



PHASE 1 BAT & NESTING BIRD SURVEY

**Poplars Farm, Sutton Lane, Dadlington,
Nuneaton, Warwickshire, CV13 6JA**

20th October 2025

Ridgeway Ecology Ltd
36 Chichester Lane, Hampton Magna, Warwick,
Warwickshire, CV35 8TG, UK

Tel: 01926 259182

Mob: 07973445101

Email: enquiries@ridgewayecology.co.uk

Web: www.ridgewayecology.co.uk

Control Sheet

General Report Information	
Report title	Phase 1 Bat & Nesting Bird Survey
Client	The De Lisle Family Fund
Location	Poplars Farm, Sutton Lane, Dadlington, Nuneaton, Warwickshire, CV13 6JA
Prepared by	Dr Jon Russ
Issue Date	20/10/2025
Document Reference	RE2026-275

Disclosure:

This document has been prepared by Ridgeway Ecology Ltd for the sole use of the commissioning client/s. It has been provided in accordance with the agreed scope and intended purpose. No other warranty is made as to the professional advice included in this document. It does not purport to give legal advice.

This report should not be copied or relied upon by any third party without the express prior written agreement of Ridgeway Ecology Ltd and the commissioning client/s.

The evidence gathered, and the opinions provided, have been prepared in accordance with the Chartered Institute of Ecology and Environmental Management Code of Professional Conduct.

Where any appraisal is based upon information provided by third parties, it is assumed that this information is relevant, correct and complete; there has been no independent verification of information obtained from third parties unless otherwise stated. Where field investigations have been carried out these have been appropriate to the agreed scope of works and carried out to a level of detail required to achieve the stated objectives

Contents

1	Introduction	4
1.1	Background to activity/development	4
1.2	Site description	4
1.3	Proposed works	4
1.4	Planning and legislative context	4
1.5	Objectives	7
2	Methods	8
2.1	Pre-survey data search	8
2.2	Surveyor information	8
2.3	Field surveys	8
2.3.1	Habitat survey	8
2.3.2	Bat roost survey/Nesting bird survey(s)	8
2.3.3	Bat activity survey(s)	10
3	Results	11
3.1	Pre-survey data search	11
3.1.1	Designated sites	11
3.1.2	Protected species	11
3.2	Field Surveys	11
3.2.1	Habitat description	11
3.2.2	Bat roost survey/Nesting bird survey(s)	11
3.2.3	Bat activity survey(s)	13
3.2.4	Interpretation and evaluation of survey results	14
4	Assessment	16
4.1	Constraints	16
4.2	Potential impacts of the development	16
5	Recommendations and mitigation	17
6	References	20
7	Figures	21
8	Photographs	23

1 Introduction

1.1 Background to activity/development

This report has been prepared by Dr Jon Russ at the request of Helen Williams of Savills acting on behalf of The De Lisle Family Fund. The Farmhouse and The Granary at Poplars Farm, Sutton Lane, Dadlington, Nuneaton, Warwickshire, CV13 6JA are to be re-roofed and insulated, and some barns will be demolished. To determine what impact this work will have on bats and nesting birds, Ridgeway Ecology Ltd were commissioned to undertake a bat and nesting bird survey.

1.2 Site description

The site proposed for development, Poplars Farm (GR: SP413987) is located 1km north-east of the village of Dadlington in north Warwickshire (Figure 1). The site is surrounded by open farmland comprising arable cropland and pasture bordered by a network of hedgerows and treelines. Woodland in the immediate area is sparse, comprising a few small patches. Ambion Wood is located 1km to the north. The Ashby de la Zouch Canal is located 100m to the west of the site. The woodland, canal, hedgerows and treelines represent good foraging habitat for bats. In addition, the variety of habitats is likely to support a relatively diverse farmland bird population.

1.3 Proposed works

The Farmhouse and The Granary at Poplars Farm, Sutton Lane, Dadlington, Nuneaton, Warwickshire, CV13 6JA are to be re-roofed and insulated, and some barns will be demolished.

1.4 Planning and legislative context

The information below is intended only as guidance to the legislation relating to these species. The Acts themselves should be referred to for the correct legal wording.

Bats – Legislative context

All bats are included in Schedule 2 of The Conservation of Habitats and Species Regulations 2017, which implements the requirements of the Habitats Directive in England, Scotland and Wales and in Schedule 2 of the Conservation (Natural Habitats, &c.) Regulations (Northern Ireland) 1995 (as amended) which implement the requirements of the Habitats Directive in Northern Ireland. Bats and their breeding sites or resting places are protected under Regulation 39. An amendment to the Conservation (Natural Habitats, etc.) Regulations (Northern Ireland) 1995 came into force in Northern Ireland on 21st August 2007 (Conservation (Natural Habitats, etc.) (Amendment) Regulations (Northern Ireland) 2007).

It is an offence for anyone without a licence to:

- Intentionally or recklessly/deliberately injure, take or kill a bat;
- To possess a bat (unless obtained legally) whether alive or dead;
- Intentionally or recklessly/deliberately damage, destroy or obstruct access to any place that bats use for shelter or protection whether bats are present or not;
- Intentionally or recklessly/deliberately disturb a bat while it is occupying a structure or place that it uses for shelter or protection.
- deliberately disturb bats in such a way as to be likely significantly to affect—

- (i) the ability of any significant group of bats to survive, breed, or rear or nurture their young;
or
- (ii) the local distribution or abundance of that species;

Prosecution could result in imprisonment, fines of £5,000 per animal affected and confiscation of vehicles and equipment used.

Recent amendments to the Habitat Regulations in 2007 have removed many of the defences. This includes the commonly relied upon 'incidental result defence', which previously covered acts that were the incidental result of an otherwise lawful activity and which could not reasonably have been avoided. As the incidental result of a lawful operation defence has been removed from legislation (Conservation (Natural Habitats, &c.) (Amendment) Regulations 2007) operators are now open to this strict liability offence, whether the damage occurs by accident or not. An offence will only be committed if the deliberate disturbance is likely to significantly affect a significant group of animals of that species' ability to survive, breed, or rear or nurture its young or is likely to significantly affect the local distribution or abundance of that species. Deliberate disturbance of a protected animal (species on Schedule 5 which includes EPS) in its place of shelter or protection will continue to be an offence under the Wildlife and Countryside Act 1981. However, the incidental result of a lawful operation defence will be available for that offence where the disturbance could not have been reasonably avoided.

In England, Scotland and Wales all bat species are protected under the Wildlife and Countryside Act 1981 (WCA) (as amended) through inclusion in Schedule 5. The existing offences under the Wildlife and Countryside Act (1981) as amended which cover obstruction of places used for shelter or protection, disturbance and sale still apply to European protected species.

In England and Wales, the WCA was amended by the Countryside and Rights of Way Act 2000 (CRoW), which adds an extra offence ('or recklessly' to S9(4)(a) and (b)), makes species offences arrestable, increases the time limits for some prosecutions and increases penalties.

Exemptions can be granted from the protection afforded to bats under the Habitat Regulations, by means of a EPS (European Protected Species) Habitats Regulations licence obtained from Natural England.

A 'EPS Habitats Regulations Licence' could be required for:

- Demolition of a building known to be used by bats prior to development of a site
- Conversion of barns or other buildings known to be used by bats
- Removal of trees known to be used by bats as well as tree pruning
- Significant alterations to roof voids known to be used by bats
- Road building or widening
- Bridge strengthening

There are three tests, which must be satisfied, before a licence can be issued to permit otherwise prohibited acts;

- Regulation 53(2)(e), for the purpose of preserving public health or public 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; or
- Regulation 53(2)(f) for the purpose of preventing the spread of disease; or

- Regulation 53(2)(g) for the purpose of preventing serious damage to livestock, foodstuffs for livestock, crops, vegetables, fruit, growing timber or any other forms of property or to fisheries; subject to Natural England being satisfied that the application additionally meets:
 - Regulation 53(9)(a) that there is no satisfactory alternative; and
 - Regulation 53(9)(b) that the action authorised will not be detrimental to the maintenance of the species concerned at a favourable conservation status in their natural range.

A European Protected Species License is required before the commencement of any development that might impact on bats or their roosts.

Birds – Legislative context

All birds, their nests and eggs are protected by law under the Wildlife and Countryside Act 1981 (as amended). It is an offence, with certain exceptions, to:

- Intentionally kill, injure, or take (handle) any wild bird.
- Intentionally take, damage or destroy any wild bird nest whilst in use or being ‘built’.
- Intentionally take or destroy a wild bird egg.
- Have in one’s possession or control a wild bird (dead or alive), or egg, (unless one can show that it was obtained legally).

Some species of bird listed under Schedule 1 (e.g. Barn Owls, of the Act receive extra protection. For these species it is an offence to:

- Intentionally or recklessly disturb any wild bird whilst ‘building’ a nest or whilst in, on, or near a nest containing eggs or young.
- Intentionally or recklessly disturb any dependent young of wild birds.

Disturbance may be deemed reckless if it is committed by someone who could be expected to know that the bird(s) might be present but failed to check.

Under the 1981 Act (Part 1, section 25) local authorities are given the function of bringing this legislation to the attention of the public and may institute proceedings for any offence committed within their area. The police are empowered to enter onto any land and search, or stop and search, any person where an offence is suspected (section 14). Anyone found guilty of an offence is liable to a fine of up to £5,000 or imprisonment for a term not exceeding six months, or both.

Planning policy and Biodiversity Action Plan context

The National Planning Policy Framework (NPPF) is guidance for local planning authorities on the content of their Local Plans but is also a material consideration in determining planning applications. The NPPF has replaced much of the existing planning policy guidance, including Planning Policy Statement 9: Biological and Geological Conservation. However, the government circular 06/05: Biodiversity and Geological Conservation - Statutory Obligations and Their Impact within the Planning System, which accompanied PPS9 remains valid.

The Natural Environment and Rural Communities (NERC) Act 2006, in particular Section 40, places a duty on public bodies to have regard to the conservation of biodiversity. This duty is guided by the habitats and species lists in Section 41 of the Act, within which seven bat species are included: barbastelle (*Barbastella barbastellus*), Bechstein’s (*Myotis bechsteinii*), noctule (*Nyctalus noctula*), soprano pipistrelle (*Pipistrellus pygmaeus*), brown long-eared (*Plecotus auritus*), greater horseshoe (*Rhinolophus ferrumequinum*) and lesser horseshoe (*Rhinolophus hipposideros*) bats. These seven

species are also listed as Priority Species within the UK Biodiversity Action Plan (UKBAP), (the UK Government's response to the Convention on Biological Diversity).

1.5 Objectives

The bat survey was commissioned to assess:

- what species of bat are present at the site;
- what types of bat activity are occurring within the site;
- whether or not bats are roosting within the site; what population levels (size and importance) are present at the site;
- and to make recommendations on any further action that may be required to provide sufficient information for the local planning authority to support a planning application

A nesting bird survey was commissioned to:

- determine the use or otherwise of the site by nesting birds;
- determine the value of the site to nesting birds;
- make an assessment of the potential impacts and effects of the proposed development of the site on nesting birds;
- determine the legal implications of the proposed development; and
- recommend appropriate mitigation measures to remove or reduce impacts.

2 Methods

2.1 Pre-survey data search

As the scale of the proposed development is small, a pre-survey data search of biological records was not carried out in accordance with sections 4.2.6 and 4.1.5 of the current guidelines (Collins 2023). A search using the MagicGov and Nature on the Map (Natural England) websites was performed to identify sites of nature conservation.

2.2 Surveyor information

The survey was carried out by Dr Jon Russ CEnv, MIEEM. Jon is a terrestrial and behavioural ecologist with a specialist interest in bats. As Director of Ridgeway Ecology Ltd and through his academic research and work with the Bat Conservation Trust he has managed, designed and carried out large- and small-scale bat surveys and bat monitoring programmes in the UK and the tropics. He has extensive experience with the United Kingdom and European Union legislation regarding bats and has been a fully licensed bat worker for over 20 years, holding bat conservation, education and scientific licences for radio-tracking, mist-netting, ringing, harp-trapping, ultrasonic playback and DNA sampling. His publication record includes a large number of articles in scientific journals as well as other publications including the widely used book, “The Bats of Britain and Ireland: Echolocation, Sound Analysis, and Species Identification”, “Review of ASSI designation for bats in Northern Ireland”, “The Northern Ireland Bat Action Plans” which he coordinated and delivered, “British Bat Calls: A Guide to Species Identification” and the recently published “Bat Calls of Britain & Europe”. In addition, Jon has a great deal of experience in avoidance, mitigation and compensation measures relating to bats and development. Licences include Natural England Class 3 (CL19 - 2015-11383-CLS-CLS) & Class 4 (CL20 - 2015-11384-CLS-CLS), Bat Mitigation Class Licence (CL21 - RC011), HS2 Bat Low Impact Class Licence for Trees (CL40 - B40RC016), HS2 Bat Low Impact Class Licence for Buildings (CL39 - B39RC016), Bat Earned Recognition (Ref: cBER0254).

2.3 Field surveys

The bat survey was undertaken in accordance with current best practice guidelines, which include: UK Bat Mitigation Guidelines (Reason & Wray 2023); The Bat Workers Manual (Mitchell-Jones & McLeish, 2004); and Bat Surveys for Professional Ecologists: Good Practice Guidelines (Collins 2023).

A nesting bird survey was also undertaken in accordance with reference to *Field Guide to Nests, Eggs and Nestlings of British and European Birds* (Collins Field Guide 1985); *Survey techniques* (Barn Owl Trust 2010); and *Barn owls on site: A guide for developers and planners 2nd Edition* (English Nature 2002).

2.3.1 Habitat survey

A survey of the habitats that may be used by roosting bats was carried out.

2.3.2 Bat roost survey/Nesting bird survey(s)

On the 15th October 2025, the buildings were surveyed for potential roost sites and signs of bats. The survey utilised a ladder, a high-powered torch, binoculars and an endoscope (Ridgid CA-300 with 6mm and 9mm camera heads). The external inspection involved looking for bat droppings on the ground, stuck to walls or roof tiles and on windows and sills and recording suitable entry and exit

points. The internal inspection focused on those areas which may be suitable for roosting bats, such as ridge tiles, gable walls, joints and crevices in wood, crevices in walls as well as searching for bat droppings and feeding signs on the floors and other surfaces.

The following criteria were used to determine the roosting potential of the buildings.

Table 1. Description of roosting potential categories (Collins 2023) with a minor addition (underlined) to avoid nearly all buildings with low numbers of crevices being categorised as being of high roosting potential.

Potential suitability	Roosting habitats in structures
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).
Negligible^a	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.
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 ^b 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 ^c). They could be used on a sporadic or occasional basis for feeding or solitary day roosting.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions ^b and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed) <u>although this cannot be ruled out</u> .
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions ^b and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

^a Negligible is defined as ‘so small or unimportant as to be not worth considering, insignificant’. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

^b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

^c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al., 2016 and Jansen et al., 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

A general search was made in and around the building for signs of nesting birds such as pellets, feathers, droppings, nests and nest debris.

2.3.3 Bat activity survey(s)

n/a

3 Results

3.1 Pre-survey data search

3.1.1 Designated sites

There are no designated sites within 1 km of the site.

3.1.2 Protected species

See 2.1.

3.2 Field Surveys

3.2.1 Habitat description

The focus of the survey is two dwellings and four barns. For detailed descriptions, see 3.2.2.

3.2.2 Bat roost survey/Nesting bird survey(s)

Farmhouse (Figure 2; Photographs 1-5)

Two-storey brick farmhouse with a double two-storey gabled projection to the north-east and two-storey and single-storey extensions at the north-west end. The gable roofs on the main part of the Farmhouse and the extensions to the north-west are covered with slates and are lined with a bitumen or polyethylene roof lining. The roofs of the gable projections to the north-east are covered with close-fitting interlocking concrete tiles. The building is currently unoccupied.

The roofs are completely sealed (e.g. Photographs 6-11) except for:

- Some openings under a slate and mortar at the base of the chimney at the south-east end of the main part of the building (Photograph 12).
- A slipped slate at the north-west edge of the two-storey extension to the north-west (Photograph 13).
- Possible openings under two ridge tiles on the north-east facing roof pitch of the main part of the building (Photographs 14 and 15). However, there may be mortar further back under the tiles, preventing access.

Most of the area around the corbelling at the top of the walls is sealed (e.g. Photograph 16) except for an opening at the south-east end on the south-west side of the Farmhouse (Photograph 17) and an opening on the two-storey section at the north-west end of the building (Photograph 18).

In the north-west half of the main part of the Farmhouse is a section of enclosed roof void of approximately 1 m in height (Photograph 19). There was no evidence of bats within this roof void and dense cobwebs, which in places hang down to the insulation on the floor, indicates that bats

have not been present for some time, if at all. In the south-west half of the main part of the Farmhouse, there is a similar, but smaller, section of enclosed roof void (Photograph 20), which leads into the section of roof void in the attic room, as the ceiling has been removed (Photographs 21 and 22). At the edge of the enclosed section of roof void, where it opens into the room, there were approximately 8 very old, medium-sized bat droppings amongst cobwebs and dust (Photograph 23).

It was not possible to inspect the enclosed roof voids within the two gable projections to the north-east.

Within the two-storey extension at the north-west end of the Farmhouse, there is a section of enclosed roof void of approximately 1.2 m in height. There was no evidence of bats in the roof void, and the dense cobwebs from ridge to floor, which had to be cleared out by the surveyor to gain access, indicate that bats have not used it.

There is a section of enclosed roof void in the single-storey extension at the north-west end of the Farmhouse, which is divided by the old lath ceiling (Photographs 25 and 26). There was no evidence of bats within this part of the building.

There is a relatively large cellar within the main part of the Farmhouse, which would be ideal for hibernation (Photographs 27 and 28). However, there is no suitable access for bats to this part of the building.

There was no evidence of nesting birds.

The Granary (Figure 2; Photographs 29-31)

L-shaped two-storey brick building with a single-storey extension to the side, adjoined to the main Farmhouse. The gable roofs are covered with clay tiles and are lined with a traditional bitumen roof lining.

There are numerous openings under tiles and via ridge vents leading to the cavities between the tiles, battens and lining and potentially the enclosed roof voids (e.g. Photograph 32-36).

There are three openings between bricks in the north-east side of the building, two of which contained bat droppings (Photograph 37). The first, located at ground floor height, contained a single bat dropping (Photograph 38). The second, located next to a vent pipe at first-floor height contained around 10 small-sized bat droppings, and there was a single bat dropping adhered to the brick next to the opening (Photograph 39).

There was no evidence of bats in the boiler room (Photograph 40).

Within the single-storey extension to the side, there is a section of enclosed roof void (Photograph 41). Such roof voids are suitable for those species of bat that require a large flying area, such as brown long-eared bats. From the loft hatch there did not appear to be any evidence of bats. However, it was not possible to fully inspect the roof void as there was an active wasp's nest near an opening in the roof (Photograph 42).

One of the first-floor rooms within the two-storey section has a fully raked ceiling. However, there are sections of enclosed roof void above the other rooms. It was possible to inspect one of these via

an access hatch in the wall of the bathroom, and this did not contain any evidence of use by bats (Photograph 43). However, it was not possible to gain access to the other two sections of enclosed roof void (e.g. Photograph 44).

There was no evidence of nesting birds.

Barn 3 (Figure 2; Photographs 45 and 46)

Large metal-framed barn. The lower parts are block and the upper parts and gable roof covered with corrugated concrete fibre.

There are several access points leading to the barn interior, including under the verge covering and between the area where the concrete fibre overlaps the blocks.

There are shallow cavities under the ridge covering, but these are considered to be too exposed and shallow to be used by bats (e.g. Photograph 47).

Bats could possibly perch on the metal frame of the roof, although there was no evidence of this (Photograph 48). The interior of the barn is well lit during the day, which is likely to deter bats from using it during this period.

There was an old pigeon's nest on top of the floodlight at the north-east end of the barn (Photograph 49).

Barns 5, 6, 7 and 17 (Figure 2; Photographs 50-52)

Four linked large barns comprising a brick barn (Barn 5) and three block and corrugated concrete fibre barns (Barns 6, 7 and 17).

It is possible that bats could perch on the metal frame of the roofs, but there was no evidence of this (Photographs 53-59). There are no suitable crevices for bats.

A pigeon and a wren's nest were identified within the interior of Barn 5 (Photographs 60 and 61), and pigeon nests were identified within the interior of Barn 8 (Photograph 62) and Barn 17 (Photograph 63).

3.2.3 Bat activity survey(s)

n/a

3.2.4 Interpretation and evaluation of survey results

Bats and Nesting Birds

The buildings vary from being of negligible to moderate bat roosting potential (see Table 2).

The very old bat droppings identified in the roof void of the main part of the Farmhouse were almost certainly produced by brown long-eared bats. Based on the age of the droppings, the fact that they're mixed up with dust and cobwebs, and the lack of any other droppings within this part of the building, the roof void is not considered to be currently in use as a roost site.

The bat droppings identified in two gaps between bricks on the north-east side of The Granary were probably produced by pipistrelle bats, either common pipistrelles or soprano pipistrelles. Based on the number of droppings and the size of the crevices, they were probably produced by a single bat. The roosts are probably day roosts.

The site as a whole offers limited foraging opportunities for bats. Bats could forage in the open barns and around the trees. However, there are much better foraging opportunities along the canal located 100m from the site.

Pigeon and wren's nests were identified within the interior of Barn 5, and pigeon nests were identified within the interior of Barn 3, Barn 8 and Barn 17.

Table 2. Bat roosting potential of the buildings and evidence of nesting birds

Building (see Figure 2)	Bat Roosting Potential (see Table 1)	Comments/Evidence of bats	Evidence of nesting birds
Farmhouse	Low/ Hibernation potential: cavities under slates during winter but very little access	Very small number of openings under slates and in corbelling; enclosed roof voids and cavities under slates/old evidence of bats in roof void but not currently in use	None
The Granary	Moderate/ Hibernation potential: cavities under tiles during winter	Cavities between tiles, battens and lining; enclosed roof voids/bat droppings in two cavities between bricks in north-east wall	None
Barn 3	Negligible/ No hibernation potential	No roosting opportunities except suboptimal perching/no evidence of bats	Pigeons nest
Barns 5, 6, 7 and 17	Negligible/ No hibernation potential	No roosting opportunities except suboptimal perching /no evidence of bats	Pigeons nests in Barns 5, 8 and 17; Wren's nest in Barn 5

4 Assessment

4.1 Constraints

It was not possible to gain access to the enclosed roof voids within the two gable projections to the north-east of the Farmhouse, although this part of the building appeared to be completely sealed. It was not possible to gain full access to the enclosed roof void within the single-storey part of The Granary due to the presence of an active wasp's nest.

4.2 Potential impacts of the development

The Farmhouse and The Granary are to be re-roofed and insulated, and the barns (Barns 3, 5, 6, 7, and 17) will be demolished. It is unlikely that the demolition of the barns will have an impact on bats and due to the lack of evidence of bats and the paucity of potential access points leading to potential roost sites, re-roofing the Farmhouse is also unlikely to have an impact on bats. However, it is not possible to determine what impact re-roofing will have on The Granary without undertaking additional survey work.

The demolition of the barns will result in the loss of the pigeon and wren's nests that were identified within the interior of Barn 5 and the pigeon nests located within the interior of Barn 3, Barn 8 and Barn 17.

5 Recommendations and mitigation

Bats

The survey evidence demonstrates that bats, probably brown long-eared bats, have roosted within the enclosed roof void in the main part of the described Farmhouse at Poplars Farm, Sutton Lane, Dadlington (see 3.2.2 and 3.2.4). However, the roost is not considered to be currently in use by bats. Bats, probably single pipistrelle bats, have roosted in two crevices in the north-east wall of The Granary, and there is potential for bats to roost under the tiles on this building. There was no evidence of bats within Barns 3, 5, 6, 7 and 17. The Farmhouse is considered to be of low bat roosting potential, The Granary of moderate bat roosting potential (confirmed roost) and Barns 3, 5, 6, 7, and 17 of negligible bat roosting potential.

The Farmhouse and The Granary are to be re-roofed and insulated, and the barns (Barns 3, 5, 6, 7, and 17) will be demolished. It is unlikely that the demolition of the barns will have an impact on bats, and due to the lack of evidence of bats and the paucity of potential access points leading to potential roost sites, re-roofing the Farmhouse is also unlikely to have an impact on bats. However, it is not possible to determine what impact re-roofing will have on The Granary without undertaking additional survey work (see below).

The work will be carried out in two phases: Phase 1 will include the demolition of the barns and re-roofing and insulating the Farmhouse. Phase 2 will comprise re-roofing and insulating the Granary.

The following recommendations will be adhered to:

Phase 1 - demolition of the barns and re-roofing and insulating the Farmhouse

- The demolition of the barns will occur, unsupervised, at any time.
- As a precaution, the removal of the roof of the Farmhouse will only occur between 1st September and 15th April to avoid the summer maternity roost period.
- A licensed ecologist will be appointed by the owner/developer before work starts to oversee re-roofing.
- Contractors will be given a “toolbox talk” by the licensed ecologist at the commencement of works so that they are aware of the particular issues relating to bats at this site and their responsibilities in the event of a bat being found in the absence of a licensed ecologist.
- Roofing material will be removed carefully by hand under the supervision of a licensed ecologist.
- If evidence of a bat roost is discovered during slate/tile removal, the roost will be reinstated in accordance with the ecologist's instructions. Reinstating roosts may involve providing access to the cavities between the slates/tiles, lining and battens (Figure 3; Photograph 64). A bitumastic lining (e.g. 1F Roofers (BS8747) Felt) will be laid over the modern breathable membrane within these cavities to prevent bats from becoming entangled in the fibres of the breathable membrane (Figure 4). To prevent bats from moving onto the breathable membrane at the end of the cavities, a block of wood will be installed between the battens to create a sealed roosting area.
- If a live bat is discovered during work, Natural England will be contacted for advice.

Phase 2 – re-roofing and insulating The Granary

- The crevices containing bat roosts in the north-east wall will be retained (Photograph 37).
- Before any work to the roof and ceilings commences, two emergence surveys will be carried out during the optimal period (May-August inclusive) in accordance with the guidelines produced by the Bat Conservation Trust (Collins 2023) to determine whether bats are roosting between the tiles, battens and lining and the bat droppings collected from the roosts in the north-east wall will be submitted for DNA analysis.
- If no bats are observed emerging from the building, the recommendations above for The Farmhouse (Phase 1) will be followed (except for timing).
- If bats are discovered during the emergence surveys, it will be necessary to obtain a European Protected Species Licence (EPSL) to permit the destruction of roost site(s) and access point(s) and to disturb any bats present before work commences. The EPSL application must include details of mitigation to protect the bats that are occupying the building and to provide alternative roosting opportunities. Such mitigation will involve the reinstatement of roosts by providing access to the cavities between the tiles, lining and battens (Figure 3; Photograph 65). A bitumastic lining (e.g. 1F Roofers (BS8747) Felt) will be laid over the modern breathable membrane within these cavities to prevent bats from becoming entangled in the fibres of the breathable membrane (Figure 4). To prevent bats from moving onto the breathable membrane at the end of the cavities, a block of wood will be installed between the battens to create a sealed roosting area.

Other mitigation requirements for bats include:

- New lighting around the site will consider bats. Lighting near access points and flight lines will be avoided. Low-level lights with directional shrouding/shields will be used and floodlighting will be avoided unless it is on a short timer (<2 mins).
- Timber treatments toxic to mammals will be avoided.

Enhancements

The development of the site provides an opportunity to improve the roosting opportunities for bats within the area. Bats could be encouraged to roost within the site by:

- Installing a bat box at the top of the south-east and/or south-west walls, located away from windows and other light sources or on trees within the site boundary (e.g. Photographs 66 and 67).

Birds

The proposed work to Barns 3, 5, 8 and 17 will result in the loss of wren and pigeon nesting. In Britain, all wild birds are granted legal protection under the Wildlife & Countryside Act 1981 (as amended), the Bern Convention and the EC Birds Directive. The legislation protects the birds and their eggs and nests while being built or in use. This protection makes it an offence to intentionally kill, injure, take or have in possession any wild bird or egg. It is also an offence to intentionally damage or destroy the nest of any wild bird while it is being built or in use. Therefore, the following must be adhered to:

- Work to the barns must not be carried out between March and September unless it can be proved that breeding birds and their young are absent when works commence or a suitable buffer zone can be implemented. Consequently, an inspection of the building must be carried out by an ecologist prior to work commencing during this period to assess the status of any nesting sites. If nesting birds are observed when a qualified ecologist is not present, work will stop and they will be contacted for advice.
- The bird nesting potential of the site should be improved by tree planting and/or by attaching appropriate nesting boxes on the north side of trees and buildings. Recommended boxes include:
 - Vivara Pro WoodStone House Sparrow Nest Boxes
 - Vivara Pro WoodStone 32mm Nest Boxes
 - Vivara Pro WoodStone 28mm Nest Boxes.

6 References

- Altringham, J. (2003). British Bats. HarperCollins Publishers.
- Barratt, E. M., Deaville, R., Burland, T. M., Bruford, M. W., Jones, G., Racey, P.A. & Wayne, R.K. 1997. DNA answers the call of pipistrelle bat species. *Nature* 387: 138-139.
- Blake, D., Hutson, A. M., Racey, P. A., Rydell, J. & Speakman, J. R., 1994 Use of lamplit roads by foraging bats in Southern England. *J. Zool. Lond.* 234: 453 - 462.
- Battersby, J. (2005) UK Mammals: Species Status and Population Trends. JNCC/Tracking Mammals Partnership 2005.
- Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).
- The Bat Conservation Trust, London.
- Elliot, P. (2005). Warwickshire, Coventry & Solihull Local Biodiversity Action Plan: Bats. Warwickshire County Council.
- Entwistle, A.C., Harris, S., Hutson, A., Racey, P.A., Walsh, A., Gibson, S.D., Hepburn, I. & Johnston, J. (2001). Habitat management for bats. A guide for land managers, land owners and their advisors. Joint Nature Conservation Committee, UK.
- IEEM. 2005. Guidelines for Ecological Impact Assessment. Consultation Draft. Institute of Ecology & Environmental Management, UK.
- Joint Nature Conservation Committee (2007). UK Biodiversity Action Plan. www.ukbap.org.uk
- Mitchell-Jones, A. J. (2004) Bat Mitigation Guidelines. English Nature, Peterborough.
- Mitchell-Jones, A.J. & McLeish, A.P. 2004. The Bat Workers Manual (3rd ed.). JNCC, Peterborough.
- Office of the Deputy Prime Minister, under licence from the Controller of Her Majesty's Stationery Office (2005). Planning Policy Statement 9: Biological and Geological Conservation.
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.
- Russ, J. M. (1999). The Bats of Britain and Ireland: Echolocation calls, sound analysis and species identification. Alana Books, Powys, UK.
- Rydell, J. 1992 Exploitation of insects around street lamps by bats in Sweden. *Functional Ecol.* 6: 744 - 750.
- Simpson, P. 2007. New species protection legislation: opportunities and risks for consultant ecologists. In: *In Practice*. Bulletin of the Institute of Ecology and Environmental Management. 58, 24-27.
- Simpson, P. 2009. Ecology legal update. In: *In Practice*. Bulletin of the Institute of Ecology and Environmental Management. 66, 36-38.
- Swift, S.M. 1998. Long-eared bats. Poyser Natural History, London.

7 Figures



Figure 1. Location of the site (arrowed). 1:25000



Figure 2. Plan of the site showing the location of the surveyed buildings

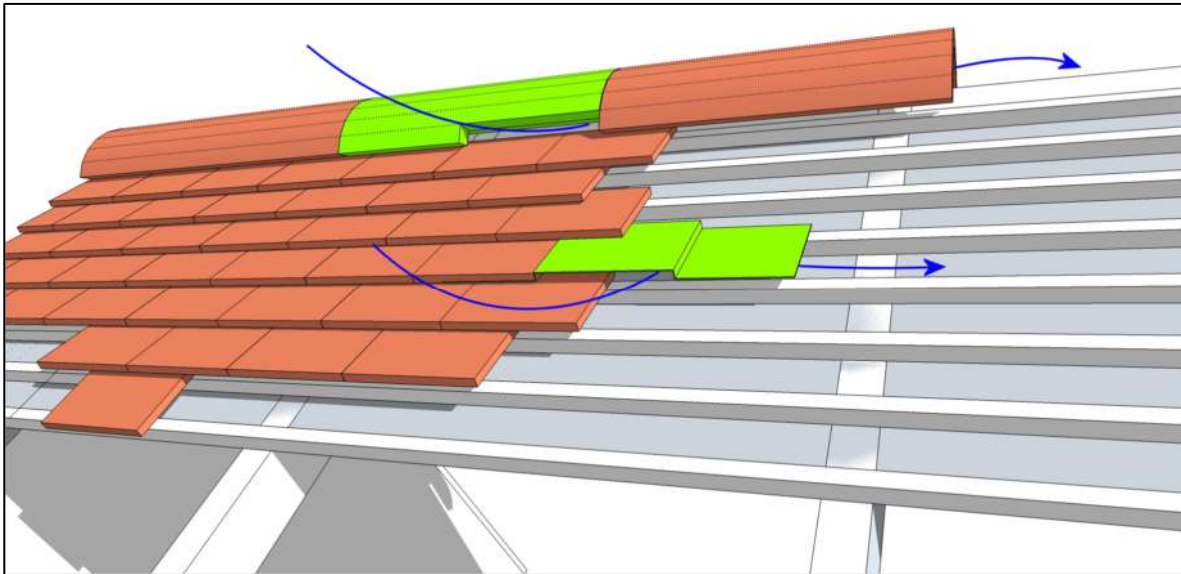


Figure 3. Access to the tile/lining cavity via a modified ridge tile and a lead saddle

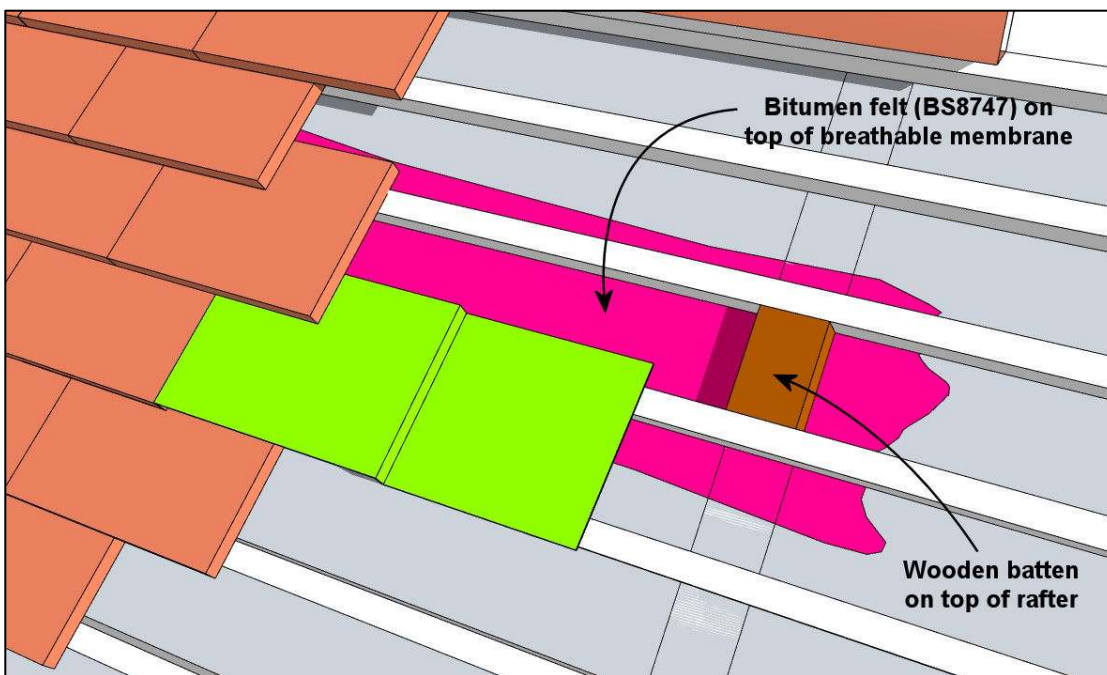


Figure 4. Access to the tile/lining cavity showing bitumen felt and wooden batten to prevent bats moving along the roof

8 Photographs



Photograph 1. The south-west elevation of the Farmhouse



Photograph 2. The south-west and north-west elevations of the Farmhouse



Photograph 3. The north-west and north-east elevations of the Farmhouse



Photograph 4. The north-east elevation of the Farmhouse



Photograph 5. The north-east elevation of the Farmhouse (from east corner)



Photograph 6. Example of the slates and tiles on the roof of the main part of the Farmhouse (south-west facing roof pitch)



Photograph 7. Example of the slates on the south-west facing roof pitch of the main part of the Farmhouse



Photograph 8. Example of the roof edge on the main part of the Farmhouse



Photograph 9. Example of the slates on the 2 section at the north-west end of the Farmhouse



Photograph 10. Example of the interlocking concrete tiles on the gable projections to the north-east of the Farmhouse



Photograph 11. Further example of the interlocking concrete tiles on the gable projections to the north-east of the Farmhouse



Photograph 12. Example of the sealed lead flashing at the base of the chimney on the Farmhouse



Photograph 13. Slip tile on the 2 section at the north-west end of the Farmhouse



Photograph 14. Possible opening under a ridge tile on the north-east facing roof pitch of the main part of the Farmhouse



Photograph 15. Further example of a possible opening under a ridge tile on the north-east facing roof pitch of the main part of the Farmhouse



Photograph 16. Example of the corbelling on the Farmhouse



Photograph 17. Opening in the corbelling at the south-east end of the south-west side of the Farmhouse



Photograph 18. Opening in the corbelling on the two-section at the north-west end of the Farmhouse



Photograph 19. The section of enclosed roof void in the north-west half of the main part of the Farmhouse (view to north-west)



Photograph 20. The section enclosed roof void in the south-east half of the main part of the Farmhouse (view to north-west)



Photograph 21. The roof void in the south-east half of the main part of the Farmhouse (view to south-east)



Photograph 22. The attic room in the south-east half of the main part of the Farmhouse (view to south-east)



Photograph 23. Old bat droppings at the edge of the enclosed roof void in the south-east half of the main part of the Farmhouse



Photograph 24. The section of enclosed roof void within the two-storey section at the north-west end of the Farmhouse



Photograph 25. The section of enclosed roof void within the single-storey section at the north-west end of the Farmhouse (below the laths)



Photograph 26. The section of enclosed roof void within the single-storey section at the north-west end of the Farmhouse (above the laths)



Photograph 27. Example of part of the cellar within the Farmhouse



Photograph 28. Further example of part of the cellar within the Farmhouse



Photograph 29. The south-west and north-west elevations of The Granary



Photograph 30. The south-west and south-east elevations of The Granary



Photograph 31. The north-east elevation of The Granary



Photograph 32. Example of openings under tiles on the roof of The Granary (south-west facing roof pitch)



Photograph 33. Example of the ridge vent on the roof of The Granary



Photograph 34. Example of an opening under a ridge tile on the south-east facing roof pitch of the Granary



Photograph 35. Example of openings under tiles on the single-storey section at the south-east end of The Granary



Photograph 36. Example of a missing tile on the north-east facing roof pitch of The Granary



Photograph 37. Location of crevices in the brickwork on the north-east side of The Granary



Photograph 38. Single bat dropping in a crevice in the brickwork on the north-east side of The Granary



Photograph 39. Bat droppings in a crevice in the brickwork on the north-east side of The Granary



Photograph 40. The interior of the boiler room within The Granary



Photograph 41. The enclosed roof void within the single-storey section at the north-east end of The Granary



Photograph 42. Active wasp nest within the enclosed roof void within the single-storey section at the north-east end of The Granary



Photograph 43. Part of the enclosed roof void within the main part of The Granary



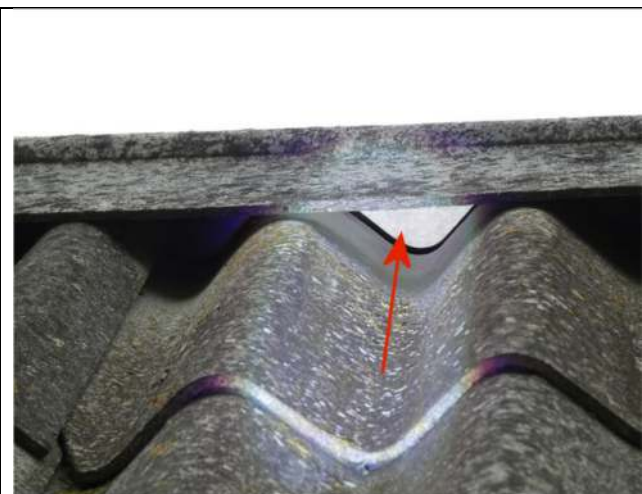
Photograph 44. The part raked ceiling within The Granary



Photograph 45. The north-west and south-west elevations of Barn 3



Photograph 46. The north-east and south-east elevations of Barn 3



Photograph 47. Example of a shallow cavity under the ridge covering on Barn 3



Photograph 48. The interior of Barn 3



Photograph 49. Pigeon nest within the interior of Barn 3



Photograph 50. The south-east elevation of Barn 5



Photograph 51. The south-west elevations of Barns 5-7



Photograph 52. The north-east elevation of Barn 6 and Barn 7



Photograph 53. The interior of Barn 5 (view to south-west)



Photograph 54. The interior of Barn 5 (view to north-east)



Photograph 57. The interior of Barn 6



Photograph 58. The interior of Barn 7



Photograph 59. The interior of Barn 17



Photograph 60. Wrens nest within the interior of Barn 5



Photograph 61. Pigeons nest within the interior of Barn 5



Photograph 62. Pigeons nest within the interior of Barn 8



Photograph 63. Pigeons nest within the interior of Barn 17



Photograph 64. Example of a bat access slate



Photograph 65. Example of bat access tile



Photograph 66. PRO UK Build-in WoodStone Bat Box



Photograph 67. Greenwood's EcoHabitats single cavity bat box

END OF REPORT

