Cudworth surrounded by housing and shops.

3.1.2. The aerial map below shows the location of the site and existing Social Club shaded in yellow.

3.2. Description of Habitats.

3.2.1. Appendix I of this report contains an annotated map marked up with the varying baseline habitats of the site. These habitats are: -

- u1b – Developed land, sealed surface.
- u1b5 – Buildings.
- u1f – Sparsely vegetated urban land.
- u1e – Built linear features.

3.2.2. u1b – Developed land, sealed surface.

3.2.2.1. There is a large car parking area around the west side of the existing building.

3.2.2.2. There is no condition assessment for this habitat.

3.2.3. u1b5 – Buildings.

There are two buildings on the site.

3.2.3.1. The first is the main Social club building that is to be demolished. That building is shown below.

3.2.3.2. The second is a prefabricated garage in the car park.

3.2.3.3. There is no condition assessment for this habitat.

3.2.3.4. These are dealt with in more detail later in this report.

3.2.4. u1f – Sparsely vegetated urban land.

3.2.4.1. Grass and weeds have become established in the southwest corner of the car park as shown below. Vegetation cover is between 10% and 50% and therefore the habitat is assessed to fall within the sparsely vegetated land category.

3.2.4.2. Species present include perennial ryegrass (*Lolium perenne*), cocksfoot (*Dactylis glomerata*), dandelion (*Taraxacum officinale),* white clover (*Trifolium repens*), greater plantain (*Plantago major*), thistle (*Cirsium* sp(p)) and dock (*Rumex* sp.) with one sycamore (*Acer pseudoplatanus*) sapling.

3.2.4.3. The condition assessment for this habitat is within the Statutory BNG Condition Assessment document that accompanies this report. The condition of the sparsely vegetated urban land is poor, passing only one of the criteria.

3.2.5. u1e – Built linear features – 612 Fence.

3.2.5.1. There is a palisade fence around the car park.

3.2.5.2. There is no condition assessment for this habitat.

3.2.6. u1e – Built linear features – 853 Mortared Wall.

3.2.6.1. There is a mortared stone wall around the southwest corner of the site.

3.2.6.2. There is no condition assessment for this habitat.

3.3. Bat Survey Results.

The roof layout of the existing Social Club is shown below. The building logically breaks down into four main sections and each is labelled on the aerial view below and each is dealt with separately below.

3.3.1. Section A.

3.3.1.1. This is the main hall of the building and is shown in the photographs below.

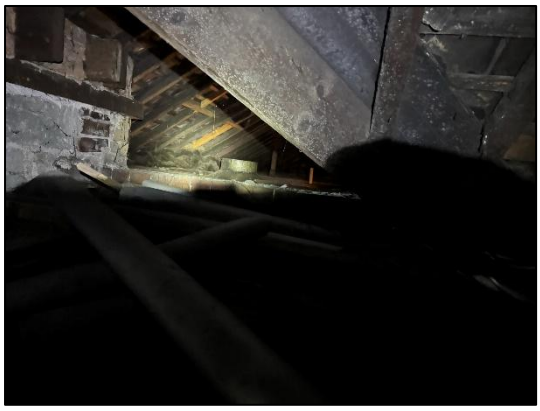
3.3.1.2. It comprises solid brick walls with a pitched roof covered with Welsh slates and with decorative dormer windows.

3.3.1.3. The roof is in good condition with all slates in place. The slates are thin and close fitting providing no gaps suitable for roosting bats.

3.3.1.4. At the back of the building, there is a tall solid brick wall that backs immediately onto the site boundary with a footpath behind.

3.3.1.5. Internally there is a large concert room and bar. The ceiling is underdrawn with ceiling tiles although many of these have been vandalised and are missing. This allows a clean sight of the underside of the roof slates.

3.3.1.6. There is one loft space south of the concert hall. This is a shallow loft space with no lining beneath the roof slates, an abundance of cobwebs and no bat field signs.



3.3.1.7. No bat field signs were found anywhere within this section of the building.

3.3.2. Section B.

3.3.2.1. This is a more modern extension built with brick cavity walls and a flat, felt covered roof.

3.3.2.2. The windows of this section have been boarded up with plywood sheets. These are close fitting with no gaps around them for roosting bats.

3.3.2.3. This section of the building is in good condition and provides no opportunities for roosting bats.

3.3.3. Section C.

3.3.3.1. This is a further room to the south of the bar. This room contains a full sized snooker table.

3.3.3.2. The walls of the building are solid brick and are in good condition with boarded up windows.

3.3.3.3. The roof is in very good condition and is reported to have been replaced recently. The photograph below shows the roof viewed from an adjacent window.

3.3.3.4. Access into the loft space was not possible.

3.3.4. Section D.

3.3.4.1. At the northern end of the building there is a flat roofed toilet block with an ornamental two storey, square tower, shown below.

3.3.4.2. The solid brick walls are sound and provide no opportunities for roosting bats. The flat roof also provides no opportunities for roosting bats.

3.3.4.3. All of the roof tiles on the pyramid section are in place and sound and these also provide no opportunities for roosting bats.

3.3.5. Garage Outbuilding.

The garage outbuilding is a prefabricated structure, a design that provides no potential for roosting bats.

3.3.6. General.

3.3.6.1. The habitat surrounding the Social Club comprise dense housing with no trees or hedges to provide flight corridors for foraging or commuting. Overall, the surrounding habitat offers low value foraging habitat for bats.

3.3.6.2. When assessed in accordance with the Bat Conservation Trust Good Practice Guidelines the buildings on site are assessed to provide negligible potential for roosting bats.

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4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

The below tables demonstrate the baseline area biodiversity units within the red line development area using the Statutory Metric Calculation Tool.

Area habitats:

Habitat Type	Area in ha	Distinctiveness	Condition	Biodiversity units
Developed land, sealed surface - yard	0.130	V.Low	N/A	0
Developed land, sealed surface - buildings	0.052	V.Low	N/A	0
Sparsely vegetated urban land	0.007	Low	Poor	0.01
Total	0.189			**0.01**

4.2. Post Development Habitat Creation.

There is no development plan available at this time to demonstrate the post development habitats on the site.

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5. EVALUATION OF THE BAT SURVEY RESULTS.

5.1. The two existing buildings in the survey area are both in good condition and no bats or bat field signs were identified.

5.2. The habitat surrounding the Social Club comprise dense housing with open grazing land beyond. There are no trees or hedges to provide flight corridors for foraging or commuting bats. Overall, the surrounding habitat is assessed to offer low value foraging habitat for bats.

5.3. When assessed in accordance with the Bat Conservation Trust Good Practice Guidelines, both buildings provide negligible potential for roosting bats.

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6. RECOMMENDATIONS.

6.1. This report is designed to advise the client of the initial survey results so that they may be considered within the site development plan.

6.2. Once the development plans have been finalised, the report must be converted to include post development biodiversity details and an overall Biodiversity Net Gain calculation to demonstrate how the required 10% net gain will be achieved.

6.3. In this case, there is no existing vegetation on the site worthy of retention.

6.4. It is anticipated that the proposed development will be new houses and gardens and that the resultant area of vegetated gardens will be sufficient to provide the necessary level of biodiversity.

6.5. If the landscaping plans do not provide the required 10% biodiversity net gain, then discussions will need to be had to try and find a way to maximise the number of biodiversity units that can feasibly be achieved on the site or purchasing off site units.

6.6. It is recommended that demolition and site clearance works are undertaken outside of the nesting bird season, which extends from March to August each year.

6.7. If any work commences between March and August, this should be immediately preceded by a thorough nesting bird survey carried out by a suitably experienced person. Any nests identified must remain undisturbed until the young have fledged from the nest.

6.8. It will be necessary to incorporate biodiversity enhancements in the dwellings on the site in line with the NPPF.

6.9. To achieve this, bat roosting opportunities will be provided in 25% of the new dwellings in the form of one integrated bat brick, which should be provided in the gable ends of those houses.

6.10. In addition, two integrated swift nest boxes should be provided in 25% of the new dwellings.

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Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI	Date: 4th December 2025

Checked by:	
Ruth Georgiou BSc, MCIEEM.	Date: 6th December 2025

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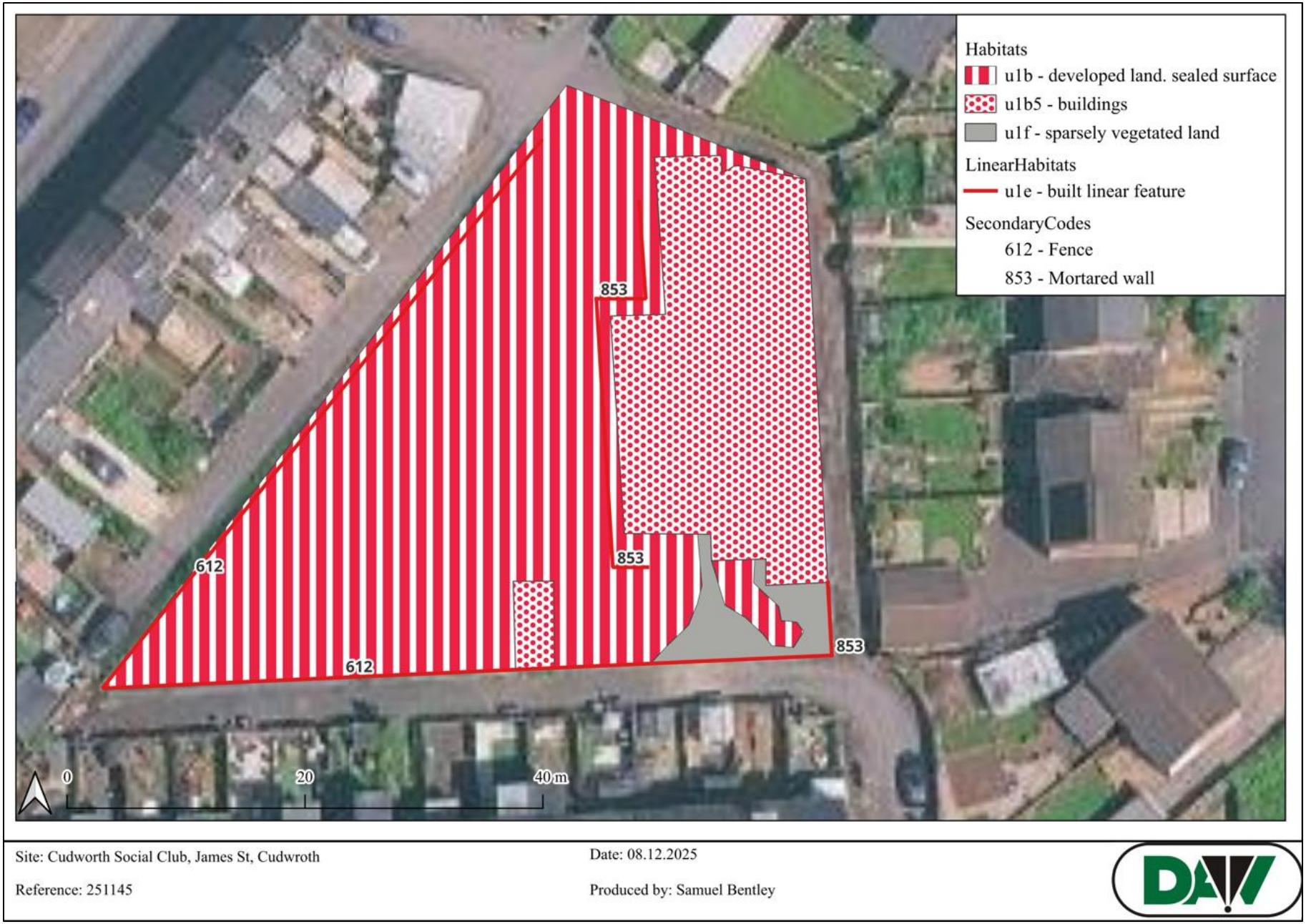
Appendix I. ANNOTATED MAP OF THE SURVEY AREA PRE DEVELOPMENT.



Site: Cudworth Social Club, James St, Cudwroth

Reference: 251145

Date: 08.12.2025

Produced by: Samuel Bentley