

Cadeby Hall, Cadeby

Non-Licensed Method Statement for Bats

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Site Details

Report	Non-Licensed Method Statement for Bats
Site Name	Cadeby Hall, Main Street, Cadeby, Leicestershire CV13 0AX
Central OS Grid Reference	SK 42450 02549
Client	Richard Hooper

Document Control

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Disclosure:

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1 INTRODUCTION

Croft Ecology was commissioned by Richard Hooper to prepare a Non-Licensed Method Statement for bats for the proposed removal of a chimney at Cadeby Hall, Main Street, Cadeby, Leicestershire CV13 0AX (central grid reference: SK 42450 02549).

1.1 Purpose and Scope

The purpose of this Method Statement is to provide a precautionary method of working for the proposed removal of the chimney from Building B1 and associated disturbance to immediately adjacent roof tiles, in order to minimise the risk of injury or disturbance to bats.

The scope of this document is based on the following pre-commencement planning condition imposed by Leicestershire County Council Ecology:

“Prior to commencement a Non Licensed Method Statement (NLMS) for bats shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development must be carried out in accordance with the approved NLMS.”

This Method Statement has been prepared with reference to the Preliminary Roost Assessment undertaken in March 2026 and subsequent dusk bat emergence surveys undertaken in June and July 2026. It sets out the precautionary measures to be implemented during the proposed chimney removal works and associated development, including measures relating to external lighting, in order to minimise the risk of impacts to bats.

No further bat survey work is considered necessary provided the works are undertaken strictly in accordance with the measures detailed within this Method Statement. The bat emergence surveys similarly concluded that no further survey work was required at this stage.

The Method Statement should be made available to all contractors undertaking works covered by this document and should remain available on Site for the duration of the relevant works

1.2 Baseline Information

A Preliminary Roost Assessment undertaken by Croft Ecology on 03 March 2026 identified Building B1 as having moderate potential for roosting bats due to several potential access points around the ridge tiles, roof tiles and lead flashing. A small number of pipistrelle-type droppings were also recorded within the roof void. These indicated that bats may occasionally

use the wider roof structure; however, no evidence of bat use was associated specifically with the chimney or the immediately adjacent roof covering.

Two dusk bat emergence surveys were subsequently undertaken on 02 June and 02 July 2026 following consultation with the Local Planning Authority. No bats were recorded emerging from or entering B1 during either survey. Bat activity around the Site was limited to occasional commuting and foraging by common pipistrelle, soprano pipistrelle, noctule, *Myotis* sp. and brown long-eared bat. A *Myotis* sp. bat was recorded emerging from a separate building within the wider courtyard area, outside the red-line boundary.

Taken together, the survey findings indicate that, if bats do occasionally use B1, such use is likely to be limited and was not associated with the chimney or immediately adjacent roof covering. The chimney itself is not considered to contain a bat access point or suitable roosting feature, and its removal is not anticipated to alter the thermal characteristics of the adjacent roof void.

On the basis of the survey findings and the restricted nature of the proposed works, removal of the chimney is not anticipated to result in the damage or destruction of a bat roost, or otherwise result in an offence in relation to bats. A European Protected Species licence is therefore not considered necessary, provided that the works are undertaken in accordance with the precautionary measures set out within this Method Statement.



Figure 1 B1, with the chimney affected by the works circled in red



Figure 2 Crawl space of B1, with chimney at the rear



Figure 3 Bat dropping located within the void of B1

2 METHOD OF WORKING

2.1 Responsibilities

The Principal Contractor will be in charge of employing and delegating tasks to appropriate and suitable personnel, meaning those with the correct training and experience for the role. Where there are any queries relating to the implementation of this document, these should be referred to the ecologist for specialist advice.

2.2 Pre-Commencement Measures

Prior to commencement of the chimney removal works:

- The Site Manager and contractors undertaking the works will be provided with a copy of this Method Statement.
- A toolbox talk will be provided to relevant Site personnel to explain the potential presence of bats within the building, the legal protection afforded to bats, and the precautionary working methods required.
- The extent of the works will be confirmed before commencement to ensure that only the chimney and immediately adjacent roof tiles are disturbed.
- No additional disturbance, removal or alteration of roof tiles, lead flashing, roof lining or other areas of the building will take place unless first reviewed by the project ecologist.

2.3 Timing of Works

Removal of the chimney should be undertaken between September and April inclusive.

This period has been selected because the survey findings indicate that any use of B1 by bats is most likely during May to August. Works should nevertheless be undertaken during suitable weather conditions for bats to be active.

Immediately preceding the works (September-April) there must have been no prolonged periods of cold weather when bats may be torpid. Works should be undertaken during weather conditions suitable for bats to be active, with an air temperature of at least 8°C, with no heavy rain, strong wind or recent frost. No works should be undertaken during prolonged periods of unsuitable weather where bats may be unable to safely relocate.

2.4 Removal of Chimney and Adjacent Roof Tiles

The chimney will be dismantled carefully and by hand under the supervision of a suitably qualified and bat-licensed ecologist. The attending ecologist will supervise the initial dismantling of the chimney and disturbance/removal of adjacent roof tiles and will remain available to inspect potential bat features or evidence exposed during the works.

The following working method will be adopted:

- The chimney will be dismantled in a controlled manner using hand tools wherever practicable.
- No mechanical breaking or demolition methods will be used where these could cause unnecessary vibration or impact to the adjacent roof structure.
- Particular care will be taken where the chimney meets the roof covering and where adjacent roof tiles need to be temporarily disturbed.
- Only the minimum number of roof tiles required to facilitate chimney removal will be lifted or disturbed.
- Roof tiles will be removed carefully by hand and retained intact where practicable.
- No works will be undertaken to the wider roof structure, roof void, roof lining, ridge tiles or other existing access points.
- The area beneath and immediately adjacent to the chimney will be checked throughout the works for bats or evidence of bat use.

2.5 Sensitive Lighting Strategy

External lighting associated with the development will be designed and positioned to avoid unnecessary illumination of retained trees, garden habitats and surrounding buildings, including the nearby courtyard building from which a *Myotis* sp. bat was recorded emerging during the bat surveys. Figure 4 below shows the building in which the bat was seen emerging from.

During construction, working hours should be limited to daylight hours wherever practicable. Where work outside of daylight hours is required, temporary or security lighting should be positioned and directed away from the surrounding trees, garden habitats and nearby buildings to minimise light spill.

Any new permanent external lighting associated with the development will use warm-white light sources of 2700 Kelvin or lower and will be appropriately directed, shielded and controlled with PIR sensors or timers to avoid unnecessary illumination of habitats used by bats. Lighting will be designed in accordance with current Bat Conservation Trust and Institution of Lighting Professionals guidance (2023).

Any temporary lighting required outside these parameters should be discussed and agreed with the attending ecologist.



Figure 4, Red dot showing the emergence location of the Myotis bat, adjacent to the Site

2.6 Reporting of Incidents/Unexpected Encounters

Although the likelihood of encountering a bat during the works is considered low, individual bats may occasionally use the wider roof structure.

If a bat or evidence of bat use is encountered during the works, all works in the immediate area will cease and the attending ecologist will assess the situation. This includes whether the work can proceed lawfully by avoiding damage, destruction or obstruction of a roost or whether works would need a Natural England mitigation licence to proceed. Contractors must not attempt to handle, move or otherwise disturb any bat encountered.

The ecologist will determine the appropriate course of action and advise the Site Manager and contractors when works can safely recommence. Where necessary, an exclusion zone will be established around the affected area to prevent further disturbance.

If a bat is encountered in a location that could be affected by the proposed works, additional survey, mitigation or licensing requirements will be considered by the ecologist before works recommence

3 REFERENCES

British Standard (2012). BS 5837:2012: Trees in relation to design, demolition and construction – Recommendations.

Bat Conservation Trust and Institution of Lighting Professionals (2023). Bats and Artificial Lighting at Night – Guidance Note 08/23. London: Bat Conservation Trust.

British Standard (2013). BS 42020:2013: Biodiversity. Code of practice for planning and development.

Croft Ecology Ltd (2026). Bat Emergence Surveys. Cadeby Hall, Cadeby. Report reference: 2512.05.CadebyHall.BES.v1.0

Croft Ecology Ltd (2026). Preliminary Ecological Appraisal & Preliminary Roost Assessment. Cadeby Hall, Cadeby. Report reference: 251205.PEA.PRA.v1

4 APPENDICES

Protected Species Legislation

In Britain, the Wildlife and Countryside Act 1981¹ serves as the main tool for safeguarding wildlife. Part 1 of the Wildlife and Countryside Act (WCA) deals with the protection of wildlife, including birds, animals, and plants. The Schedules that hold the most significance in terms of planning are Schedule 1, which protects bird species, Schedule 5, which protects other animal species, and Schedule 8, which protects plant species. Schedule 9 lists species of plants and animals that are not native to Great Britain but have established themselves in the wild, posing a threat to the natural fauna and flora.

Bats

All British bat species (*Rhinolophidae* and *Vespertilionidae*) are legally protected in the UK under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and are fully protected under Schedule 2 of The Conservation of Habitats and Species Regulations 2017 (as amended). The latter piece of legislation resulted in them being known as “European Protected Species”. This means that it is illegal to deliberately take, injure, or kill the animal; to intentionally or recklessly disturb the animal whilst they are in a 'place used for shelter or protection' or damage or destroy a breeding or resting place (even when the animal is not present). It is also illegal to intentionally or recklessly obstruct access to a place of shelter or protection; or to possess, control, sell, or transport live or dead individuals or their body parts. If you cannot avoid disturbing these species or damaging their habitats, you may be required to apply to Natural England for a licence to carry out such works under the close supervision of a licensed ecologist.

¹ Wildlife and Countryside Act 1981