Ecological Report – Bat Nocturnal Presence / Likely Absence Surveys

Far Westhorpe Farm, Halifax Road, Cat Hill,

Penistone

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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 has been used, it has been assumed that the information is correct. Everything Ecology Ltd can accept no responsibility for inaccuracies in the data supplied by any other party.

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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.

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Contents

Contents 2
Figures 2
Tables 3
1 Summary 4
1.1 Purpose of report 4
1.2 Proposals 4
1.3 Context and Results 4
1.4 Key Issues 4
1.5 Confirmed roosts 5
1.6 Recommendations and required actions 5
2 Introduction 7
2.1 Purpose 7
2.2 Site description 7
3 Methods 9
3.1 Field Survey 9
3.2 Constraints, Limitations, and Scope 11
4 Results 12
4.1 Bats – Presence / Absence Surveys 12
4.2 Bats - Internal External Visual Assessment - 6th August 2026 14
4.3 Incidental bird observations 17
4.4 Large mammals 19
5 Interpretation and evaluation 21
5.1 Bats 21
5.2 Birds 21
6 Ecological constraints and opportunities, and recommendations 23
6.1 Proposals 23
6.2 Impact Assessment - Bats 23
6.3 Impact Assessment - Birds 27
7 Conclusions 29
8 Figures 30
8.1 Other Example bat roosting features 40
8.2 Example bird nesting features 44

Figures

Figure 2-1 Location of building 1 and the surrounding habitat 8
Figure 8-1 Location Plan 31
Figure 8-2 Survey 1 Farmhouse 26th May 2026 32

Figure 8-3 Survey 1 Barn Complex 5th June 2026 33
Figure 8-4 Survey 2 Farmhouse 24th June 2026 34
Figure 8-5 Survey 2 Barn Complex 9th July 35
Figure 8-6 Roost Plan 36
Figure 8-7 Bat Loft Part 1 37
Figure 8-8 Bat Loft Part 2 39
Figure 8-9 Gap behind fascia boards 40
Figure 8-10 Integrated boxes behind cladding 40
Figure 8-11 Access points under ridge tiles 41
Figure 8-12: Gaps under tiles along verges 41
Figure 8-13 Gap along the verge in mortar bed leading to the wall plates 41
Figure 8-14 Integrated boxes 42
Figure 8-15 Access tiles in roofs, leading to a void, a bat loft or an internal box 43
Figure 8-16 Internal joist boxes 43

Tables

Table 2-1 Objectives 7
Table 3-1 Nocturnal Survey details 10
Table 3-2 Surveyor details 10

1 Summary

1.1 Purpose of report

1. This report presents the findings of four dusk nocturnal presence/likely absence bat surveys at Far Westhorpe Farm, Halifax Road, Cat Hill, Penistone, OS Central grid reference SE 24375 04860.

1.2 Proposals

2. The assessment was commissioned 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.

1.3 Context and Results

3. Everything Ecology Ltd carried out a Preliminary Roost Assessment (PRA) on 2nd April 2026, in which they identified four buildings (B01 to B04) with moderate suitability for roosting bats and four buildings (B05 to B08) with negligible suitability.

4. Under current best practice guidelines, moderate suitability buildings require two nocturnal surveys to adequately confirm the presence or likely absence of roosting bats (Collins 2023).

5. Due to the number of required Night Vision Aid (NVA)/Surveyors needed to adequately cover the buildings with bat roost suitability, the site buildings with bat roost suitability were split into two groups. Group 1 - Farmhouse, conservatory, and garage complex was surveyed on 26th May and 24th June, with 4 surveyors and 6 NVA. Group 2 – Barn Complex was surveyed with 8 Surveyors and 11 NVA on 5th June and 5 Surveyors and 10 NVA on 9th July.

1.4 Key Issues

6. The surveys confirm that common pipistrelle bats are roosting on the site. As such, a Bat Mitigation Licence will be required to lawfully undertake the proposed works.

7. The building offers moderate suitability for hibernating bats. No hibernation surveys have been undertaken as part of this assessment.

8. All buildings also support high suitability for nesting birds. No nesting bird checks have been undertaken as part of this assessment. However, incidental observations and

evidence of little owl, barn owl, kestrel, blue tit and swallows have been recorded as part of the PRA and nocturnal visits.

9. Without careful timing and controls, the proposed works could disturb or destroy active bird nests, constituting a legal offence. Protection measures and mitigation are required to protect nesting birds.

10. A large mammal hole was recorded extending under Building 06 during the last nocturnal survey 9th July 2026. Likewise, mammal runs were noted in the adjacent field during the nocturnal survey carried out on 24th June 2026. See Section 4.4 for further details. Camera traps were placed on site on 6th August 2026 to determine which species are using this feature.

1.5 Confirmed roosts

11. Four common pipistrelle day roosts have been confirmed within survey buildings. Please refer to Figure 8-6 for plan showing the location of roost and the section Results4 for the results of the nocturnal visits. Adequate surveys have been undertaken to rule out the presence of a maternity roost.

12. A Natural England mitigation licence will be required to convert the barn for residential use and to refurbish the farmhouse, due to the confirmed presence of multiple bat roosts. All bat roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). As such, any works that could damage, destroy or obstruct access to a roost, or disturb bats whilst occupying a roost, must be undertaken under licence and in accordance with an agreed mitigation strategy. Appropriate mitigation, compensation and post-development monitoring measures will therefore be required to maintain the favourable conservation status of the affected bat populations and to ensure compliance with relevant wildlife legislation.

1.6 Recommendations and required actions

13. Mr and Mrs Pearson have agreed to install a bat loft in the proposed garage. See Figure 8-7 and Figure 8-8 for suggested designs. The installation of this bat loft will overcompensate for the loss of the three common pipistrelle day roosts. In addition to this bat loft, the following mitigation and enhancements are required:

- The works should be undertaken outside the core bird nesting period (March to August). However, it may be possible to carry out the works during this period if a pre-works inspection of the building, adjacent habitats and the immediate working area for evidence of nesting birds is undertaken by a Suitably Qualified Ecologist (SQE). Should any active

nests be identified, work in those areas will not commence until all young have fledged and the nests are no longer active.

- A preference for the use of Bat-safe roofing membranes (e.g., bitumen F1 type hessian-based roofing felt or TLX BatSafe™ or SIGA Majcoat) is required to protect against potential future welfare issues.
- A suitable wildlife-friendly lighting strategy will be required.
- Nesting bird enhancement measures should include swift bricks, house sparrow terraces and integrated bat roost features.
- If works are delayed beyond 18 months from the last survey date, an updated nocturnal bat survey is required.
- DNA analysis of the dropping recovered on the 6th August will be required for the mitigation licence.
- The camera trap survey (~4weeks) will need to be completed. If badgers are recorded using the mammal hole under Building 6, a badger licence will also be required to undertake the proposed works.

2 Introduction

15. This report was written by Paul Liptrot, BSc (Hons) MCIEEM. Paul has over 14 years of experience undertaking 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. He also has experience producing and implementing mitigation licences for bats and badgers, and he is registered on Level 1 Annex A and B of the Earned Recognition Mitigation Class licence for bats.

16. Please refer to Section 8 for a location plan and plans showing the scope of assessment, i.e. surveyor/camera locations.

2.1 Purpose

17. 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.

18. Everything Ecology Ltd carried out a Preliminary Ecological Appraisal (PEA) on 2nd April 2026, in which they classified Buildings 1, 2, 3 and 4 as offering moderate suitability for roosting bats. Under current best practice guidelines, moderate suitability buildings require two nocturnal surveys to adequately confirm the presence or likely absence of roosting bats (Collins 2023).

19. The objectives of this report are shown in Table 1.

Table 2-1 Objectives

Objectives
To confirm the presence or likely absence of roosting bats within the buildings.
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.

2.2 Site description

20. The survey site is located within a predominantly rural agricultural landscape near Cat Hill, Penistone, Sheffield. The surrounding area comprises a mosaic of improved pasture, arable fields, mature hedgerows, scattered trees and small broadleaved woodlands. The landscape is relatively unconstrained by urban development and contains numerous linear habitats features that are likely to facilitate bat commuting movements.

21. The site is situated approximately 800 m east of Scout Dike Reservoir and approximately 400 m north of Scout Dam Plantation. Several areas of woodland are present within the surrounding landscape, including woodland associated with Cat Hill Clough and other tree-lined field boundaries. The railway corridor to the north and the network of mature hedgerows and woodland belts throughout the area are likely to provide suitable commuting routes for bats. The combination of standing water, woodland, scattered trees and grazed pasture is likely to support a good abundance of nocturnal invertebrates and therefore provide favourable foraging habitat for a range of bat species. Overall, the surrounding landscape is considered to offer moderate to high suitability for commuting and foraging bats

Figure 2-1 Location of building 1 and the surrounding habitat

3 Methods

3.1 Field Survey

3.1.1 Bats - Nocturnal presence/ absence surveys

22. The nocturnal presence/absence surveys were undertaken in line with the Bat Conservation Trust Good Practice Guidelines, 4th Edition. Surveyors arrived before the survey start time to set up the survey equipment and ensure that the features identified as having bat-roosting potential during the Preliminary Bat Roost Assessment were comprehensively surveyed.

23. Surveyors were equipped with ultrasonic bat detectors, comprising Echo Meter Touch detectors connected to Android Tablets and Song Meter Mini Bat 2 detectors. The detectors were positioned to record bat activity associated with the surveyed buildings and potential roost access features.

24. Night Vision Aids used during the surveys comprised a combination of infrared cameras and thermal cameras, including Canon XA10, Canon XA30, Canon XA50, Canon XA60, Nightfox Nova, Nightfox Whisker, Pixfra Arc A613 and Pulsar Alaris XG30 units. Supplemental infrared lighting was provided by IR illuminators, including S1120B IR illuminators and an LED IR Lamp 1512HW.

25. Analysis of footage recorded during the surveys was undertaken using NightARC NVA analysis software.

26. Please refer to Section 7 for plans showing surveyor, camera, detector and lighting locations. Surveyors and cameras were positioned to provide coverage of potential bat-access features associated with the farmhouse, conservatory, garage, and barn complex, where possible.

27. During nocturnal bat surveys, the main objective is to record any bats entering or leaving the surveyed building or structure and to identify the location of any roost entry or exit points. In addition, surveyors record any other bat activity detectable from their survey position. Where possible, the time of recording, species, 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.

28. Emergence surveys commenced before sunset and continued until at least 1.5 hours after sunset. All surveys were undertaken in suitable weather conditions, with no rain recorded during the survey visits.

3.1.2 Survey timing and weather conditions

Table 3-1 Nocturnal Survey details

Date	Survey	Sunset	Start time	End time	Cameras	Surveyors	Temp °C	Wind Beaufort	Cloud oktas	Rain
26/05/2026	Nocturnal Survey 1 - Farmhouse, conservatory, garage	21:17	21:02	22:50	6	4	18	2	1	none
05/06/2026	Nocturnal Survey 1 - Barn Complex	21:29	21:14	23:00	11	8	12	0	4	none
24/06/2026	Nocturnal Survey 2 - Farmhouse, conservatory, garage	21:39	21:24	23:10	7	4	23	0	1	none
09/07/2026	Nocturnal Survey 2 - Barn Complex	21:33	21:18	23:05	10	5	22	0	1	none
06/08/2026	Internal, External Visual Assessment, and trail camera deployment		12:30	13:45	endoscope	2	16	1	1	none

3.1.3 Surveyor experience and qualifications

29. The surveys were undertaken by the surveyors detailed in Table 3-2.

Table 3-2 Surveyor details

Surveyor	Position and qualifications
Paul Liptrot	Principal Ecologist, BSc (Hons) MCIEEM, Natural England Class 4 Bat Licence holder with 14 years' experience undertaking bat surveys.
Elizabeth McBride	Principal Ecologist, BSc (Hons) MCIEEM, Natural England Class 2 Bat Licence holder with 16 years' experience undertaking bat surveys.

Paul Jarman	Consultant Ecologist, PhD, QCIEEM, with over seven years' experience undertaking bat surveys.
David Gash	Consultant Ecologist with over ten years' experience undertaking bat surveys.
Florian Graber	Consultant Ecologist with over seven years' experience undertaking bat surveys.
Amanda Murphy	Consultant Ecologist with over ten years' experience undertaking bat surveys.
Eliza Merrills	Early career Ecologist, MSc, with experience in undertaking bat emergence and re-entry surveys.
Katie Hadwin	Consultant Ecologist 14 years' experience undertaking bat surveys

3.2 Constraints, Limitations, and Scope

30. The findings of this report are valid for a period of 18 months after the final survey visit, after which the report should be reviewed to assess whether the surveys should be updated.

31. The nocturnal survey coverage was supported by multiple cameras, thermal cameras, infrared lighting and ultrasonic detectors, with survey equipment positioned around the farmhouse, conservatory, garage and barn complex. One video file associated with the conservatory and garage camera during the 26/05/2026 survey was found to be corrupted, and the final 21 minutes of footage from the farmhouse front camera during the 24/06/2026 survey was lost due to a camera fault.

32. The western elevation of the barn complex was difficult to survey due to the adjacent buildings (B05 and B06) limiting/restricting the view. This limitation was mitigated by mainly using thermal cameras, which have a longer range along this elevation.

33. These limitations have been considered when interpreting the survey results.

34. Despite the above limitations, the surveys involved a combination of surveyor observations, acoustic detectors, infrared cameras, thermal cameras and supplemental infrared lighting across four survey visits, and were successful in identifying common pipistrelle day roosts.

4 Results

4.1 Bats – Presence / Absence Surveys

4.1.1 26th May 2026 – Dusk emergence survey (Farmhouse, conservatory and garage)

35. No bat roosts were recorded during this survey visit.

36. Species recorded on site were common pipistrelle *Pipistrellus pipistrellus* and noctule *Nyctalus noctule*.

37. Common pipistrelle activity was recorded around the rear farmhouse and garage elevations, with the first common pipistrelle recorded at 21:46, approximately 29 minutes after sunset. Activity continued intermittently during the survey period, with multiple passes recorded around the rear farmhouse between 21:47 and 22:35, and around the rear garage between 21:46 and 22:21. A noctule was recorded at the farmhouse north gable at 22:39. Limited activity was recorded within the farm courtyard at the front of the farmhouse and garage complex, the majority of activity was recorded to the rear (i.e. east) of the farmhouse with a bat initially entering the site from the southeast.

4.1.2 5th June 2026 – Dusk emergence survey (Barn complex)

38. No bat roosts were confirmed during the first survey of the barn complex.

39. Common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus* and unidentified bat species were recorded foraging and commuting throughout the survey area.

40. Bat activity commenced shortly after sunset, with common pipistrelle activity recorded around the western and eastern aspects of the barn complex. Soprano pipistrelle activity, including social calling behaviour, was recorded on the eastern side of the buildings at approximately 22:28 to 22:29. Activity remained relatively low throughout the survey, with no confirmed emergence or re-entry behaviour associated with the buildings.

4.1.3 24th June 2026 – Dusk emergence survey (Farmhouse, conservatory and garage)

41. A common pipistrelle day roost was confirmed during this survey visit.

42. Common pipistrelle and Myotis species were recorded commuting and foraging around the farmhouse and garage throughout the survey period.

43. Activity commenced shortly before 22:20 and increased substantially around the rear of the farmhouse and garage. At 22:37, a common pipistrelle displayed false return swarming behaviour at the rear of the farmhouse, landing on the stone wall under the gutter (Access Point A). This behaviour is indicative of a roost being present, with the bat displaying social

behaviour in front of other bats. In addition, emergence and re-entry behaviour was recorded at Roost B, located behind guttering or beneath the garage roof covering, confirming a second common pipistrelle day roost. Myotis activity was recorded intermittently around the buildings at 22:26 and 22:28.

44. At 22:44, a common pipistrelle emerged from under the northeast parapet of the farmhouse (Roost C)

4.1.4 9th July 2026 – Dusk emergence survey (Barn complex)

45. A common pipistrelle day roost was confirmed within the barn complex during this survey visit.

46. Common pipistrelle was the principal species recorded during the survey, with additional records of unidentified bats also recorded.

47. Activity commenced shortly after sunset, with regular common pipistrelle commuting and foraging passes recorded around all aspects of the barn complex. At 22:10, a common pipistrelle was recorded emerging from the west elevation of the barn (Roost D). Due to constraints on the viewing angles, the precise location of the roost is unknown. However, the roost is likely located within the barn's brickwork or may have emerged from the interior, exiting through the western barn door.

48. Additional common pipistrelle activity continued throughout the survey period, particularly around the eastern and western elevations of the barn complex.

4.1.5 Nocturnal Summary

49. A minimum of four bat species were recorded during the nocturnal surveys: common pipistrelle, soprano pipistrelle, noctule and Myotis species. Most of the activity comprised common pipistrelle commuting and foraging behaviour.

50. Four confirmed common pipistrelle roosts were identified during the surveys, comprising Access Point A (rear farmhouse), Access Point B (rear garage, beneath fascia), Access Point C (under parapet of farmhouse) and Access Point D (barn brickwork).

51. In total, six emergence records and two re-entry records were associated with confirmed roost access points. The peak recorded roost count was two common pipistrelles associated with the farmhouse and garage roost features. Adequate surveys have been undertaken to rule out the presence of a maternity roost.

52. The survey results confirm the presence of four common pipistrelle day roosts within the farmhouse, garage and barn complex. The wider site is also regularly used for commuting and foraging by common pipistrelle, soprano pipistrelle, noctule and Myotis species.

53. Roost A https://youtu.be/RBa2YWJ1dAU

54. Roost B https://youtu.be/fBXBpe2knHM

55. Roost C https://youtu.be/tIbZY5ofc9k

56. Roost D:https://youtu.be/XXWKKvkcrXY

57. Pip In Barn: https://youtu.be/K4c7RfxeCBs, https://youtu.be/SHylnIMia1o

58. Little Owl in Barn 5th June: https://youtu.be/fHz1Pm8zkhI

4.2 Bats - Internal External Visual Assessment - 6th August 2026

59. Roosts A, B, and C were visually inspected with an endoscope and high-powered torch, where safe to do so. Roost A is a gap along the wall plate of the eastern elevation of the farmhouse (Building 1). Roost B is a gap behind a short section of fascia board on the east elevation of the garage (Building 2). Roost C is a gap in the mortar under the parapet cope stone.

60. The precise location of Roost D is not known, but the evidence suggests that a common pipistrelle day roost is present either in the stonework along the western elevation of Building 4 or internally within Building 4.

61. A single bat dropping was recorded on the floor of the upper level of Building 4, see Photo 1 and Photo 2.

Photo 1 close up of bat dropping 6/08/2026

Photo 2 bat dropping

Photo 3 large mammal hole 1

Photo 4 large mammal hole 1

Photo 5 Roost A

Photo 6 Roost A in a gap under an overhang

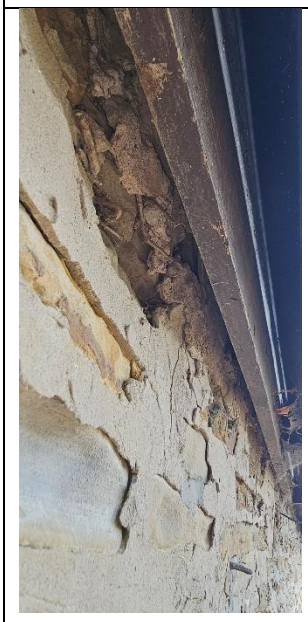


Photo 7 Roost B

Photo 8 Roost B

Photo 9 Roost C

Photo 10 Roost C gap in mortar under parapet

4.3 Incidental bird observations

62. Incidental bird activity and evidence of nesting/roosting birds were recorded during the nocturnal surveys, internal and external assessment on the 6th August, and PRA in April. These are summaries by species below.

4.3.1 Little Owl

63. Little owl (*Athene noctua*) was recorded during three of the four nocturnal surveys undertaken at Far Westhorpe Farm. A single individual was recorded around the farmhouse on 26 May 2026, with three observations recorded within the barn complex on 5 June 2026. The highest level of activity was recorded during the second barn survey on 9 July 2026, when seven observations of little owl were made across multiple locations within the barn complex. These records indicate that the little owl is regularly present within the site and utilises the farm buildings and surrounding habitat for roosting and/or foraging.

4.3.2 Barn Owl

64. Barn owl was recorded foraging/commuting to the west of the barn complex at the start of the survey on the 5th June. No other evidence of the species was recorded on site.

4.3.3 Kestrel

A roosting kestrel was disturbed out of Building 6 during the internal and external assessment on the 6th August. A collection of kestrel pellets was also recorded inside Building 6, below a whitewashed ledge, see 12 and Photo 10.

4.3.4 Swallows

65. Swallow nesting evidence was recorded within two buildings. In Building 2 (conservatory and garage), at least nine historic swallow nests were recorded internally during the PRA. One of these nests contained fresh moss nesting material, indicating likely recent occupation by another bird species. A further historic swallow nest was recorded within the southern section of Building 4 (barn).

4.3.5 Blue tit

66. Localised bird droppings were present in the northern section of the building and around timber door-frame features during the PRA, potentially indicating recent nesting activity from the blue tit. However, no active nests were confirmed during the following bat surveys.

4.3.6 Wood pigeon

67. A roosting wood pigeon was disturbed in the upper level of Building 4 during the internal and external assessment on the 6th August 2026 (14). Similarly, within Building 6, old and potentially active nests were recorded within the lean-to section. The assessment notes that these nests were likely associated with pigeons, although no species-level identification was possible, and no active nest was confirmed.

Photo 9 kestrel pellets- Building 6

Photo 10 whitewash ledge

Photo 11 Wood pigeon

Photo 12 defunct nest

4.4 Large mammals

68. A large mammal hole was noted to have been excavated under Building 6 while setting up for the nocturnal survey on the 9th July. Mammal runs were also noted in the adjacent field

at the start of the nocturnal survey on the 5th June. Rabbit droppings were recorded in front of the hole; however, the size of the hole and length of the burrow would suggest it was created by a large mammal.

5 Interpretation and evaluation

5.1 Bats

69. The nocturnal surveys confirmed the presence of common pipistrelle *Pipistrellus pipistrellus* day roosts associated with the farmhouse, garage and barn complex. A common pipistrelle roost was confirmed at the rear of the farmhouse through swarming/false return behaviour indicative of a nearby roost feature (Roost A), and a second roost was confirmed within the garage through emergence and re-entry behaviour associated with a gap beneath/behind the fascia (Roost B). A common pipistrelle emerged from the parapet of the farmhouse on 24th June 2026 (Roost C). A further common pipistrelle roost was confirmed within the barn complex following the emergence of a bat from the western elevation on 9 July 2026 (Roost D).

70. Four bat species were recorded during the surveys, comprising common pipistrelle, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula* and Myotis species. Activity throughout the site was dominated by common pipistrelle bats, with commuting and foraging behaviour recorded during all survey visits. Soprano pipistrelle, noctule, and Myotis species were occasionally recorded at the site for commuting and foraging.

71. The visual inspection undertaken on 6 August 2026 confirmed that the roost features remain present and suitable for bats. Roost A comprises a gap along the wall plate of the eastern elevation of the farmhouse, whilst Roost B is associated with a gap behind fascia boarding on the garage. The exact position of the roost within the barn remains uncertain, although suitable access points occur within the stonework and beneath gaps in mortar along the western elevation. A bat dropping recorded internally within Building 4 provides additional support for bats using the structure, as does bat foraging inside the structure. It is recommended that this bat dropping be sent for DNA analysis to inform the required mitigation licence.

72. Common pipistrelle is widespread locally and nationally; however, all bat roosts and individual bats are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). The confirmed roosts, therefore, represent a legal constraint to the proposed works and require mitigation and licensing

5.2 Birds

73. The site supports a diverse assemblage of nesting and roosting bird species. Incidental observations recorded little owl, barn owl, kestrel, swallow, blue tit and wood pigeon during

the survey programme. Evidence of nesting activity, roosting behaviour and historic nests was recorded across several buildings.

74. Little owl was the most regularly recorded species and was observed during three nocturnal survey visits, with activity concentrated around the farmhouse and barn complex. The records indicate that the wider farmstead is regularly used by little owl for foraging and roosting. Barn owl activity was limited to a single foraging observation west of the barn complex.

75. Historic swallow nests were identified within the garage/conservatory complex and barn, whilst kestrel remains and pellets were recorded within Building 6. Wood pigeon and potential blue tit nesting evidence were also recorded. Collectively, these records confirm that the buildings offer high suitability for nesting birds and likely support breeding birds during the nesting season.

76. All wild birds, their nests and eggs are protected under the Wildlife and Countryside Act 1981 (as amended). The proposed works, therefore, have the potential to adversely affect nesting birds if undertaken during the breeding season. Appropriate avoidance, mitigation and enhancement measures are required

6 Ecological constraints and opportunities, and recommendations

6.1 Proposals

77. The proposals comprise restoration and re-roofing of the Grade II listed farmhouse and associated garage and conservatory, demolition of redundant agricultural buildings and conversion of the Grade II listed barn into a swimming pool. The works will directly affect buildings known to support roosting bats and nesting birds.

78. A further camera trap survey is ongoing to confirm the status of the mammal hole under Building 6.

6.2 Impact Assessment - Bats

6.2.1 Bats - Potential impacts without mitigation

79. The surveys confirmed four common pipistrelle day roost locations associated with the farmhouse, garage and barn complex. The proposed works will directly affect all confirmed roost locations and have the potential to damage or destroy roosts, obstruct access points and disturb bats during construction.

80. Without mitigation, the works would risk committing offences under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017 (as amended). A Natural England mitigation licence will therefore be required before works commence.

81. The surrounding site is also regularly used by common pipistrelle, soprano pipistrelle, noctule and Myotis species for commuting and foraging. Inappropriate lighting could reduce habitat suitability and sever commuting routes.

6.2.2 Bats - Outline mitigation

82. A European Protected Species Mitigation Licence will be required. Detailed mitigation should be informed by final architectural drawings but is expected to include retention of roosting opportunities within the development, phased working methods, supervised roof stripping where required, provision of a dedicated bat loft within the garage and installation of integrated bat roost features within retained and converted buildings.

83. A sensitive lighting strategy should also be implemented to maintain dark commuting corridors and avoid illumination of roost access points. See below for further details.

6.2.3 Bat - Licensing

84. A Natural England mitigation licence will be required prior to commencement of any works affecting the farmhouse, garage, conservatory or barn complex due to the confirmed presence of common pipistrelle roosts within the site buildings. A detailed mitigation strategy should be prepared once the final design proposals have been confirmed.

6.2.4 Bats - Mitigation and Compensation

85. Mr and Mrs Pearson have agreed to incorporate a dedicated bat loft within the proposed garage building. The bat loft will be retained in perpetuity and designed in accordance with current Natural England guidance. The bat loft will provide compensation for the loss of the confirmed day roosts and will be supplemented with additional integrated bat roost features throughout the site.

86. An example design has been provided in Figure 8-7 and Figure 8-8.

87. Suitable enhancement measures should include:

- Integrated bat bricks and crevice roost units (e.g. Schwegler 1FR, Ibstock Bat Box, Vivara Pro Build-In).
- Access gaps behind bargeboards, fascia boards and cladding.
- Access tiles and ridge-level entry points.
- Purpose-designed crevices within the roof structure.
- Additional integrated features within retained buildings.
- Tree-mounted features - Tree mounted bat boxes (e.g. Greenwood Ecohabitat boxes), installed on retained mature trees within or adjacent to the site to provide additional roosting opportunities.

Time constraints

88. Works affecting confirmed bat roosts should be undertaken under a Natural England mitigation licence and in accordance with the approved method statement and mitigation strategy.

89. To avoid potential impacts upon hibernating bats, roof removal, demolition and other destructive works affecting confirmed or potential bat roost features should be undertaken between April and October inclusive, unless otherwise agreed in writing with the licensed ecologist and Natural England.

90. Works should ideally commence following installation of any compensation roosting features required under the mitigation licence, allowing bats continued access to suitable roosting habitat throughout the construction period.

91. Should the proposed works be delayed beyond the survey validity period, updated ecological advice and potentially additional surveys may be required to support the licence application and confirm the status of the roosts.

92. The buildings offer moderate suitability for hibernating bats and support confirmed common pipistrelle roosts. Although hibernation use has not been confirmed, precautionary avoidance of winter works affecting roof structures, wall tops, masonry crevices and other roost features is recommended to minimise the risk of disturbing hibernating bats.

93. If emergency works are required during the winter hibernation period (November to March inclusive), further advice should be sought from the licensed bat ecologist to determine whether additional survey effort, supervision or licensing requirements are necessary before works proceed.

BRMs and Bat-Safe Membranes

94. Modern breathable roofing membranes (BRMs) can present an entanglement risk to bats and should not be used within areas intended to support bat roosting.

95. Where roof underlays are required, only bat-safe products should be specified. A bat-safe membrane is one that has passed the current bat snagging propensity test and is considered suitable for use within bat roosting structures. Acceptable products include:

- TLX BatSafe™;
- SIGA Majcoat; and
- Traditional Type F1 bitumen hessian-backed felt.

96. The use of bat-safe roofing membranes is required to minimise the risk of bat entanglement and mortality and accords with current best-practice guidance and Natural England licensing requirements

Toolbox talks and site supervision

97. Prior to commencement of works, a pre-commencement toolbox talk should be delivered by the Named Ecologist[1] or registered consultant to all contractors and site personnel. The toolbox talk should outline bat legislation, working methods, stop-work procedures and contact details for the project ecologist.

98. Works affecting known roost features, roofing materials, wall-top details, masonry crevices and similar features should be undertaken under supervision where required by the mitigation licence.

[1] Ecologist named on mitigation licence

99. Should bats be discovered during any stage of the works, work must cease immediately in the affected area and advice sought from the project ecologist.

6.2.5 Lighting Strategy for Bats

100. A lighting strategy for the site is required to enhance and retain the site suitability for roosting, foraging and commuting bats.

101. The optimal strategy would be for:

- No external artificial lighting should be installed as part of the works
- The current external lighting should be removed and replaced with a bat-sensitive lighting scheme designed in accordance with current best-practice guidance.
- Internal lighting should be recessed to prevent light spill externally; and or
- Light-reducing glazing should be installed

102. If lighting is required and can be justified, i.e. for health and safety reasons:

- Avoid lighting roosts and access points, including compensation roost features - No artificial lighting should be directed at known or potential bat roosts, including entrances, exits, and flight paths. This includes avoiding illumination of eaves, roof voids, barge boards, and gable ends.
- Use low-intensity, warm-coloured lighting -Where lighting is necessary, use low-lumen output fixtures with warm colour temperatures (ideally <2700K). Bats are less sensitive to warmer light, which reduces disruption to their activity.
- Directional and shielded lighting - Install lighting with hoods, baffles, or shields to direct light downward and away from vegetation, roosts, and commuting corridors. Avoid upward or horizontal spill.
- Motion-activated lighting -PIR (Passive Infrared) sensors to ensure lights are only activated when needed. This reduces continuous illumination and limits disturbance during peak bat activity periods (dusk to dawn).
- Timing controls -set timers to switch off lights during key bat activity hours (typically between 30 minutes before sunset and 30 minutes after sunrise), especially during the breeding season (May to September).
- Maintain dark corridors - Preserve unlit or minimally lit routes between roosts and foraging areas such as hedgerows, tree lines, and water bodies. These corridors are essential for safe bat movement.
- Landscape considerations - Avoid lighting near mature trees, woodland edges, and water features, which are important foraging habitats. Where lighting is required for safety, use a bollard or low-level lighting with minimal spill.

6.2.6 Monitoring

103. Due to the status of the roost recorded on site, no monitoring is currently required.

6.3 Impact Assessment - Birds

6.3.1 Potential Impacts

104. The site supports nesting and roosting opportunities for a range of bird species, including little owl, barn owl, kestrel, swallow, blue tit and wood pigeon. Redevelopment has the potential to affect nesting and roosting opportunities if suitable mitigation is not implemented.

6.3.2 General Nesting Bird Protection Measures

105. 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 year-round, and others, like blackbirds, can have multiple broods, extending 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.

106. 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 buildings, adjacent habitats and the immediate working area for evidence of nesting birds to be undertaken by a Suitably Qualified Ecologist (SQE). Should any active nests be identified, work affecting those areas will not commence until all young have fledged and the nest is no longer active.
- This pre-works check is required within 48 hours of work starting on site.

107. If, at any stage during the works, nesting birds are identified, works will be suspended in the affected area, and advice will be sought from a Suitably Qualified Ecologist. Works will only recommence once it has been confirmed that doing so would not result in an offence under the Wildlife and Countryside Act 1981 (as amended).

6.3.3 Bird Enhancements

108. The site currently supports a range of nesting bird species and contains several historic swallow nesting locations. Biodiversity enhancement measures should therefore be incorporated into the final design.

109. As a minimum, enhancements should include:

- Integrated swift bricks.
- House sparrow terraces.

- Retention or replacement of swallow nesting opportunities where practicable.
- Additional bird boxes tailored to species recorded on site where appropriate, such as.
    a. Tree or pole-mounted barn owl box
    b. Tree or pole mount kestrel box

6.3.4 Little Owl

110. Given the regular records of little owl within the farmstead, the final design should seek to retain suitable foraging habitat and opportunities for roosting where possible. Any works affecting potential little owl roosting locations should be preceded by a precautionary inspection by an ecologist.

7 Conclusions

111. Four dusk emergence surveys and a follow-up visual assessment to determine the presence or likely absence of roosting bats within the farmhouse, garage, conservatory and barn complex at Far Westhorpe Farm have been undertaken. The surveys confirmed common pipistrelle day roosts associated with the farmhouse, garage and barn complex.

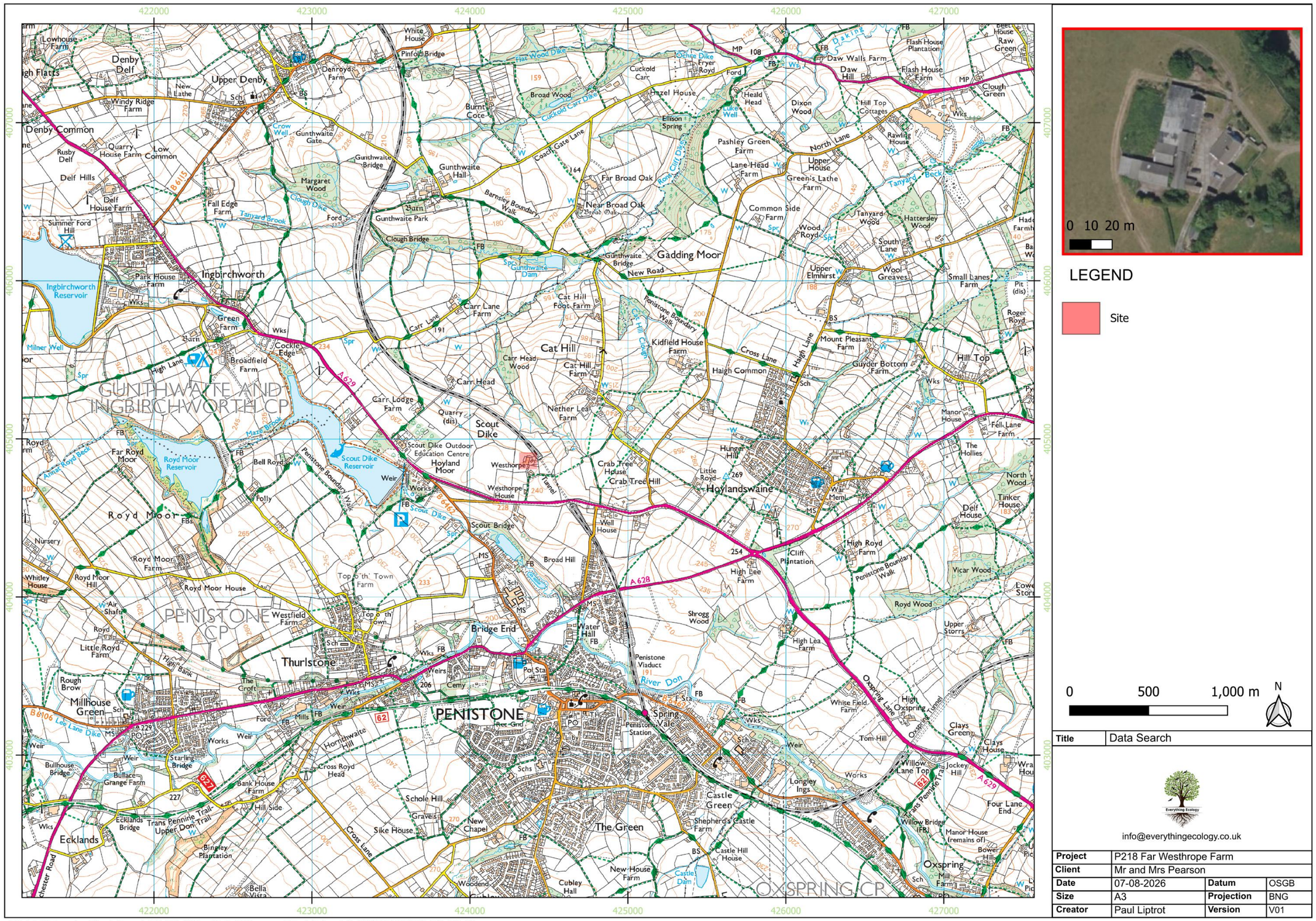
112. The proposed works will affect confirmed bat roosts and therefore require a Natural England mitigation licence. The agreed provision of a dedicated bat loft within the garage, together with additional integrated bat roosting features and sensitive working methods, will provide suitable mitigation and compensation for the loss of roosting opportunities.

113. The buildings also provide high suitability for nesting birds and support a range of species, including little owl, barn owl, kestrel, swallow, blue tit and wood pigeon. Appropriate nesting bird protection measures and enhancement features should therefore be incorporated into the proposals.

114. The camera trap survey of the large mammal hole under Building 6 is ongoing and will be reported in due course. If the hole is used by badgers, a badger mitigation licence will also be required to complete the proposed works.

115. Subject to the implementation of the recommended mitigation, compensation and enhancement measures, and following the granting of the required Natural England licence, the proposals can be delivered whilst maintaining compliance with wildlife legislation and the favourable conservation status of the local bat populations.

8 Figures



RGB Aerial Photography - ©BlueskyInterna~!_#!#_!~25~!_#!#_!~onal Limited,© Crown copyright and database rights [2017] OS 0100042840, 3.40.10-Bratislava

Title	Data Search		
	info@everythingecology.co.uk		
Project	P218 Far Westhrope Farm		
Client	Mr and Mrs Pearson		
Date	07-08-2026	Datum	OSGB
Size	A3	Projection	BNG
Creator	Paul Liptrot	Version	V01

Figure 8-1 Location Plan

Figure 8-2 Survey 1 Farmhouse 26th May 2026

Figure 8-3 Survey 1 Barn Complex 5th June 2026

LEGEND

Surveyors_2026-06-24

Bat_Detectors

- Echo Meter Touch
- IR_lights

Cameras

- Canon
- Nightfox
- Pixfra

Buildings

- Moderate
- Negligible

Bing Aerial Imagery

Everything Ecology

E: info@everythingecology.co.uk

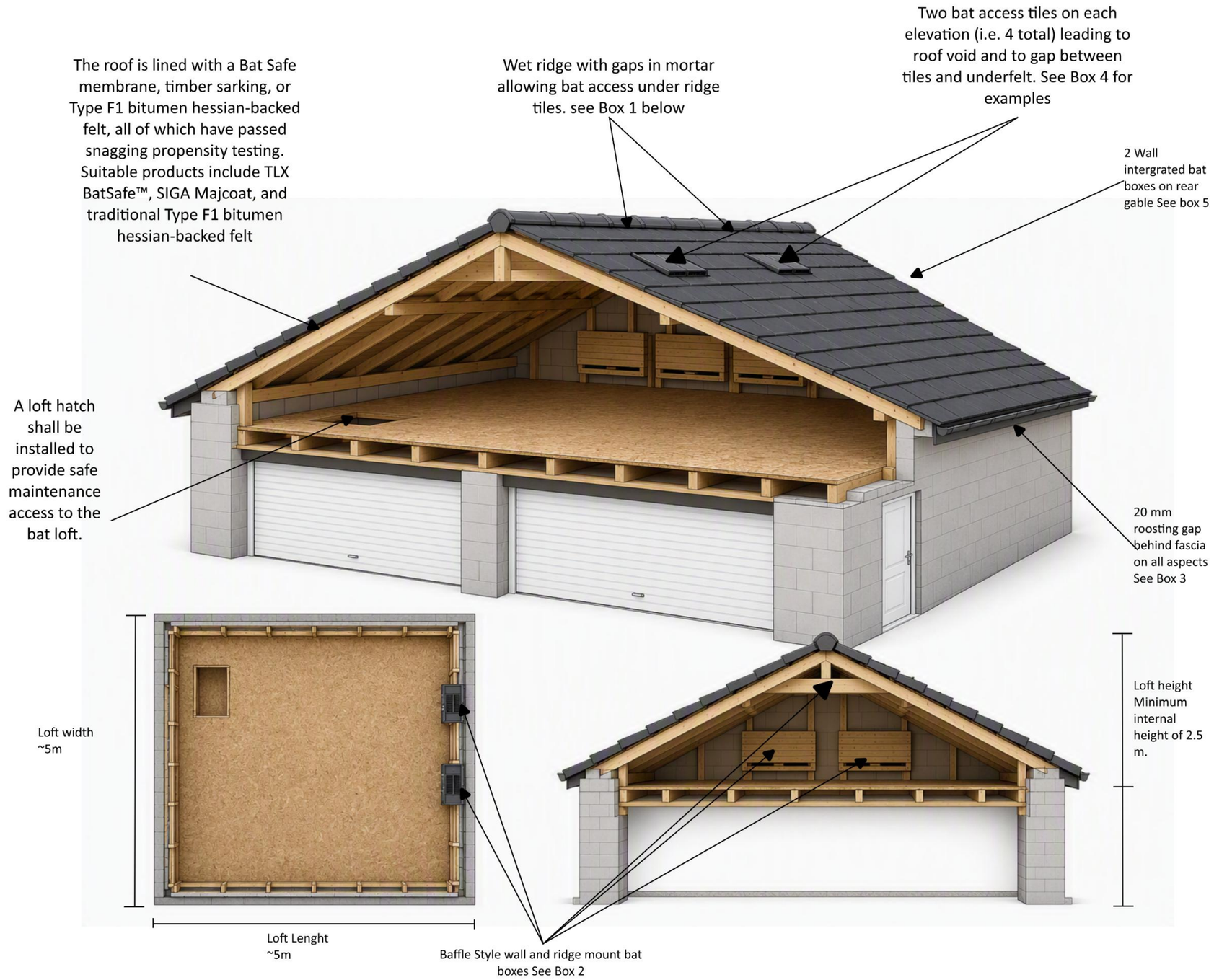
Project	Far Westhorpe Farm
Title	Survey 2 Farmhouse - 24th June 2026
OS Grid	SE2437604857
Client	Mr and Mrs Pearson

Map date	Size	Author	Version
2026-08-07	A3	Paul Liptrot	V01

Figure 8-4 Survey 2 Farmhouse 24th June 2026

Figure 8-5 Survey 2 Barn Complex 9th July

Figure 8-6 Roost Plan



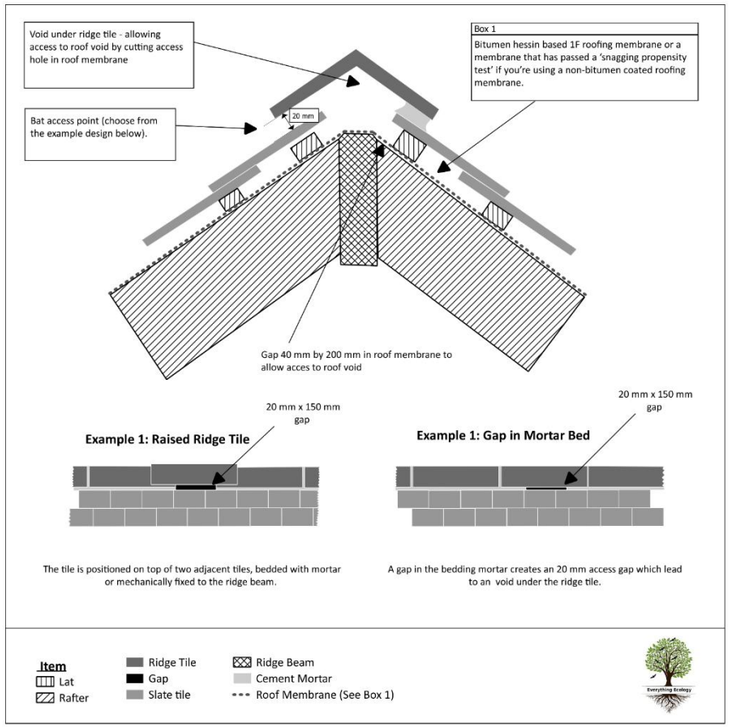
Everything Ecology

E: info@everythingecology.co.uk

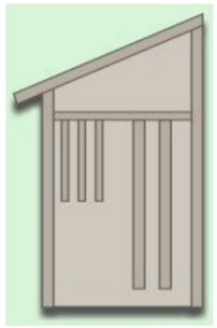
Project	Far Westhorpe Farm		
Title	Example Bat Loft		
OS Grid	SE2437604857		
Client	Mr and Mrs Pearson		
Map date	Size	Author	Version
2026-08-07	A3	Paul Liptrot	V01

Figure 8-7 Bat Loft Part 1

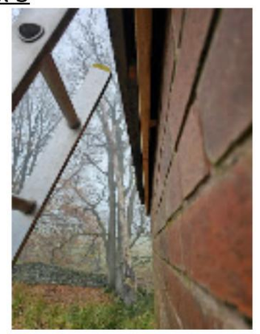
Box 1



Box 2

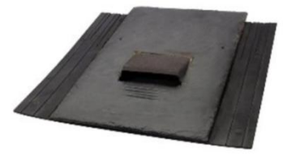


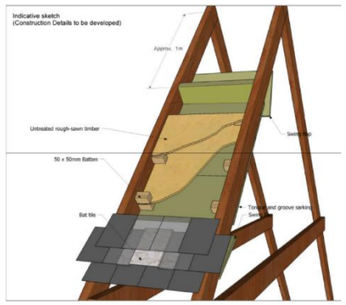
Box 3



20mm gap behind fasica to allow bats to roost between brick and timber fasia

Box 4





Box 5

Ibstock Enclosed Bat Box - Smooth Faced

Schwegler 1FR Bat Tube or Schwegler 2FR Bat Tube/Access Unit

Segovia Build-in WoodStone Bat Box

Habibat Built-in Bat Box 001

Figure 8-8 Bat Loft Part 2

8.1 Other Example bat roosting features

Figure 8-9 Gap behind fascia boards

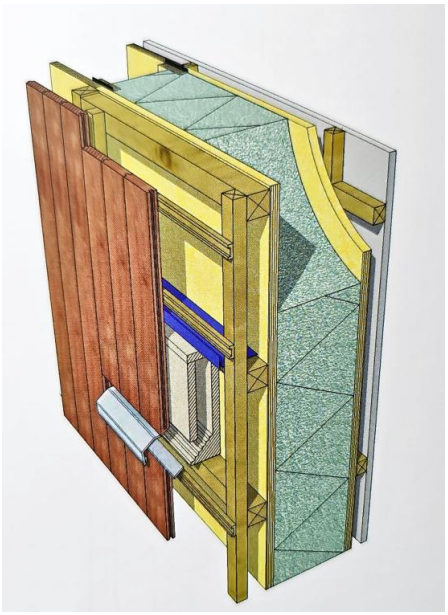


Figure 8-10 Integrated boxes behind cladding

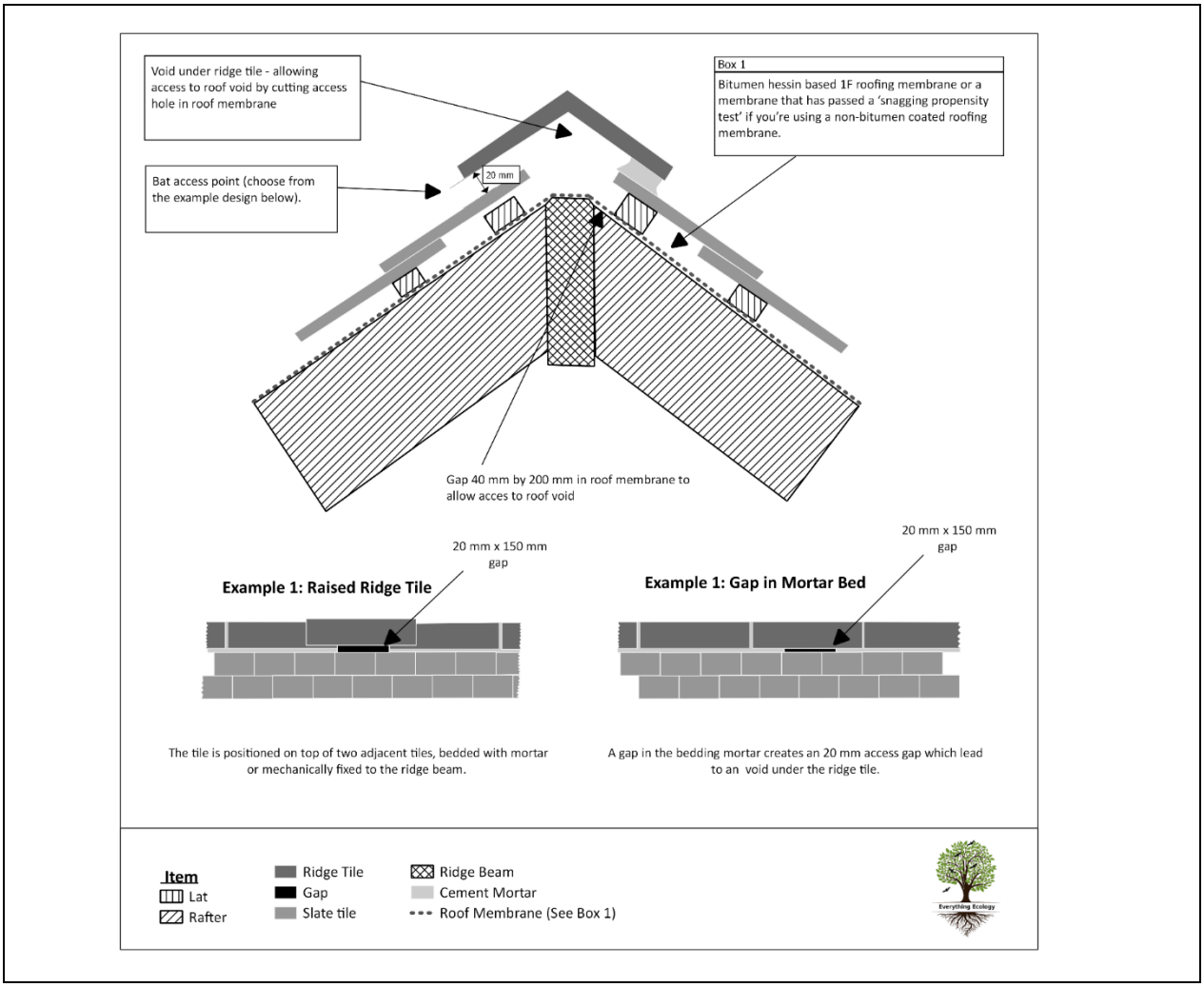


Figure 8-11 Access points under ridge tiles

Figure 8-12: Gaps under tiles along verges

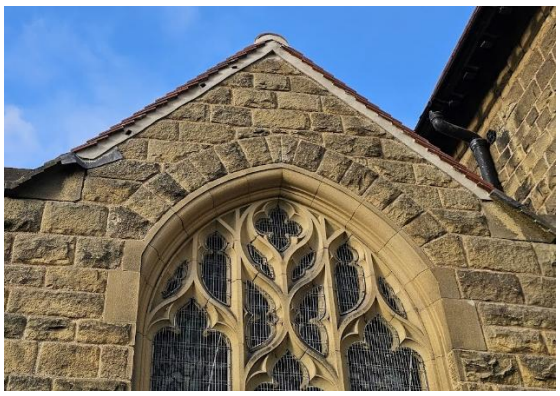


Figure 8-13 Gap along the verge in mortar bed leading to the wall plates

Vivara Pro Built-in WoodStone Bat Box or Bat Tude	
 	

Figure 8-14 Integrated boxes

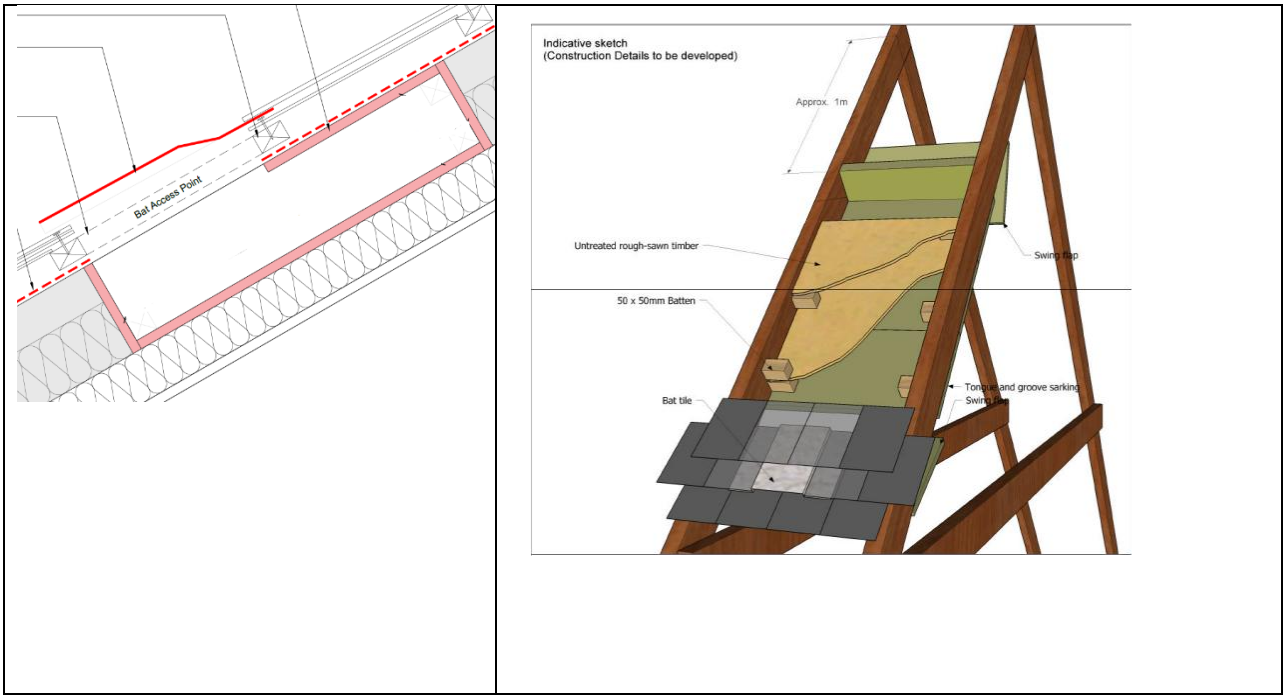


Figure 8-15 Access tiles in roofs, leading to a void, a bat loft or an internal box

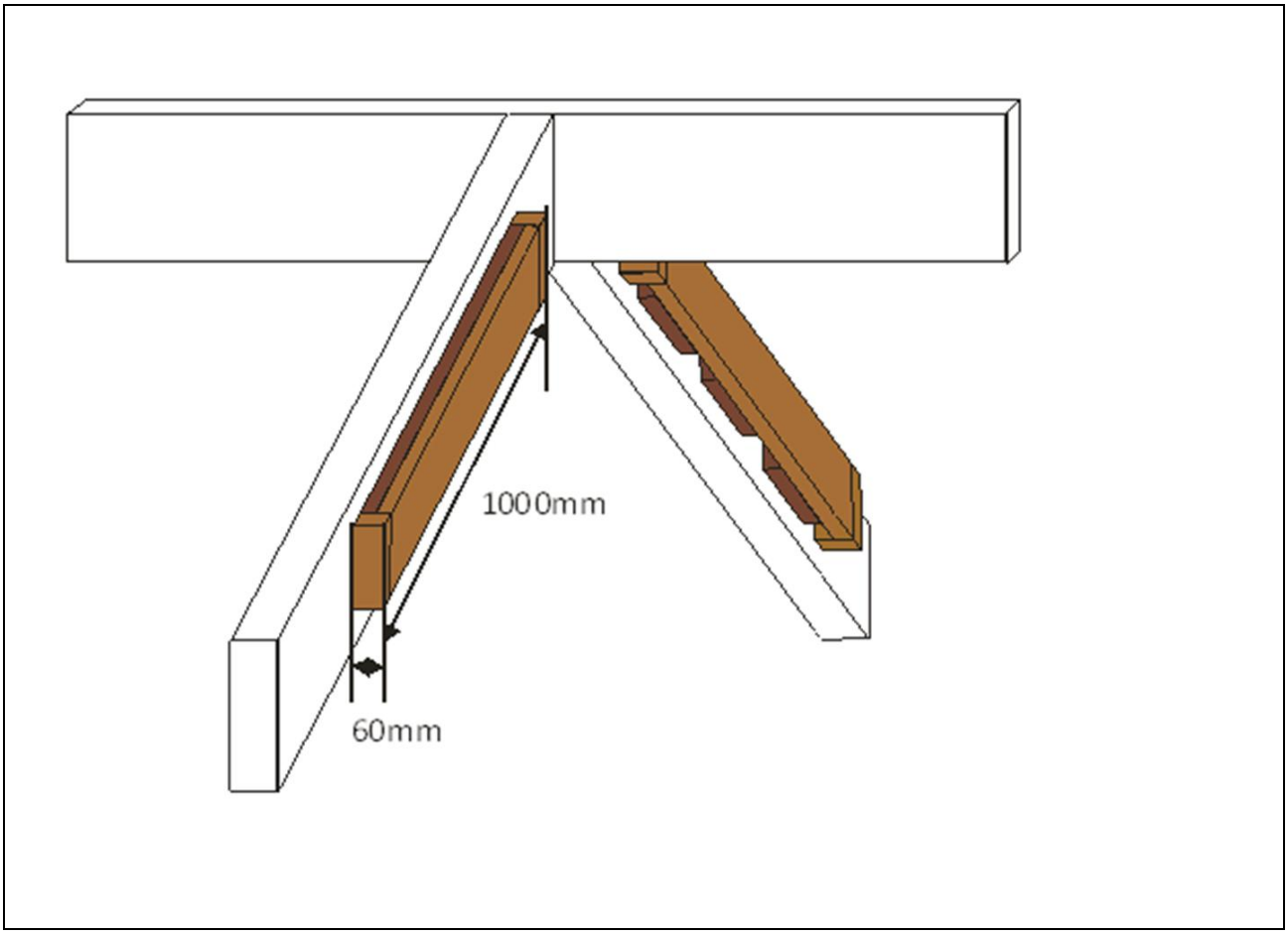


Figure 8-16 Internal joist boxes

8.2 Example bird nesting features

Vivara Pro WoodStone House Sparrow Nest Box		Swift Block (Large)	
			
House sparrows (Passer domesticus) are sociable opportunists that survive in most UK habitats, from towns and cities to farmland and countryside. Substantial declines in both urban and rural populations (estimated 71% decrease between 1977 and 2008) have led to concerns for this species. This House Sparrow Nest Box is manufactured from WoodStone - a mix of concrete and FSC wood fibres. This material is strong and highly insulating which helps to provide a thermally stable environment within the box. It also protects against damage from predators such as cats, woodpeckers and squirrels. It is available with one or two breeding chambers, which can be particularly suitable for house sparrows as they prefer to nest in colonies. The House Sparrow Nest Box can be integrated into the masonry of a new house or fixed onto an external wall using strong screws and wall plugs (not included). If possible, it should be positioned near to vegetation and at a minimum of 2m above ground.		The Swift Block is designed to create nesting space for swifts that can be easily integrated into new builds or retrofitted in existing properties. The front of the Swift Block is designed to sit flush with the outside bricks of a build, with the entrance slightly protruding. The Swift Block features an internal nesting bowl, a small entrance hole to deter larger birds and predators, full instructions cast into the surface for easy fitting, and a stylish entrance feature. Made from cast concrete, meaning that it is long lasting and will not rot or deteriorate like a traditional wooden nest box. The cast concrete is made using up to 75% waste materials from the Cornish China Clay industry and is standard UK breezeblock size. The Swift Block should be positioned at least 5m from ground level avoiding south facing walls, on the side of a building that gets shade during the day, or under an overhang or eaves. It should be mounted away from windows and vents and predator access. Swift Blocks should also be placed in a spot with clear adjacent access, allowing high speed, direct flight entry. N.b The Swift Block does include a plate to close off the back of the box.[2]	

9A Schwegler House Martin Nest	No. 10B Schwegler Swallow Nest

[2] All available from NHBS
https://www.nhbs.com/4?q=&hPP=60&idx=titles&p=0&fR%5Bhide%5D%5B0%5D=false&fR%5Blive%5D%5B0%5D=true&fR%5Bshops.id%5D%5B0%5D=4&fR%5Bsubsidiaries%5D%5B0%5D=1&slug=bird-boxes

		
Easily fixed under the eaves on the outside walls of buildings, these nest boxes are perfect for house martins to return to year after year. The bowl-shaped nest is made of air-permeable wood-concrete and a backing board made of exterior grade, formaldehyde-free chipboard to prevent warping. Siting: Under eaves on the externals walls of buildings at a minimum height of 2m above the ground, on the sheltered side of the building. As the chipboard on these nests is moisture resistant but not weatherproof, they should always be positioned in a sheltered site, such as under overhanging eaves.		The 10B Nest Bowl is made entirely from Woodcrete, a durable blend of wood and concrete that is guaranteed to last for at least 25 years. It is designed to be installed inside an outbuilding such as a shed, stable or barn where there is constant access for birds through a door or window. As swallows are social nesters more than one bowl can be used in the same building, although they should be placed at least one metre apart. The distance between the top of the bowl and the ceiling should be a minimum of 6cm. The design of the bowl means that it can be easily cleaned out in the autumn when the birds have departed. Cleaning is not absolutely necessary but is recommended if possible.

End