

**Protected Species Enhancement Strategy 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
16th October 2025.**

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Natural England License Number 2016-23395-CLS-CLS

Natural England Bat Mitigation Class License

Registered Consultant RC133

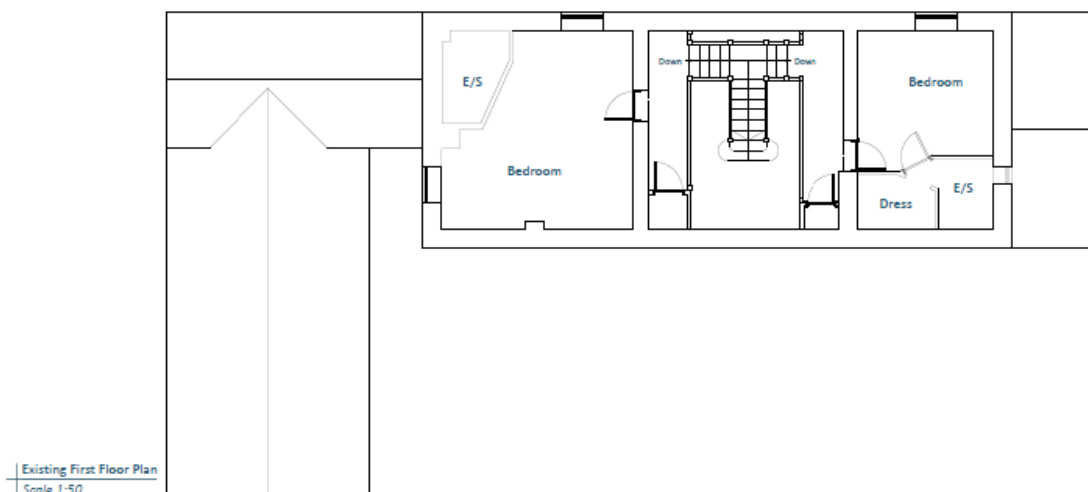
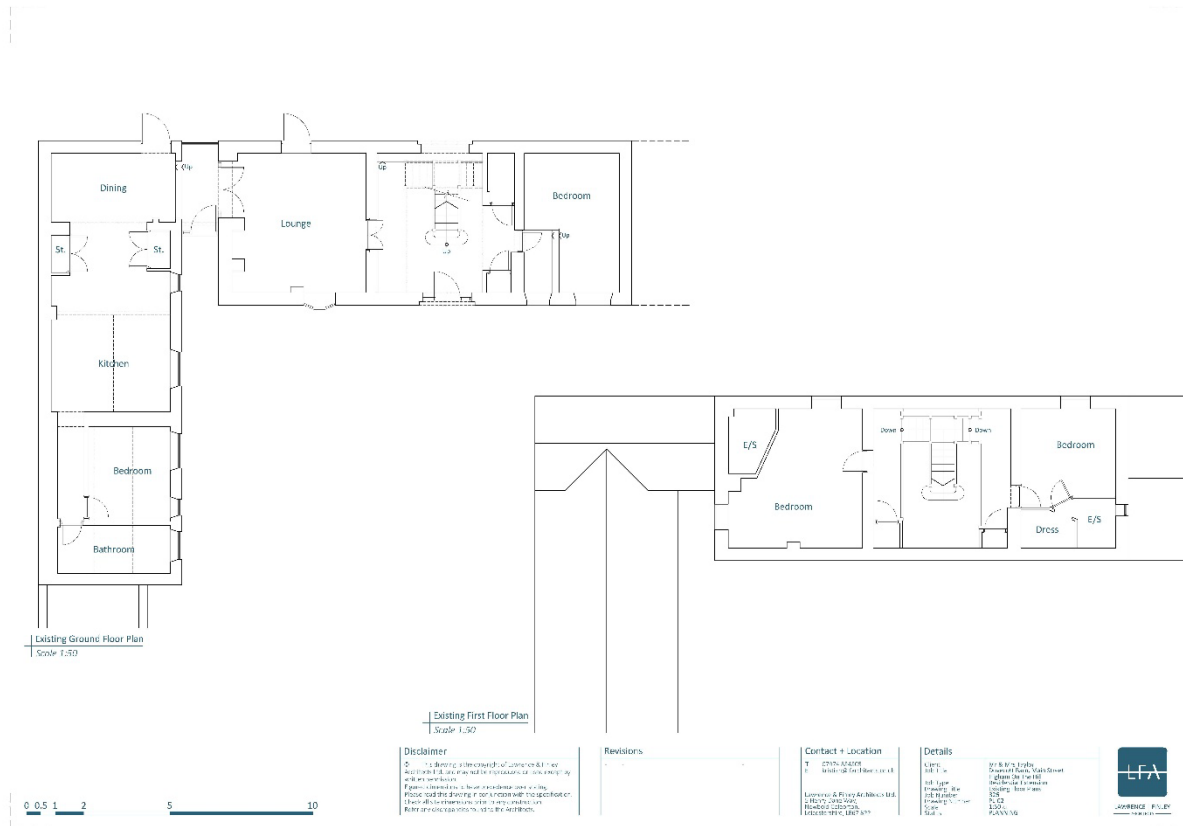
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Introduction.

Planning permission is being sought to extend the kitchen and include a roof light to the existing bath room.



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.



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 April 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. 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 on after dark when there is human movement but turn off after 20 seconds of inactivity..

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