

**MANOR FARM  
CARLTON ROAD  
BARTON IN THE BEANS  
CV13 0DD**

**Grid Ref: SK 39881 06282  
w3w. backs.windpipe.slices**

**UPDATED  
PRELIMINARY ECOLOGICAL APPRAISAL  
Incl. POTENTIAL ROOST ASSESSMENT**

Ref: WCL/ML/PEA/281124U



THE CONTENTS OF THIS  
DOCUMENT ARE CONFIDENTIAL  
WILDLIFE CONSULTANTS LIMITED  
28<sup>th</sup> NOVEMBER 2024

## A CONTENTS

### B SUMMARY

### C INTRODUCTION

C1 Background to Activity / Development

C2 Full Details of Proposed Works on Site Covered by this Survey

### D SURVEY INTRODUCTION

D1 Pre-existing Information on Species of Concern on Site

D2 Status of Species of Concern in the Local Area

D3 Objectives of this Survey

D4 Potential Impacts

D5 Field Survey

D5i Methods

D5ii Timing

D5iii Weather conditions

D5iv Personnel

### E RESULTS

### F CONCLUSION & RECOMMENDATIONS

### G APPENDICES

1. Wildlife Consultants Limited Biodiversity Checklist
2. Negative Bat Survey Statement
3. Guidelines for Assessing Bat Potential Suitability
4. Bat life Cycle
5. Biodiversity Enhancement – Net Gain
6. Photographs of the Site

### H REFERENCES

## B. SUMMARY

Wildlife Consultants Limited were commissioned by Mr. M. Ladd, Housemartin Architect, to undertake a Preliminary Ecological Appraisal at Manor Farm, Barton in the Beans, CV13 0DD with regard to the submission of a planning application on behalf of client, Mr & Mrs Jackson - Conversion of two agricultural outbuildings to form two dwellinghouses.



Fig. 1: Proposed site location within Farmyard

The two Portal Framed Agricultural buildings stand within the farmyard of Manor Farm having been used as housing of livestock of the former Intensive Dairy Farm.

The buildings have concrete and hard surfaced aprons, cement corrugated roof coverings with concrete panel walls and cladding.

The proposal is to convert two agricultural outbuildings to form two dwellinghouses and the hard standings to be removed and established as gardens to the properties.

Other buildings are present within the farmyard, which had previously been surveyed, with regard to an Approved Planning Application.

The village is to the north of the site with intensive agricultural land to all other sides.

The initial survey was conducted on 28<sup>th</sup> November 2024 with the update being undertaken on 31<sup>st</sup> January 2025.

The two buildings, on site, are Agricultural Portal Framed with concrete panel sides, Yorkshire Boarding, corrugated sheeting with corrugated roof sheeting with some sides and ends being open, concrete and hard standing floors and aprons.

They were used for housing livestock for the former dairy business at the farm but are now redundant.

Both buildings were surveyed internally and externally, where safe to do so, with a walkover of the yard included.

The hard standing and boundary hedge were subsequently re-surveyed.

All the survey works undertaken were conducted by qualified and experienced ecologists employed by Wildlife Consultants Limited, to the standards expected and required by Natural England and in line with industry best practice as cited by the Bat Conservation Trust.

A summary of the findings of the surveyed are:

- **No** species of bat was observed entering or exiting the buildings.
- **No** species of bat was discovered using or ever having used the buildings for any purpose.
- **The buildings** are considered as sub-optimal for roosting bats.
- **Adjacent** buildings had previously been surveyed for bats with no evidence being identified.
- **No evidence** of inactive / old avian nest sites was identified within the buildings.
- **No** evidence was identified of badgers or their use of the immediate grounds or adjacent fields for any purpose.
- **No** evidence of any other protected species using or ever having used the site for any purpose.
- **No Roosting Potential** is considered as being offered by the buildings for bats to use for any purpose.
- **No further** surveys are considered as being required.
- **No Mitigation** Strategies are considered as being required.
- **No Licences** from Natural England are considered as being required.

## C. INTRODUCTION

### C1 Background to Activity

The farmyard is to the edge of the village with the two buildings subject to this survey being within the yard and are redundant agricultural portal framed having been used for livestock housing.

The survey was conducted by qualified, licensed and experienced ecologist employed by Wildlife Consultants Limited, to the standards expected by Natural England and in line with industry best practice - BTC.

### C2 Full details of proposed works on site to be covered by this survey

The ecological surveys were conducted to establish whether the site is either; not in or in current use, or has recently been used, by any protected species, namely; bats (any species), with consideration being given to birds (any species) and active nest sites. The presence and location of these species, where identified, are confirmed within this report.

Any likely impact resulting from the proposed development and operation of the site upon these species are also identified within this report.

The client should be aware any protected species identified during this survey could potentially be subject to further review regarding their mitigation and/or compensatory measures.

This would result in either additional inspections and/or surveys being undertaken.

Any licenses deemed necessary for the repairs / restoration of the site will be identified here within.

## D. SURVEY INTRODUCTION

To identify any protected species present on the site, protected under the:  
**Wildlife and Countryside Act 1981 (as amended) & Conservation of Habitats and Species  
Regulations 2010**

### D1 Pre-existing Information on Species of Concern on Site

Existing information on the protected species concerned with this survey was gleaned from various national bodies.

A desk study established and identified the bat species had been recorded within the immediate farm buildings but have been recorded within the immediate area.

**D2 Status of Species of Concern in the Local Area**

The status of the protected species concerned with this survey site, and in the wider local area of the site, was gleaned from national conservation bodies.

Any records discovered are to be found within the report.

-----

**D3 Objective of this Survey**

The objective of the survey was to carry out a series of surveys for the presence or likely absence of bats, birds, active avian nest sites and any protected species within the constraints of both the deadlines set by the client and the timing of the survey.

The survey was undertaken in accordance with the Bat Mitigation Guidelines: (*English Nature 2004*), Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th edition. BCT 2023., Bat Workers Manual: (*Joint Nature Conservation Committee 2004*), Bird Survey Techniques: (*British Trust for Ornithology 2001*) and industry best practise.

-----

**D4 Potential Impacts**

Bats are protected under the Wildlife and Countryside Act 1981 (as amended) and under the Conservation of Habitats and Species Regulations 2010. Together these two legislations make it an offence to:

- Deliberately capture or intentionally take a bat.
- Deliberately or intentionally kill or injure a bat.
- To be possession or control of any live or dead bat or any part of, or anything derived from a bat.
- Damage or destroy a breeding site or resting place of a bat.
- Intentionally or recklessly obstruct access to any place that a bat uses for shelter or protection.
- Deliberately disturb any bat, in particular any disturbance which is likely to (i) impair their ability to survive, breed, reproduce or to rear or nurture their young; or in the case of hibernating or migratory species, to hibernate or migrate; or (ii) to affect significantly the local distribution or abundance of the species to which they belong.

A bat roost can be considered any structure a bat or bats use for breeding, resting, shelter and/or protection. It is important to note that since bats often re-use the same roost sites, current legal opinion is that a bat roost is protected whether or not the bats are present. Therefore, a bat roost is considered to be so, if there is evidence that a bat or bats have used that place in the past.

However, although the law provides strict protection to all native bat species in Britain, it also allows this protection to be waived (derogation) under Sections 53/56 of the Conservation of Habitats and Species regulations 2010 through the issue of a licence for that particular roost. These licences are currently determined for developments in England by Natural England.

A licence can only be issued where the following requirements are satisfied:

- The proposal is necessary to 'preserve public health and safety or other imperative reasons of overriding public interest, including those of a social or economic nature and beneficial consequences of primary importance for the environment.
- There is 'no satisfactory alternative'.
- The proposals 'will not be detrimental to the maintenance of the population of the species concerned at a Favourable Conservation Status in their natural range'.

Seven bat species are listed in the UK Biodiversity Action Plan and are listed as Species of Principle Importance under the provisions of the NERC Act 2006. PPS9 gives guidance on the treatment of Species of Principle Importance and states that local authorities should ensure that they are protected from the adverse effects of development, where appropriate, by using planning conditions or obligations.

❖ Immediate Potential Impacts.

Whilst no evidence of the presence of bats had been identified throughout the external, internal surveys no potential bat roosting features were identified. No further survey work is considered necessary as the property is considered to offer Negligible Potential for roosting bats with the buildings being considered as Sub-Optimal for roosting bats.

**D5 Field Survey**

**D5i Methodology**

The combined series of surveys at the site involved several different techniques to determine the presence or likely absence of bats, birds and active avian nest sites within the site.

The ecologist surveyed the two buildings.

Updated survey surveyed the entire site and adjacent land.

1. External property survey:

The buildings were surveyed for any signs of bats, birds and active avian nest sites, potential likely gaps, cracks and crevices in the frames. These points were thoroughly examined as part of this survey.

When surveying for bats, the ecologists endeavour to determine why there may be bats on the site, for example; roosting during the day, feeding roost at night, maternity roost (summer) or hibernacula (winter).

The ecologists searched for;

- Holes in walls, pipes, gaps behind / between cladding, lintels and doorways.
- Cracks and crevices in the timber frame & cladding.
- Gaps behind eaves and outside walls.
- Suitable entry and exit points.
- Bat droppings on the decking, ledges etc. of the buildings
- Urine and/or grease staining of the outside surfaces.
- Active and old avian nests.
- Presence of birds within.

2. Internal buildings survey:

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the buildings, no roof spaces are present.

Additional techniques and critique of:

- Locating any live bats.
- Locating any corpses or skeletons.
- Locating bat droppings usually found in heaps or scattered – wall tops, beams, ledges etc.
- Locating feeding remains: insect wings or beetle wing cases etc.
- Observing clean location, i.e. no cobwebs, clean worn holes and crevices in the framework & cladding.
- Detecting odours and any other evidence.
- Active and old avian nests.
- Presence of birds within.

3. Equipment used.

The ecologists used various items of equipment during their surveys which included:

- Binoculars: to examine higher parts of the Lodges.
- Endoscope: to examine cracks and crevices.
- High powered one million candle power torches to aid vision around the buildings' darker recesses.

During all the surveys the ecologist used the correct and established methods and equipment, e.g. binoculars, as is cited in the Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th edition. BCT 2023.

4. Walk over survey.

This entailed a general walk over of the whole site to determine whether or not the proposed development would affect any other parts of the site in regard to all protected species, namely bats and including badgers, birds and/or active avian nest sites.

-----

D5ii Timing

External/internal inspection, walk-over survey – 28<sup>th</sup> November 2024.

Update survey – 31st January 2025

A desk-based search for local data of any ecological information as deemed necessary was completed post to the site surveys being undertaken.

-----

D5iii Constraints / Weather Conditions

No surveys were conducted in adverse weather.

-----

D5iv Personnel

All personnel conducting the surveys are established, qualified and experienced ecologists employed by Wildlife Consultants Limited.

Snr. Ecologists: Robert Davies, (Bat Licence registration number: 2020-47590-CLS-CLS)

The visiting ecologist's conduct on site conformed at all times with industry best practice guidelines.

-----

## **E RESULTS**

### **Bats & Birds**

Bats, birds and active avian nests are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2010.

All the surveys of the site encompassed the property and garden.

### **The results of the survey are:**

❖ Desk-based Search

Records of Common Pipistrelles (*Pipistrellus pipistrellus*) bats were identified within the wider area of CV13 0DD.

❖ Internal Survey (28/11/24)

The buildings were systematically inspected where accessible and safe so to do.

This entailed much the same as the external survey apart from the ecologists surveyed the inside of the buildings, with the additional techniques and critique of:

- Locating any live bats.
- Locating any corpses or skeletons.
- Locating bat droppings usually found in heaps or scattered – wall tops, beams, ledges etc.
- The Lodge is residential and all surfaces were examined.
- Locating feeding remains: insect wings or beetle wing cases etc.
- Observing clean location, i.e. no cobwebs, clean worn holes and crevices in the woodwork.
- Detecting odours and any other evidence.
- Presence of birds within and avian species nest sites.

The buildings are considered to be sub-optimal for roosting bats and offer

No Potential for bats.

No evidence was found of the use of the buildings by any species of bat.

❖ External survey (28/11/24)

The exterior of the buildings was thoroughly systematically surveyed / searched, where possible and safe to do so, for the presence of bats and/or the typical signs of the presence of bats;

The ecologists searched for;

- Holes in cladding, pipes, gaps behind lintels and doorways.
- Cracks and crevices in the woodwork.
- Gaps between roof slates, slipped or missing slates.
- Gaps behind eaves, soffit boards etc.
- Suitable entry and exit points.
- Bat droppings on ledges, floors and decking.
- Urine and/or grease staining of surfaces.
- Presence of birds.

The exterior of the buildings were surveyed for the presence of bats and birds (active avian nest sites), using; binoculars, ladders (where appropriate), torches (in those parts of the building that were in shadow or that were naturally dark) and an endoscope (to search within holes, cracks and crevices, which were considered to offer possible places for bats to seek shelter), etc.

- There was no evidence of bats using the site or ever having used the property in the past for any purpose.
- There was no evidence of active avian nest site found within or the exterior of the property.

**E1: SPECIES BREAKDOWN:**

E1i: Birds and active avian nest sites *All species*

***Protected under the Wildlife and Countryside Act 1981***

No bird species were observed around the site.

No active nest sites were identified during the inspections.

E1ii: Bats and roosts sites

***Protected under the Wildlife and Countryside Act 1981, and the Conservation of Habitats and Species Regulations 2010.***

No evidence of bats using the buildings were for any purpose was identified.

No bats were identified as ever using the buildings at any time.

The buildings were considered to offer No Potential for roosting bats.

Records show species of bat have been recorded within the wider area of CV13 0DD



Fig. 2: Location of barns for conversion

E1iii Badgers:

***Protected under the Protection of Badgers Act 1992 and the Wildlife and Countryside Act 1981***

There was no evidence of badgers discovered within any part of the site or the immediate surrounding area. An in-depth survey was undertaken of the site including boundary vegetation looking for: Badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes, evidence of badger foraging, latrines or evidence that badgers have established a territory, badger paths, evidence of access and transit of the site.

- **No** active or in-active badger sett or potential sett exists on any part of the site.
- **No** badger latrines identified.
- **No** badger paths at any point on the site, either radiating to the site, away from the site or across the site.
- **No** badger hairs on any of the vegetation around the perimeter of the site – or on the underside of any internal fences, rails, etc.
- **No** evidence on boundary vegetation and fencing of badger hairs caught on the vegetation or the underside of fence and other structures, snuffle holes (evidence of badger foraging), latrines (evidence that badgers have established a territory) and badger paths (evidence of access and transit of the site).
- **No Records** of the presence of badgers within 1km were identified.

E1iv Great Crested Newt

No habitat is considered present within the proposed site – either terrestrial or aquatic.

No ponds were identified within 250 mts.



Fig. 3: OS map

## F. DISCUSSION

The findings of this report conclude the property offers a Negligible Potential for roosting bats with an absence of Protected Species being identified within the site or adjacent area.

Foraging potential is considered as being offered in the immediate area.

Records show species of bat are present within the wider area of CV13 0DD.

No evidence of bats using to the buildings was identified.

No evidence of the buildings or grounds being used by any protected species for any purpose.

Biodiversity Enhancement can be achieved with the implementation of the measures as per Appendix.

## G. CONCLUSION

### Conclusion:

- **No species** of bat was discovered using or ever having used the buildings for any purpose.
- **The buildings** are considered as sub-optimal for roosting bats.
- **No evidence** of inactive / old avian nest sites was identified within the buildings.
- **No evidence** was identified of badgers or their use of the grounds for any purpose.
- **No evidence** of any other protected species using or ever having used the site for any purpose.
- **Foraging** is considered as being offered in the immediate and wider area.
- **No Roosting Potential** is considered as being offered by the buildings for bats to use for any purpose.
- **No further surveys** are considered as being required.
- **No Mitigation Strategies** are considered as being required.
- **No Licences** from Natural England are considered as being required.

On the evidence above, it is the conclusion of this report and the considered opinion of Wildlife Consultants Limited, the site doesn't have any favourable conservation status of any bat or protected species.

Bat surveys of adjacent buildings (previous surveys) confirmed an absence of bats.

The presence of bats within the immediate area is noted and it is considered these bats do not use the site for any purpose and there will be no loss of potential roosting, foraging sites or foraging corridors.

## H. RECOMMENDATIONS

- 1) If in the future bats are identified on site a suitable qualified ecologist to re-survey the site and advise accordingly.
- 2) Biodiversity Enhancement can be achieved with the inclusion of the measures as per Appendix 5 (see below).

**G APPENDIX**

**1. WILDLIFE CONSULTANTS LIMITED Biodiversity Checklist – Protected Species**

| <b>MANOR FARM, BARTON IN THE BEANS, CV13 0DD</b>                                                                              |     |    |
|-------------------------------------------------------------------------------------------------------------------------------|-----|----|
| <b>BATS</b>                                                                                                                   |     |    |
| Has the site been surveyed for bats?                                                                                          | YES |    |
| Are there any structures on site which have the potential to support roosting bats?                                           |     | NO |
| Are there any trees on the site which have the potential to support roosting bats?                                            |     | NO |
| <b>BARN OWLS</b>                                                                                                              |     |    |
| Has the site been surveyed for barn owls?                                                                                     | YES |    |
| Is there any evidence of barn owls nesting on or near the site or are there suitable nesting areas on the development site?   |     | NO |
| <b>BREEDING BIRDS</b>                                                                                                         |     |    |
| Has the site been surveyed for breeding birds?                                                                                | YES |    |
| Will areas of hedgerow/scrub/woodland/trees or other features likely to be used by nesting birds be affected by the proposal? |     | NO |
| <b>BADGERS</b>                                                                                                                |     |    |
| Has the site been surveyed for badgers                                                                                        | YES |    |
| Is there any evidence of badgers on or near the application site?                                                             |     | NO |
| Are badgers commuting through the site to foraging areas?                                                                     |     | NO |
| <b>DORMICE</b>                                                                                                                |     |    |
| Has the site been surveyed for dormice?                                                                                       | YES |    |
| Is there suitable habitat for dormice on, or close to the application site?                                                   |     | NO |
| <b>GREAT CRESTED NEWTS</b>                                                                                                    |     |    |
| Has the site been surveyed for great crested newts?                                                                           | YES |    |
| Is there suitable habitat for great crested newts on, or close to the application site?                                       |     | NO |
| <b>REPTILES</b>                                                                                                               |     |    |
| Has the site been surveyed for reptiles?                                                                                      | YES |    |
| Is there suitable habitat on the site for reptiles?                                                                           |     | NO |
| <b>OTHER PROTECTED SPECIES (eg. Otters, Water Voles, White-Clawed Crayfish)</b>                                               |     |    |
| Has the site been surveyed for (Species Name): all the above                                                                  | YES |    |
| Is there suitable habitat on the site for (Species Name): all above                                                           |     | NO |
| IF 'YES' then the survey report should include details of the species concerned, the population level                         |     |    |
| <b>OTHER FEATURES OF NATURE CONSERVATION INTEREST</b>                                                                         |     |    |
| Does the application site support Habitats of Principal Importance or Local Biodiversity Action Plan Priority Habitats?       |     | NO |
| Does the application site support Species of Principal Importance or Local Biodiversity Action Plan Species?                  |     | NO |

## 2. Bat Survey Statement

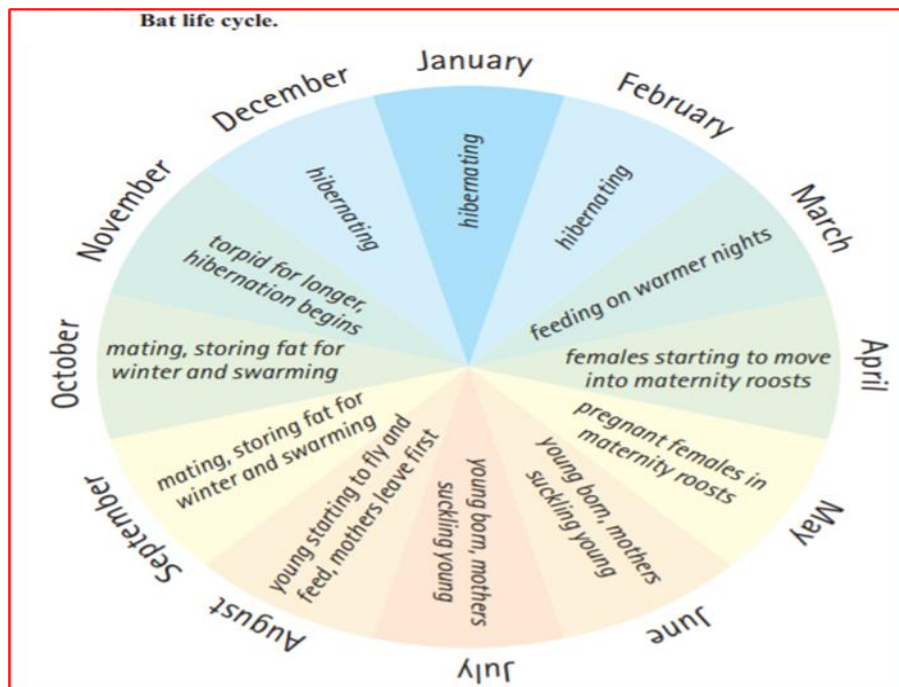
|                                                                                                                                                                                                                      |                                                                                     |                                                                 |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------------------------------------------------------------|
| PLANNING AUTHORITY:<br><b>Hinckley &amp; Bosworth B C</b>                                                                                                                                                            | Grid reference:<br><b>SK 39881 06282</b>                                            | Planning application ref. no<br>(if known): <b>24/01161/FUL</b> |
| Planning application address: <b>MANOR FARM, BARTON IN THE BEANS, CV13 0DD</b>                                                                                                                                       |                                                                                     |                                                                 |
| Proposed development: <b>Redevelopment of Redundant Agricultural Portal framed buildings</b>                                                                                                                         |                                                                                     |                                                                 |
| Building reference number (if applicable). If there are multiple buildings/structures, please attach a plan showing the layout of the site, and ensure that the buildings are numbered and referred to in this form. |  |                                                                 |
| Name(s) and licence number(s) of Bat-worker(s) carrying out survey:<br>Supervising surveyor: <b>Snr. Ecologist: Robert Davies</b><br>(Bat Licence registration number 2020-47590-CLS-CLS)                            |                                                                                     |                                                                 |
| Visual check/survey date(s): <b>28/11/2024</b>                                                                                                                                                                       |                                                                                     |                                                                 |
| Brief description of building and roofspace:<br><b>No roof spaces – portal framed buildings open to the roofs</b>                                                                                                    |                                                                                     |                                                                 |
| Describe any survey limitations – e.g. parts of roof or building that were inaccessible<br><b>Internal &amp; external surveys undertaken</b>                                                                         |                                                                                     |                                                                 |
| Do you consider the building to be of negligible/low/medium/high bat potential?<br><b>The buildings are considered to have NO POTENTIAL for bats</b>                                                                 |                                                                                     |                                                                 |
| Recommendation:<br>Proceed with development with watching brief: <b>NO</b><br>Emergence survey needed: <b>No emergence or swarming surveys considered required.</b><br>Other:                                        |                                                                                     |                                                                 |
| Signed by bat worker(s):<br>                                                                                                      |                                                                                     | Date:<br><b>1/12/2024</b>                                       |

### 3) GUIDELINES FOR ASSESSING POTENTIAL SUITABILITY

Appendix 4 – Bat Scoring Criteria

| Suitability | Roosting Habitats in Structures                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | Potential Flight Path and Foraging Habitat                                                                                                                                                                                                                                                                                                                                                                                                                                               | Recommended number of minimum surveys to give confidence in negative presence/absence results                                                                                                                                                                                                                                              |
|-------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| None        | No habitat features on site likely to be used by any roosting bats at any time of the 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 the year (i.e., no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats)                                                                                                                                                                                                                        | No further surveys required                                                                                                                                                                                                                                                                                                                |
| Negligible  | No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion                                                                                                                                                                                                                                                                                                    | No obvious habitat features on site likely to be used as flightpaths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.                                                                                                                                                                                                                                                                                            | No further surveys required                                                                                                                                                                                                                                                                                                                |
| Low         | A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions 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 and not a classic cool/stable hibernation site, but could be used by individual hibernating bats) | Habitat that could be used by small numbers of bats as flightpaths such as a gappy hedgerow or unvegetated stream, but isolated, i.e., not very well connected to the surrounding landscape by another habitat.<br><br>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                                                                                                         | <b>One dusk emergence or dawn re-entry survey</b><br><br><i>Structures that have been categorised as low potential can be problematic, and the number of surveys required should be judged on a case-by-case basis. In some cases, more than one survey may be needed, particularly where there are several buildings in this category</i> |
| Moderate    | A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions 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 flightpaths such as lines of trees and scrub or linked back gardens.<br><br>Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.                                                                                                                                                                                        | <b>Two dusk emergence survey visits</b><br><br><i>Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more</i>                                                                                    |
| 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 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 that is likely to be used regularly by bats for flightpaths such as river valleys, streams, hedgerows, lines of trees and woodland edge.<br><br>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.<br><br>Site is close to and connected to known roosts. | <b>Three separate dusk emergence survey visits</b><br><br><i>Multiple survey visits should be spread out to sample as much of the recommended survey period as possible; it is recommended that surveys are spaced at least three weeks apart, preferably more</i>                                                                         |

### 4) BAT LIFE CYCLE



5. BIODIVERSITY ENHANCEMENT – NET GAIN

A) Incorporation of 2 / 3 bat bricks into any new development either i) or ii)  
– Gable ends

i) Ibstock Enclosed Bat Box 'B' or Ibstock Enclosed Bat Box 'C'



ii) Schwegler Bat Access Panel 1FE



**B) LIGHTING**

Propose external lighting to be in the form of either wall mounted lighting fixed to the buildings, or floor mounted lighting to designate the parking areas and allow safe access to the proposed dwellings, all lighting to be motion activated.

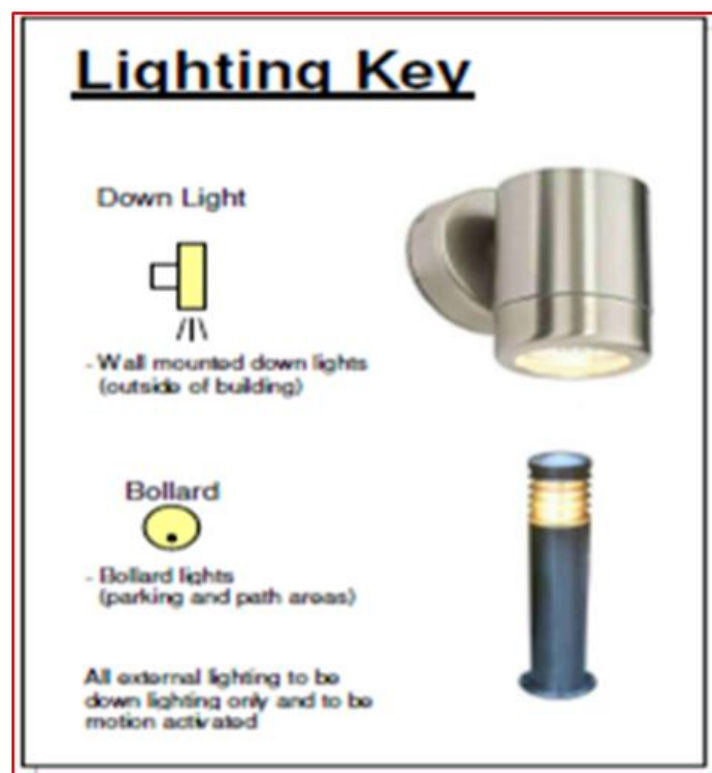
Wall mounted lighting: Exterior wall lights to be "Atlantis, wall, down light, IP65, 316 stainless steel, 35w GU10" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/atlantis-ip65-35w-gu10-or-led-gu10>

Floor mounted lighting: Exterior ground lights to be "Alto 60 Bollard Light - Stainless Steel IP44 600mm" or some such similar product. A photographic example is included under the lighting key description on this drawing sheet.

<https://www.exteriorlightsuk.co.uk/product/alto-60-bollard-light-stainless-steel-ip44-600mm>

These exterior bollards are to be installed to allow safe entry to the proposed dwellings from the parking area.



**C) Swift Bricks**

Four Bird bricks are erected on the property (eaves) – Swift Brick



Eg. Ibstock Eco-habitat for Swifts

**D) Bee Bricks**

Incorporated into the development - 4 bricks

Bee bricks have moulded cavities where bees will lay their eggs, sealing the entrances with mud or chewed up vegetation.

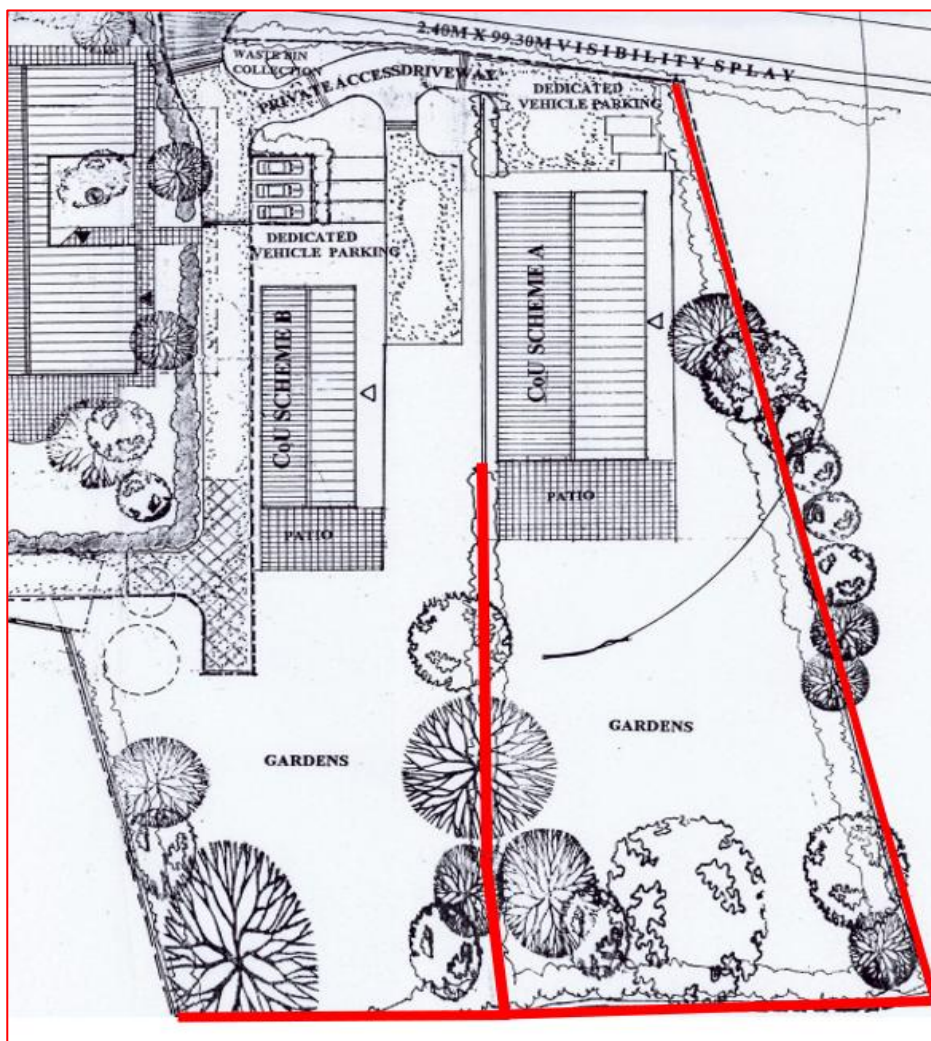
Offspring emerge in the Spring and repeat the cycle again.

Size: 215 x 105 x 65 mm



E) Hedgerows

- i) New post & rail fencing and hedgerows to be planted to the field side boundaries
- ii) Post & rail fence to include new hedgerow between the gardens.

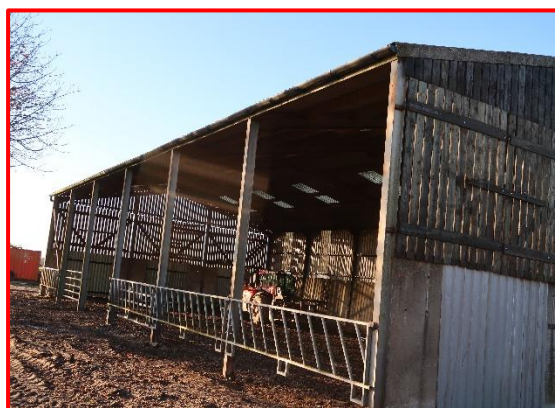


Location of new hedges

## 6. PHOTOGRAPHS OF THE SITE



View of buildings.



View of buildings.



View of buildings.



View of buildings.



View of buildings.



View of buildings.



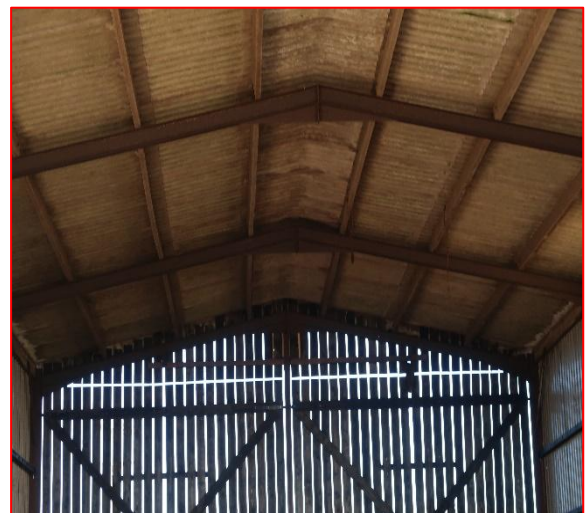
View of buildings.



View of building & Poplar trees to boundary



View of buildings.



View of buildings.



View of existing hard standing – proposed gardens



View of existing hard standing – proposed gardens



View of existing hard standing – proposed gardens



View of existing hedge – site & adjacent agricultural field



View of proposed site



View of adjacent properties – lawns & adjacent field



View of existing tree & proposed new hedge line



View of existing boundary & proposed new hedge line



View of existing hedgerow

## G REFERENCES

|                                                                                 |                                            |      |
|---------------------------------------------------------------------------------|--------------------------------------------|------|
| Bat Workers Manual                                                              | <i>Joint Nature Conservation Committee</i> | 2004 |
| Bat Surveys for Professional Ecologists – Good Practice Guidelines 4th edition. | <i>BCT</i>                                 | 2023 |
| Bat Mitigation Guidelines                                                       | <i>English Nature</i>                      | 2004 |
| Habitat Management for Bats                                                     | <i>Joint Nature Conservation Committee</i> | 2001 |
| Bird Survey Techniques                                                          | <i>British Trust for Ornithology</i>       | 2001 |
| Herpetofauna Workers' Manual                                                    | <i>Joint Nature Conservation Committee</i> | 2003 |
| Handbook for Phase 1 habitat survey                                             | <i>Joint Nature Conservation Committee</i> | 1990 |

Local species information re: protected species sought from several different sources including:

<http://www.naturalengland.org.uk>

<http://www.bct.org.uk>

<http://www.nbn.org.uk>

<http://www.bto.org.uk>

[Magic](#)

*Please note: All photographs & maps remain the property of Wildlife Consultants Limited.*

| ISSUE    | DATE            | STATUS            | WRITTEN BY   |
|----------|-----------------|-------------------|--------------|
| NUMBER 2 | 2 FEBRUARY 2025 | COMPANY SECRETARY | R. S. DAVIES |