

**Bat and Nesting Bird Method Statement for,
Mr. and Mrs. Taylor.
Building at,
Dovecott Barn,
Ravenstone Farm,
Main Street,
HIGHAM ON THE HILL,
Leicestershire,
CV13 6AH.**

**Map Ref SP 3814 9541
2nd March 2026.**

**S. Christopher Smith MRICS MSc CEnv.
The Hayloft,
Farm Lane,
Grendon,
ATHERSTONE,
Warwickshire.
CV9 3DR
01827 794485**

Mobile 07967 636115

Natural England License Number 2016-23395-CLS-CLS

Natural England Bat Mitigation Class License

Registered Consultant RC133

E mail; chris@bat-survey.co.uk

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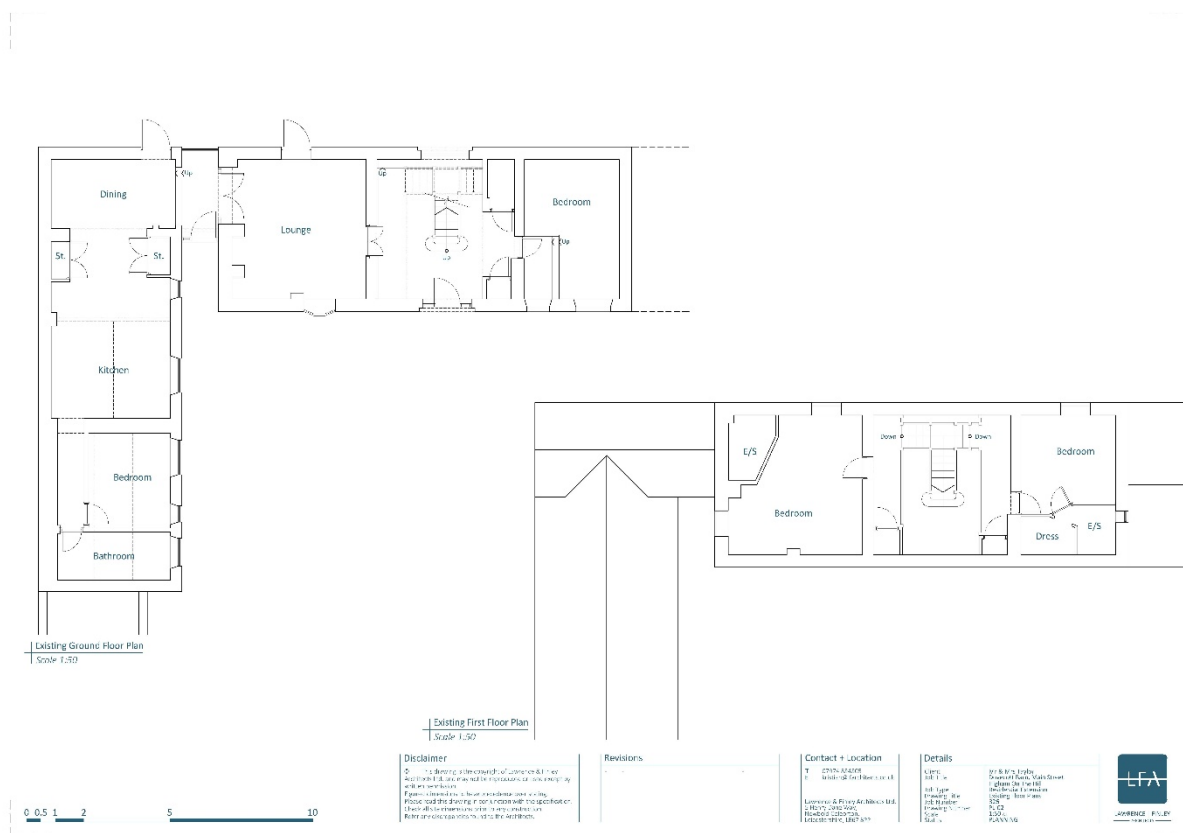
Introduction.

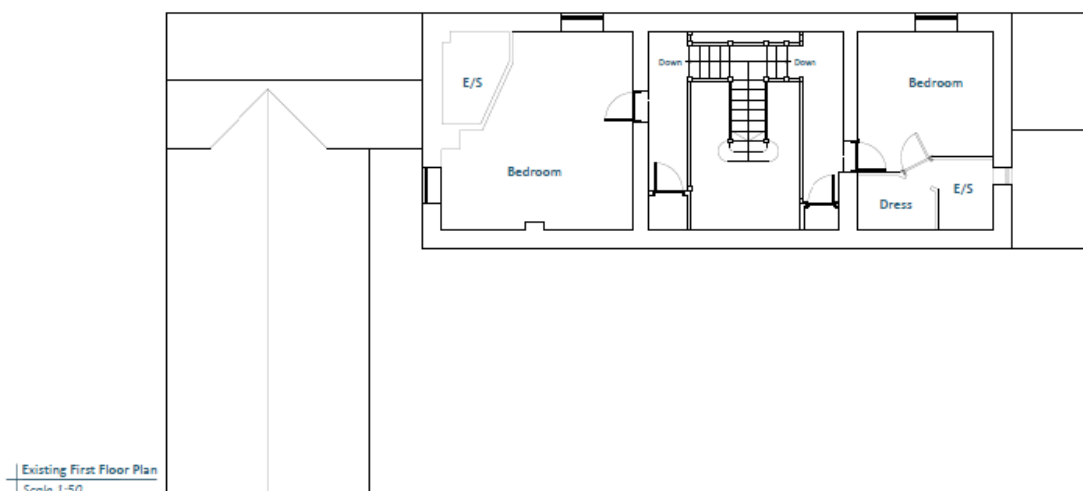
Planning permission has been granted to extend the kitchen and include a roof light to the existing bath room; Hinckley and Bosworth Borough Council planning permission 25/00766/HOU and 25/00767/LBC. Condition 4 of planning permission 25/00766/Hou states’;

4. No development shall commence until a bat and nesting bird Method Statement has been submitted to and approved in writing by the Local Planning Authority. The method statement should include the responsible person overseeing sensitive works and timing of works to avoid harm to roosting bats and nesting birds.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and the overall principles of the NPPF.

This report has been prepared to meet this condition.





Building works.

Kitchen.

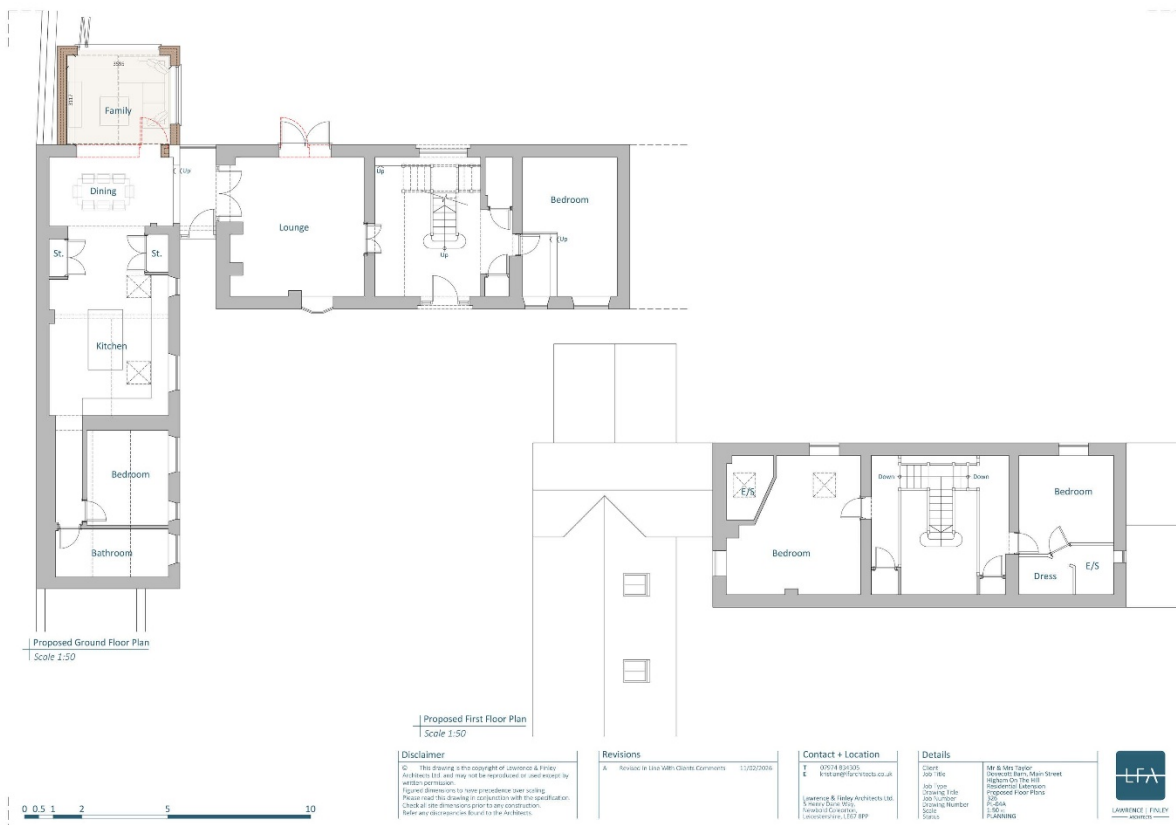
The proposal is to extend the kitchen. This will have no impact on bats, as shown by the evidence of the emergence survey undertaken in 2025. The contractors must follow the method of working for bats set out below at all times as it is always possible that bats will enter a building looking for new roosting opportunities and open building works provide such an opportunity.





At the rear of the area where the new kitchen is to be built was an area of hedge with the neighbouring property. This was removed before the end of February 2026 to ensure that birds do not begin nesting in the hedge. The digging of foundations close to the boundary would have been likely to disturb birds if they had begun nesting in this area. The removal of this area of hedge removes this likelihood..

The extension to the kitchen is to be constructed entirely on existing hard standing and decking and will have no impact on other habitats.



Roof lights.

It is proposed that two roof lights be installed in the existing en suite and dressing room. There is a Maternity roost of Common pipistrelle bats using the space between the rear of the breathable roofing membrane and the rear of the plasterboard ceilings above the stairs. The new roof lights are to be installed in the en suite bathroom adjacent to the stairwell.

The installation of the roof lights will have no impact on nesting birds and there is no requirement for any method of working to be followed with regard to birds during the roof light installation as

there are no nesting opportunities where the roof lights will be installed. The roof light installation between the beginning of September and the end of February in any year will have no impact birds.

The roof lights must not be installed between the beginning of May and the end of August in any year to ensure that there is no chance of disturbing the Maternity roost of Common pipistrelle bats.

This will require the alteration of the roof lights to match the new internal layout. There are no bat roosting opportunities where the roof lights are to be altered. When the roof tiles and existing roof lights are removed if the area is left open overnight from the beginning of March to the end of April or from the beginning of September to the end of October in any year there is a chance that bats could find and use the newly created openings as a place of shelter. Each roof light is to be replaced within a single day therefore so that no new roosting sites are created. Work between the beginning of November and the end of February in any year will have likelihood of bats using the areas if they are left open over night.

Because there is no existing bat roosting opportunity that could be disturbed there is no need for a Toolbox Talk.



All roof lights are sealed units to stop water ingress to ceilings and to meet strict Building Regulations requirements regarding heat loss when installed. The installation of the roof light therefore will not introduce any new wind or cold egress points. The bats are roosting between the underside of the breathable roofing membrane and the plasterboard ceilings. The plasterboard is fixed to the underside of the rafters and therefore the bats are restricted to an area from the eaves to the ridge between the rafters. There is no access across the rafters. This is an enclosed area and the introduction of timber to fix the roof light in place will not extend within 1.2m of the known roosting area and will therefore have no impact on climate in the roosting space.



Bat access points used.

Lighting.

Lighting around the site is to be provided by low level bollards to light the path. If there are any security lights installed on the building these will be controlled by PIR sensors so that they come one after dark when there is human movement but turn off after 20 seconds of inactivity..

The method of working has been set out so that it can be printed and handed to contractors on site.

Method of working.

There is evidence of a roost of bats in the building it is possible that individual bats may use the possible roosting sites at different times of year. Because of this possibility a method of working should be put in place when there are contractors on site. This would cover work to the roof or alterations to brickwork where there was access for bats.

The common species of bats that are known to roost in this building and are evidenced from the emergence survey records, are crevice dwelling bats, the Common Pipistrelle. These bats are small and can use accesses as little as 50mm x 20mm. when found in buildings they appear no bigger than a thumb and have dark brown fur.



It is common to find bat droppings in places used by bats. These are small and often confused with mouse droppings. It is possible to distinguish between them as mouse droppings are hard whereas bat droppings, being only insect remains, crumble when rubbed between the fingers.



The roof strip works for the installation of the new roof lights is to be undertaken outside of the bat maternity season, beginning of May to the end of August, so that there will be no disturbance of roosting bats in the area 1.2m to the side of where the roof lights are to be installed. The roof tile removal where the new roof lights are to be installed must follow the details below.

- A tool box talk is to be given to contractors before they start work on the new roof light installation.
- When plain tiles are removed they must be lifted away from the roof and not slid or twisted to avoid injuring any bats roosting beneath the tiles.
- Lead flashings around the existing roof lightss should be lifted without sliding so as to avoid injuring any bats roosting beneath them.
- If a bat is found under a roof tile or lead flashing, the item should be carefully replaced and work in that area stopped until the bat has been removed to a bat box to be provided on the site.
- The bat can then be removed to a place of safety until such time that it can be released at night.
- The demolition of any part of the building where bats could potentially roost should be by hand. This includes the removal of roof tiles, ridge tiles, soffits, gutter fascia boards and hanging tiles. If a bat is found the work should be stopped immediately and a bat worker

called to come and deal with the bat. The bat should not be handled except by a licensed bat worker. Any bats found will be taken into care for release on site later dependent upon the time and weather.

- Bats discovered during the winter period will be taken into care, feed and kept healthy until they can be released on site in the Spring.
- Bats will not be released on site until evening temperatures are consistently above 6°C, at least three nights, the wind is light, and there is no rain.
- Bats taken into care over the winter will be released to the new roost opportunities in Spring if they are available using the same release criteria as above.
- Where cavities or crevices are to be filled or re-pointed, they should be checked first using a torch. If there is any doubt about whether a bat could be present the bat specialist should be called to undertake investigations and to fit a one way gate if necessary so that bats can leave the crevice but not return.

Legislation concerning bats.

The Wildlife and Countryside Act 1981 (WCA) protects bats and their roosts in England, Scotland and Wales. Some parts have been amended by the Countryside and Rights of Way Act 2000 (CRoW) which applies only in England and Wales, and by the Nature Conservation (Scotland) Act 2004 which applies in Scotland.

The Conservation of Habitats and Species Regulations 2010 (better known as the Habitats Regulations) implements the Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. All bats are listed as 'European protected species of animals'.

It is an offence for any person to:

- Deliberately capture, injure or kill a bat.
- Intentionally or recklessly disturb bats, where that disturbance may significantly affect the ability of those bats to survive, breed, rear or nurture their young, or is likely to significantly affect the local distribution or abundance of any bat species, whether in a roost or not.
- Damage or destroy a place of shelter (roost) of a bat, be that a resting or breeding place.
- Possess a bat, whole or in part, alive or dead.
- Intentionally or recklessly obstruct access to a roost.
- Sell or offer for sale or exchange whole or parts of bats, alive or dead.

The fine for committing an offence is £5,000 per bat.

If a bat is found on site, work should stop in the area where the bat was found and the contractor should call the Bat Consultant; S. Christopher Smith 07967636115.

Breathable Roofing Membranes-Info Sheet

What are they?

- ✦ Traditional roofing felt was bitumen based
- ✦ Modern membranes are made from very fine and long plastic fibres that are spun into thin sheets. They be single ply or have various layers to provide a more complex membrane.
- ✦ They are known as Breathable roofing membranes or Vapour permeable underlay's (BRMs/VPUs)

Who Makes them?

- ✦ When most people talk about BRMs, they will call it Tyvek as this is the most famous brand name
- ✦ There are over 70 products in the UK alone, made by 20+ companies – never assume the product is Tyvek unless there is proof.



Why are they used?

- ✦ Modern houses are designed to be more energy efficient, meaning they tend to be warmer.
- ✦ Along with human activities this means increased levels of water vapour in the air
- ✦ When this passes up into the cold roof space, it forms condensation, which can lead to problems
- ✦ In the past gaps would have been left near the ridge and eaves to allow ventilation, but increased insulation often means this isn't possible. A breathable membrane aids this as it allows water vapour to pass out of the loft into the external air

Potential Problems

- ✦ There have been reports of bats becoming entangled in fibres pulled from the membranes
- ✦ Possibility of Temperature and humidity change
- ✦ A lot of membranes are white or brightly coloured

Advice

- ✦ At present we cannot recommend specific brands that are considered safe for use in bat roosts, as such it is recommended that bitumen felt be used where possible
- ✦ It is not against the law not to install a BRM
- ✦ If the planner insists on a BRM, suggest a dark coloured and reinforced membrane

S. Christiopher Smith
MRICS MSc CEnv.