



28th August 2024

**Cumberledge Farm, Huntly Road, Denford, Leek, Derbyshire,
ST13 7JU.**



Site Location

This document provides an overview of current ecological bat activity/survey findings. The bat scoping survey was undertaken on the 18th of June 2024 by Roy Leigh ACIEEM, a licensed bat surveyor, number 2015-15883 –CLS.

No signs of bat usage was found during the survey, however, a number of potential roost features were noted.

Therefore , the output from the bat scoping survey, the farmhouse was categorised as having a high potential for roosting bats, given the gaps in the coping stones, ridge tiles and flashing.

The house has a vaulted ceiling, therefore no loft space see pictures below:



The target farmhouse.







Following the bat scoping survey, three emergence surveys were undertaken.

All surveys were led by Roy Leigh ACIEEM, a licensed bat surveyor, number 2015-15883 –CLS. All surveyors comply to the knowledge, skills and experience identified within CIEEM’s “Competencies for Species Survey: Bats” (2013) or were under the supervision of a surveyor with the required competencies.

For the emergence surveys, 4 surveyors monitored the farmhouse with a further 6 surveyor points monitored the farmhouse building to ensure complete coverage for any emerging bats.

The surveys began 25 minutes before the recorded dusk time and continued for 90 minutes after. The surveyors used Wildlife Acoustics Echometer/IPAD 4 and EMT pro bat detectors to record the echolocations of active bats. The surveyors were positioned at each corner of the target buildings in order to view the elevation and roofs and to gain full coverage simultaneously (see surveyor location plan below).

Up to date we have undertaken three bat activity surveys on the farmhouse.

Date	Temp deg C	Sunset	Results
31/07/24	22	21.03	1 Common Pipistrelle and 2 Brown Long Eared Bat emerging from house.
26/08/24	17	20.10	2 Common Pipistrelle and 4 Brown Long Eared Bat emerging from house.
19/09/24	16	19.13	1 Brown Long Eared Bat emerging from house.



Figure 1; Site extent and surveyor locations.

(Copyright Google Earth)

★ Barn Surveyors

★ Farmhouse Surveyors

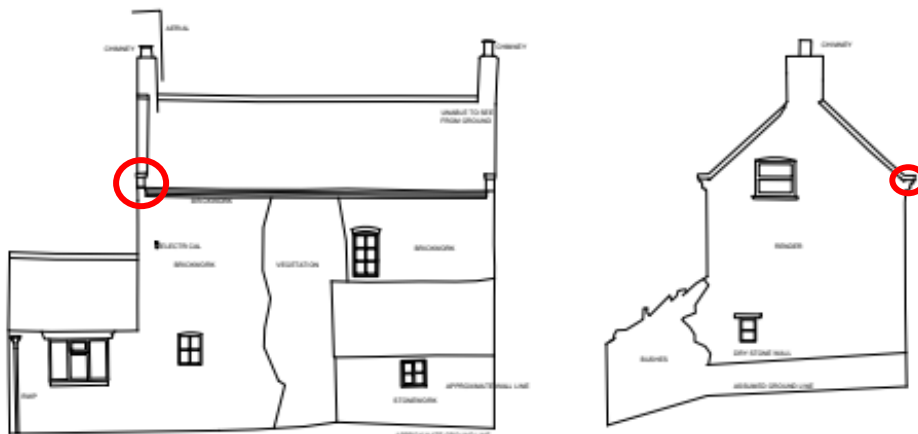
Results

2 species of bats were noted during the emergence surveys, maximum of 2 Common Pipistrelle Bats and 4 Brown Long Eared Bats were noted.

Given the numbers recorded and the habitat available, it was



Brown Long Eared Emergence Point – from flashing near chimney and lifter ridge tiles.



The Common Pipistrelle emergence point – Gaps in the coping stones on the western gable of the house.

Therefore, in terms of mitigation, the works would require a Natural England Bat Mitigation Licence, and works would need to be planned to minimise and direct impact on the bats.

Post development mitigation will consist of the provision of bat tiles on the roof, using felt roof liner, and leaving gaps in the mortar between the coping stones.

Impact Assessment

Two species of bats recorded on the site can be deemed as commoner species the roosts were also categorised as day roosts which can be classified as low to medium importance to bats dependent on the species and particularly within the local spatial range. The table below provides the impact importance matrix.

Species	National	Regional	County	Local
Brown Long Eared Bat	No	No	Moderate impact	Negative impact
Common Pipistrelle	No	No	No	Negative impact

Table 1 The impact/importance matrix

The Development Phases/Bat Conservation Actions

Pre works - Obtain EPSL From Natural England - Provide temporary bat roost boxes on adjacent trees and buildings.

Commencement of Works – Work can only commence when an EPSL has been received from Natural England. Once this is in hand a pre works bat survey will be undertaken within 48hrs of the commencement of works.

Dismantling Works – Timing – work is required to be undertaken outside of the hibernation period **October-April** **Pre works** – all operatives receive toolbox talk from licenced bat ecologist (as seen below). Removal of roof tiles and roof support beams and trusses to be supervised by the ecologist. Any bats found will be relocated to the temporary bat boxes.

Construction Works Temporary Bat boxes will be monitored throughout the construction phase by a licenced ecologist. Development of bat mitigation provision agreed in planning and with Natural England as part of the EPSL application will be discussed with the construction team and the installation overseen and signed off.

Completion of Works – Post construction monitoring will be instigated in year 1, 3, 5 reporting to the LPA and Natural England.

No impacts will be felt outside of the footprint of the farmhouse; therefore, no impacts will occur on local wildlife sites or Nature Reserves.



Example of a bat tile.

Conclusions

A listed farmhouse located at Cumberledge Farm, Denford, Leek has been identified for refurbishment. The building was the subject of a bat scoping survey and subsequent bat activity surveys. This resulted in recording day roosts of two species of bat (Common Pipistrelle and Brown Long Eared Bat) were confirmed.

The proposed works would require a Natural England Bat Mitigation Class Licence and mitigation during the works and post works roost provision.