



Leigh Ecology Ltd
Protected Species and Habitat Surveys

**Cumberledge Farm The Farmhouse at Farmstead Huntley Road
Denford Leek Staffordshire ST13 7JU**

Pre commencement bird and bat survey report

Roy Leigh ACIEEM a Natural England licenced bat surveyor visited the site on Tuesday 15th April to undertake the pre commencement survey for bats and nesting birds as requested in the Listed Building consent number aSMD/2024/0398s set out below:

Prior to the commencement of the development an updated building inspection and any mitigation for bats and nesting birds, including barn owls, must be completed on all buildings and structures within the red line boundary, including an assessment for non-breeding, breeding and winter hibernation potential, shall be submitted to and approved in writing by to the Local Planning Authority. All accessible areas shall be inspected and evaluated including all loft voids, attic areas, outbuildings and barns. The development shall thereafter be carried out in strict accordance with the approved details and mitigation measures.

Results

Outbuilding 3 -



Interior

The interior walls are painted and the floor is concrete. The ceiling is partly angled following the roofline, and there is access to a loft area where there is a timber roof structure. The ceiling appears to be painted hardboard.

No signs of bat usage were noted, during the survey, therefore can be deemed as negligible.

Outbuilding 2



Elevation 1 (Northeast)



Elevation 1 (Northeast) and 2 (Northwest)



Elevation 3 (Southeast) and 1 (Northeast)



Elevation 3 (Southeast)



Stonewall at Elevation 3 (Southeast)

No signs of bats or nesting birds were noted during the survey.

Outbuilding 1 -



Elevation 1 (Northwest)



Elevation 2 (Northeast)



Elevation 3 (Southeast)



Elevation 4 (Southwest)

Interior

The interior consists of rendered walls and concrete flooring with a wooden shelf and small window at the northwest elevation.

This building was considered as unsuitable for roosting bats, however, was checked for nesting birds. No nests or signs of usage was found.

Farmhouse



Southwest Gable

Some bird droppings on roof

No signs of bats were noted during the bat surveys; however, some bird droppings were noted in the ridge adjacent to the chimney flashing.

Mitigation

Given pipistrelle species of bats and brown long eared bats were noted during the bat activity surveys undertaken in Spring and Summer 2024. These were located exiting the roof flashing and the coping stones on the roof.

Therefore, prior to any works commencing a Bat Mitigation Class Licence from Natural England should be granted.

Short Term Mitigation

The proposed works should work to a bat safeguard method statement which will be imparted to the construction operatives by the project ecologist.

Some temporary bat boxes will be erected to use during works until the proposed mitigation is in place.

The project ecologist will also undertake a nesting bird survey when attending to provide the bat safeguard method statement, should any live nest be found, then a specific mitigation plan will be agreed, ie adequate buffer zones and monitoring until birds have fledged.

Long Term Mitigation

It is proposed that **outbuilding 2** will be rebuilt using the reclaimed materials from the original structure to create a tool store with a purpose-built bat loft above it covering the full length of the building.

The bat loft will be built to BCT specification, with a rough sawn timber A frame support structure, designed to allow Brown Long Eared Bat internal free flight.

Access will be provided with specially adapted quarry tiles and specially designed bat tiles. The roof will be lined with bat friendly roof tile membrane.

The building will be configured to offer micro habitats to offer roosting and hibernation potential.

Further mitigation to provide both roost and hibernation will be provided from within the conversion of the lean too building at the rear of the farmhouse, this will be designed to offer both roosting and hibernation habitat.

Roy S Leigh 16th April 2025.