

Bat Emergence Surveys – August 2025

Project: Proposed New Dwelling and Associated
Demolition

Address: Bracks Farm, School Lane, Freehay

Client: Mr L. Bagnall

Status	Issued
Date:	17/07/2026
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EXECUTIVE SUMMARY

Hewitt & Carr Services was commissioned to undertake bat emergence surveys at Bracks Farm, School Lane, Freehay, Cheadle, Staffordshire. The surveys were completed to inform proposals for the demolition of all existing buildings and ancillary structures within the farmstead and the erection of a replacement dwelling, together with associated access, parking, drainage, landscaping and residential curtilage.

A Preliminary Ecological Appraisal and preliminary roost assessment identified three structures with low suitability for roosting bats:

- **B1 – farmhouse**, due to a loose roof tile capable of providing access beneath the roof covering
- **B3 – outbuilding**, due to an access point leading into the internal building space
- **B7 – outbuilding**, due to a lifted or peeled section of corrugated sheeting capable of forming a shallow crevice.

All other structures proposed for demolition were assessed as having negligible suitability for roosting bats because they lacked suitable crevices, enclosed roof voids or other sheltered roosting opportunities.

The low-suitability assessment of B1, B3 and B7 reflected the limited quality of the potential roost features. No bat droppings, feeding remains, grease marks, staining, urine marks, characteristic odour or other evidence of bat use was recorded during the preliminary assessment.

The loose tile on B1 was inspected from ground level using binoculars and showed no visible grease marks or other signs of repeated access. B3 provided access into the internal building space but contained no enclosed loft or roof cavity, with the roof formed directly from corrugated cement-board sheets. B7 was open and draughty, and the shallow feature associated with its sheet roofing offered limited shelter and poor thermal stability.

One dusk emergence survey was completed for each low-suitability structure. Three survey visits were therefore undertaken in total:

- B7 was surveyed on 11 August 2025
- B3 was surveyed on 12 August 2025
- B1 was surveyed on 13 August 2025.

The surveys were undertaken by Tom Egerton using an Echo Meter Touch 2 Pro bat detector and infrared video equipment. The surveyor was positioned to maintain clear observation of the principal potential exit feature and relevant elevations of the target structure.

No bats were observed emerging from or re-entering B1, B3 or B7. Bat activity recorded during the surveys comprised bats foraging and commuting around the farmstead, gardens, grassland, hedgerows and tree lines.

The species recorded were:

- common pipistrelle (*Pipistrellus pipistrellus*)
- soprano pipistrelle (*Pipistrellus pygmaeus*)
- noctule (*Nyctalus noctula*).

Common pipistrelle was the most frequently recorded species. Activity was concentrated around the farmstead, rough grassland, hedgerows and tree lines. Noctule bats were recorded commuting and foraging at greater height above the site. One soprano pipistrelle registration was recorded during the third survey.

On the combined evidence, bat roosts are considered likely absent from the assessed features within B1, B3 and B7. A Natural England European Protected Species licence is therefore not currently required for their demolition.

Precautionary demolition measures remain appropriate because bats are mobile and may occasionally occupy apparently suboptimal features. The identified potential roost features should be removed carefully and progressively, and contractors should receive an ecological toolbox talk before demolition begins.

If a bat or evidence of a previously unidentified roost is discovered, works must stop in the affected area and advice must immediately be obtained from a suitably qualified ecologist.

The replacement dwelling should incorporate permanent integrated bat-roosting features. External lighting should also be designed to retain dark conditions along the site's hedgerows and tree lines.

1. INTRODUCTION

1.1 Background

This report presents the findings of bat emergence surveys undertaken at Bracks Farm, School Lane, Freehay, Cheadle, Staffordshire.

The surveys were commissioned following the completion of a Preliminary Ecological Appraisal and preliminary roost assessment by Hewitt & Carr Services in July 2025.

The proposed development comprises:

- demolition of all structures within the farmstead
- erection of a replacement dwelling
- associated access and parking
- drainage infrastructure
- landscaping
- establishment of a residential curtilage.

The demolition of buildings capable of supporting roosting bats could result in the damage or destruction of a bat roost or the killing, injury or disturbance of bats. Nocturnal survey was therefore undertaken where potential roost features had been identified.

1.2 Site Context

Bracks Farm is situated within a rural landscape approximately 2.5 km south of Cheadle. The site comprises a group of residential, agricultural and ancillary buildings surrounded by modified grassland, taller grassland, ruderal vegetation, gardens, hedgerows and mature tree lines.

The wider landscape includes pasture, woodland, hedgerows, scattered dwellings and former quarry habitats. Freehay Wood and other semi-natural habitats lie close to the site and contribute to ecological connectivity for bats and other wildlife.

The site provides suitable foraging and commuting habitat, particularly around the mature boundary vegetation, rough grassland and sheltered farmstead.

1.3 Mapping Note

Several maps reproduced within this report were originally prepared in connection with a parallel access-related project affecting the same site at Bracks Farm.

These maps have been retained because the survey boundary, building references, ecological features and surrounding landscape shown remain directly relevant to the current demolition proposals.

References to the earlier project within individual map title blocks do not alter the scope, findings or conclusions of this bat emergence survey report.

1.4 Purpose of the Survey

The surveys were undertaken to:

- establish the presence or likely absence of bat roosts within the identified potential roost features of B1, B3 and B7
- determine whether demolition of the structures would require bat-specific mitigation or European Protected Species licensing
- record bat activity relevant to the design of the replacement dwelling
- evaluate the use of hedgerows and tree lines as foraging and commuting habitat
- provide appropriate precautionary demolition, lighting and ecological enhancement recommendations.

Figure 1.

Map of Structure Layout



2. RELEVANT BACKGROUND INFORMATION

2.1 Preliminary Roost Assessment

All buildings and ancillary structures within the proposed demolition area were considered during the preliminary roost assessment.

Most structures were assessed as having negligible suitability for roosting bats because they lacked suitable crevices, enclosed roof voids or other sheltered features capable of supporting a bat roost.

Three structures contained isolated potential roost features and were assessed as having low suitability:

- B1
- B3
- B7

No bat droppings, feeding remains, grease marks, staining, urine marks, characteristic odour or other evidence of current or previous bat use was identified within or around the assessed structures.

The absence of such evidence does not by itself demonstrate the absence of a roost. However, it was considered alongside the limited extent and quality of the potential roost features when determining the initial suitability of each structure.

2.2 B1 – Farmhouse

B1 comprised the existing farmhouse.

A loose roof tile was identified as a potential access point capable of allowing a bat to enter a shallow space beneath the roof covering.

The feature was inspected from ground level using binoculars. No grease marks, staining, droppings, disturbed cobwebs or other visible evidence indicating repeated bat access or use was recorded.

The feature nevertheless provided a potential crevice capable of occasional use by an individual bat. B1 was therefore assessed as having low suitability and was taken forward for one dusk emergence survey.

2.3 B3 – Outbuilding

B3 comprised an outbuilding constructed with a corrugated cement-board roof.

An opening provided access into the internal space of the building and was identified as the principal feature requiring observation.

The structure contained no enclosed loft, lined roof or roof cavity. The underside of the corrugated cement-board roof opened directly into the internal building space.

No bat droppings, feeding remains, staining or other evidence of use was identified internally.

The building provided a potential access route into the internal space but lacked the sheltered, enclosed and thermally stable conditions typically associated with higher-quality roosting opportunities.

B3 was therefore assessed as having low suitability and the identified access point was watched during one dusk emergence survey.

2.4 B7 – Outbuilding

B7 comprised an open and draughty outbuilding.

A lifted or peeled section of corrugated sheeting created a shallow potential crevice.

The building was poorly enclosed and subject to airflow and substantial fluctuations in temperature and humidity. The potential feature was therefore considered to provide limited shelter and poor thermal stability.

No bat droppings, feeding remains, staining or other signs of bat use were recorded.

The feature was considered capable of occasional or transient use by an individual bat but unlikely to provide suitable conditions for a regularly occupied or maternity roost.

B7 was assessed as having low suitability and was subject to one dusk emergence survey.

3. SURVEYOR COMPETENCE

The surveys were undertaken and reported by Tom Egerton BSc (Hons), Lead Ecologist at Hewitt & Carr Services.

Tom has approximately four years of professional ecological experience and has undertaken preliminary roost assessments, nocturnal bat surveys and protected-species assessments across a range of residential, agricultural and commercial sites. The surveys were completed by Tom alone using an Echo Meter Touch 2 Pro bat detector and infrared video equipment.

The survey positions were selected to provide clear observation of the identified potential roost feature and the relevant elevations of each target structure.

4. METHODOLOGY

4.1 Survey Approach

Three separate dusk emergence surveys were undertaken during August 2025. Each low-suitability structure received one targeted survey:

Survey	Date	Target structure
Survey 1	11 August 2025	B7
Survey 2	12 August 2025	B3
Survey 3	13 August 2025	B1

The survey effort therefore comprised one survey of each low-suitability building rather than three repeat surveys of every structure.

The survey effort was considered proportionate to:

- the low suitability of the identified features
- lack of droppings, feeding remains or other evidence
- the limited extent of the potential roost features
- the absence of an enclosed roof cavity within B3
- the open, draughty and thermally unstable nature of B7

4.2 Survey Timing

Each survey commenced approximately 15 minutes before sunset and continued for approximately two hours after sunset.

The survey periods were:

Survey	Sunset	Survey period
Survey 1	20:42	20:27–22:42
Survey 2	20:40	20:25–22:40
Survey 3	20:38	20:23–22:38

4.3 Survey Positions and Coverage

The surveyor was positioned to maintain observation of the principal potential roost feature and relevant elevations of the target structure.

The positions used were:

- **Survey 1 – B7:** SK 01696 41050
- **Survey 2 – B3:** SK 01667 41048
- **Survey 3 – B1:** SK 01652 41013

Infrared video equipment was mounted on a tripod and directed towards the identified potential roost feature to supplement visual observations during declining light conditions.

The infrared footage was used to improve observation of the feature as natural light levels reduced.

4.4 Survey Equipment

The following equipment was used:

- Echo Meter Touch 2 Pro bat detector with tablet interface
- infrared video camera mounted on a tripod
- binoculars
- thermometer
- field survey sheets
- timing and location equipment

The bat detector was used to assist with species identification and to record bat registrations that were heard but not observed visually.

4.5 Recording Method

The surveyor recorded:

- time of each bat registration
- species or species group
- observed activity
- direction of flight
- location relative to the target structure
- whether the bat was seen or heard only
- possible emergence or re-entry behaviour
- weather conditions
- relevant incidental observations

Particular attention was given to identifying bats:

- exiting from beneath roofing materials
- emerging from gaps or openings
- dropping from a structure before taking flight
- repeatedly approaching or entering a potential roost feature
- swarming around a specific access point.

4.6 Weather Conditions

Survey 1 – 11 August 2025

- Start temperature: 22°C
- End temperature: 17°C
- Start conditions: cloudy
- End conditions: partly cloudy
- Precipitation: none
- Survey suitability: suitable

Survey 2 – 12 August 2025

- Start temperature: 24°C
- End temperature: 21°C
- General conditions: clear
- Precipitation: none
- Wind: increased during the survey, reaching approximately 14 mph
- Survey suitability: suitable, although wind increased later in the session

Survey 3 – 13 August 2025

- Start temperature: 23°C
- End temperature: 21°C
- General conditions: clear
- Precipitation: none
- Survey suitability: suitable

4.7 Limitations

Each building was surveyed by one surveyor from one principal position.

This was considered sufficient because:

- each structure contained one principal feature requiring observation
- the survey position was selected for direct visibility of that feature
- infrared video equipment supplemented visual observation
- B1, B3 and B7 had only low suitability
- no field evidence indicated previous or current bat use
- the identified features were limited in extent.

The surveys provide evidence of bat use during the survey period and cannot demonstrate permanent absence for all future dates. Bats are mobile and building condition may change over time.

The conclusions therefore apply to the buildings and features assessed in their condition during the 2025 survey period.

5. RESULTS

5.1 Overview

No bats were observed emerging from or re-entering B1, B3 or B7.

No behaviour was recorded that indicated use of the identified potential roost features.

Bat activity across the site comprised:

- foraging
- commuting
- social interaction
- detector-only registrations

High-level aerial activity was concentrated around:

- hedgerows
- mature tree lines
- the farmhouse garden
- rough grassland
- the farmyard
- open airspace above the surrounding fields.

5.2 Species Recorded

Three bat species were recorded:

Common pipistrelle

Common pipistrelle was the most frequently recorded species.

The species was observed:

- foraging around hawthorn and rough grassland
- circling around the farmhouse and garden
- commuting along hedgerows and tree lines
- passing over the farmyard
- engaging in social or chasing behaviour.

Soprano pipistrelle

One soprano pipistrelle registration was recorded during Survey 3 at approximately 21:26.

The bat was recorded foraging within the site.

No emergence or re-entry behaviour was associated with this observation.

Noctule

Noctule bats were recorded during the surveys commuting and foraging above the site.

Activity principally occurred:

- above the tree line
- over open fields
- on east-west and west-east flight paths
- at greater height than most pipistrelle activity.

5.3 Survey 1 – B7

Date: 11 August 2025

Survey period: 20:27–22:42

Sunset: 20:42

No bats were observed emerging from or re-entering B7.

The first bat observation occurred at approximately 20:41, when a noctule was recorded commuting above the tree line from east to west.

Subsequent activity included:

- noctule commuting and foraging above the tree line;
- common pipistrelle foraging around hawthorn and rough grassland;
- common pipistrelle social and chasing activity within the farmyard;
- pipistrelle commuting above the site; and
- detector-only common pipistrelle and noctule registrations.

Common pipistrelle activity was particularly concentrated between approximately 21:10 and 21:25.

Tawny owl calls were also heard during the survey. This was an incidental non-target observation and did not affect the bat survey result.

No activity was associated with the potential roost feature on B7.

5.4 Survey 2 – B3

Date: 12 August 2025

Survey period: 20:25–22:40

Sunset: 20:40

No bats were observed emerging from or re-entering B3.

The access point into the internal building space remained under observation during the survey.

Common pipistrelle activity included:

- foraging along the northern elevation of the farmstead;
- flights between the farmyard and survey position;
- movement between the farmstead and nearby woodland;
- circling around the farmhouse roof;
- repeated foraging above rough grassland;
- commuting along the tree line; and
- detector-only registrations later in the survey.

Noctule was also recorded commuting or foraging overhead.

Wind gusts increased during the survey and tawny owl activity was noted incidentally.

No bat was observed entering or leaving the internal space of B3.

5.5 Survey 3 – B1

Date: 13 August 2025

Survey period: 20:23–22:38

Sunset: 20:38

No bats were observed emerging from or re-entering B1.

The loose tile and relevant roof elevation remained within view.

Activity included:

- noctule foraging and commuting above the site;
- common pipistrelle foraging around the garden, grassland and hedgerow;
- common pipistrelle social activity;
- common pipistrelle commuting along the roadside tree line;
- a soprano pipistrelle foraging registration at approximately 21:26; and
- detector-only common pipistrelle and noctule registrations.

Common pipistrelle bats were observed circling above the garden and farmhouse roof. However, no bat approached, entered or emerged from the loose tile or any other feature on B1.

The recorded behaviour was consistent with foraging around the building and associated vegetation rather than roost emergence.

5.6 Flight Paths and Habitat Use

Common pipistrelle activity was concentrated around the farmstead and boundary vegetation.

The bats frequently used:

- hedgerows;
- tree lines;
- gardens;
- rough grassland;
- sheltered edges; and
- the farmyard.

Noctule bats primarily used open airspace above the site and adjoining fields.

The surveys demonstrate that the retained hedgerows and tree lines provide locally useful foraging and commuting habitat.

The survey effort was designed principally to assess building emergence and was not a systematic activity transect or static-detector study. The results should therefore not be used to quantify the overall importance of the site relative to surrounding habitats.

6. EVALUATION AND IMPACT ASSESSMENT

6.1 Roost Status

No bats were observed emerging from or re-entering B1, B3 or B7.

No field signs indicating current or previous roost use had been recorded during the preliminary assessment.

The potential roost features were limited in quality:

- B1 contained a loose tile but no grease marks or other evidence of repeated access;
- B3 provided access to an internal space but contained no enclosed roof cavity; and
- B7 was open, draughty and thermally unstable.

Bat activity recorded during the nocturnal surveys was consistent with foraging and commuting use of the site rather than emergence from the target structures.

On the combined evidence, bat roosts are considered likely absent from the assessed features.

6.2 Demolition of B1, B3 and B7

The demolition of B1, B3 and B7 is not expected to result in the loss of a confirmed bat roost.

A Natural England European Protected Species licence is therefore not currently required.

The conclusion applies to:

- the structures surveyed;
- the potential roost features assessed;
- the condition of those structures during the 2025 survey period; and
- the currently proposed demolition works.

If demolition is significantly delayed or the structures deteriorate, additional gaps or enclosed spaces could develop. The need for an updated inspection should therefore be reviewed if the works do not proceed within a reasonable period.

6.3 Remaining Structures

All remaining buildings and ancillary structures within the farmstead are proposed for demolition.

These structures were previously assessed as having negligible suitability for roosting bats because they lacked suitable access points, crevices, enclosed roof voids or sheltered roosting locations.

No nocturnal survey was required for those structures.

Precautionary procedures should nevertheless apply across the demolition site because individual bats may occasionally occupy unexpected locations.

6.4 Foraging and Commuting Habitat

The site was regularly used by common pipistrelle bats for foraging and commuting.

The mature tree lines and hedgerows provide sheltered linear habitat and connect the farmstead to woodland and other semi-natural habitats in the surrounding landscape.

Noctule bats also crossed the site at height.

The development should retain and protect boundary hedgerows and tree lines wherever practicable.

6.5 Lighting Effects

The replacement dwelling may introduce new lighting associated with:

- building entrances
- parking
- access
- security
- gardens
- internal light spill through windows.

Poorly designed lighting could reduce the suitability of the boundary vegetation for bats.

A wildlife-sensitive lighting strategy is therefore required.

7. Incidental Bird Observations

Tawny owl activity was recorded during the nocturnal surveys.

The existing farm buildings and associated structures may also provide opportunities for nesting birds, including swallows.

The bat surveys were not designed to determine the nesting status of birds. A separate pre-demolition check should therefore be completed where demolition occurs during the nesting bird season or where active use is suspected.

Any active nest must remain undisturbed until the young have fledged and the nest is no longer in use.

Where swallow nesting locations will be removed, replacement artificial nesting provision should be installed within a suitable sheltered location. Any known daytime owl-roosting location should also be considered within the demolition method and ecological enhancement design.

8. MITIGATION AND PRECAUTIONARY WORKING MEASURES

8.1 Licensing

No bat roost was confirmed.

A European Protected Species licence is therefore not currently required for the proposed demolition.

This position must be reviewed if:

- a bat is subsequently discovered;
- evidence of a roost is identified;
- the building condition materially changes; or
- demolition is substantially delayed.

8.2 Contractor Toolbox Talk

Before demolition begins, contractors should receive an ecological toolbox talk.

The toolbox talk should explain:

- the legal protection afforded to bats
- the locations of the identified potential roost features
- the required precautionary demolition method
- how bats may appear when concealed
- how to safely contain the work area if a bat is found
- the stop-work procedure.

8.3 Precautionary Demolition

The identified potential roost features should be removed carefully and progressively.

The following measures should be adopted:

- roof sheets, tiles, lifted edges and other potential crevice features should not be crushed before inspection;
- the loose tile on B1 should be removed by hand where it is safe to do so;
- materials around the B3 access point should be dismantled progressively;
- the lifted or peeled sheeting on B7 should be removed carefully;
- potential crevices should be exposed before the remainder of the structure is mechanically demolished;
- demolition should be undertaken during suitable weather where practicable; and
- demolition contractors should remain alert for concealed bats.

8.4 Cement-Board or Asbestos-Containing Materials

The cement-board roofing on B3 may require specialist assessment and removal controls.

Ecological precautions must be incorporated into the relevant asbestos or hazardous-material method statement.

No ecologist or general demolition contractor should be expected to handle asbestos-containing materials contrary to applicable health and safety requirements.

The ecological requirement is for the relevant potential roost feature to be exposed and checked in a controlled manner as part of the specialist removal process.

8.5 Unexpected Discovery of a Bat

If a bat is discovered:

1. works must stop immediately in the affected area
2. machinery should be switched off where safe to do so
3. the bat should not be handled unless necessary for its immediate safety
4. any exposed cavity should be left undisturbed
5. a suitably qualified ecologist should be contacted immediately
6. work should not recommence until ecological advice has been provided.

Where a bat is found injured or exposed, it should be placed only by an appropriately experienced person into a secure, ventilated container and kept in a quiet location pending specialist advice.

8.6 Nesting Birds

Demolition should preferably be undertaken outside the main nesting bird season, generally taken to extend from March to August inclusive.

Where demolition takes place during this period, the buildings should be inspected by a suitably experienced ecologist immediately before works commence.

If an active nest is found, an appropriate exclusion area must be maintained until the nest is no longer active.

8.7 Retained Boundary Habitats

Retained hedgerows and tree lines should be protected during demolition and construction.

The following should not occur within protected habitat areas:

- storage of materials;
- parking of plant;
- mixing of concrete;
- discharge of water;
- fuel storage;

- lighting of construction compounds; or
- deposition of spoil.

9. LIGHTING STRATEGY

The retained hedgerows and tree lines should remain predominantly dark.

External lighting associated with the replacement dwelling should:

- be limited to that required for safety and security
- be positioned at the lowest practicable height
- be directed downward
- be fully shielded;
- avoid direct illumination of bat boxes, trees and hedgerows;
- use warm-spectrum lamps, preferably 2,700 K or below;
- operate through timers or motion sensors; and
- provide the minimum illuminance necessary.

Permanent lighting should not create a continuous illuminated barrier across bat commuting routes.

Large glazed areas facing retained boundary vegetation should also be considered as potential sources of light spill.

10. ECOLOGICAL ENHANCEMENT

10.1 Integrated Bat Features

The replacement dwelling should incorporate permanent integrated bat-roosting features.

At least two integrated features should be installed, subject to the final building design.

Suitable options include:

- integrated bat bricks
- bat tubes
- enclosed bat boxes within the wall
- access slates connected to a suitable enclosed void;
- purpose-built crevice roost features.

Features should:

- be installed at an appropriate height, preferably above 4 m where practicable
- have clear and unobstructed flight access
- be located away from doors and windows
- not be positioned directly above frequently used seating areas;
- remain unlit
- provide a range of orientations or thermal conditions.

10.2 Bird Nesting Provision

The replacement dwelling or retained ancillary structures should provide permanent bird-nesting opportunities.

Suitable measures may include:

- integrated swift bricks
- integrated house sparrow terraces
- starling boxes
- open-fronted boxes within landscaping
- artificial swallow cups within a sheltered and accessible location.

Where existing swallow nesting locations are removed, replacement provision should be available before or as soon as practicable following demolition.

10.3 Habitat Connectivity

The existing hedgerows and tree lines should be retained and strengthened through native planting where gaps occur.

New planting should use locally appropriate native species and should help maintain continuous habitat around the site.

11. CONCLUSION

All existing buildings and ancillary structures within the Bracks Farm farmstead are proposed for demolition.

The preliminary roost assessment identified B1, B3 and B7 as the only structures possessing features of low suitability for roosting bats. The remaining structures were assessed as having negligible suitability.

B1 contained a loose roof tile capable of providing a potential shallow access feature. Binocular inspection found no grease marks, staining or other visible signs of use.

B3 contained an access point into the internal space but had no enclosed loft or roof cavity. The roof comprised corrugated cement-board sheets opening directly into the building interior.

B7 was open and draughty, and the lifted section of corrugated sheeting provided only a shallow and thermally unstable potential feature.

One targeted dusk emergence survey was completed for each structure.

No bats were observed emerging from or re-entering B1, B3 or B7.

Three bat species were recorded using the wider site:

- common pipistrelle
- soprano pipistrelle
- noctule.

The recorded activity was consistent with foraging and commuting use of the farmstead, surrounding grassland, hedgerows and tree lines.

When considered alongside the absence of field signs, the limited quality of the potential roost features, the absence of an enclosed roof cavity within B3 and the open, draughty nature of B7, the survey results support a conclusion that bat roosts are likely absent from the assessed features.

A Natural England European Protected Species licence is not currently required for demolition.

Precautionary demolition methods should nevertheless be adopted. Contractors should receive an ecological toolbox talk, and the identified potential roost features should be removed carefully before unrestricted mechanical demolition proceeds.

If a bat or evidence of a roost is discovered, works must stop and ecological advice must immediately be obtained.

The replacement dwelling should incorporate integrated bat-roosting features and bird-nesting provision. External lighting should be designed to retain dark conditions along the site's hedgerows and tree lines.

Subject to these measures, no bat-related constraint preventing the proposed demolition and erection of the replacement dwelling has been identified

11. APPENDIX

Survey 1 - Position 1 – B7 - (Grid Ref: SK 01696 41050)

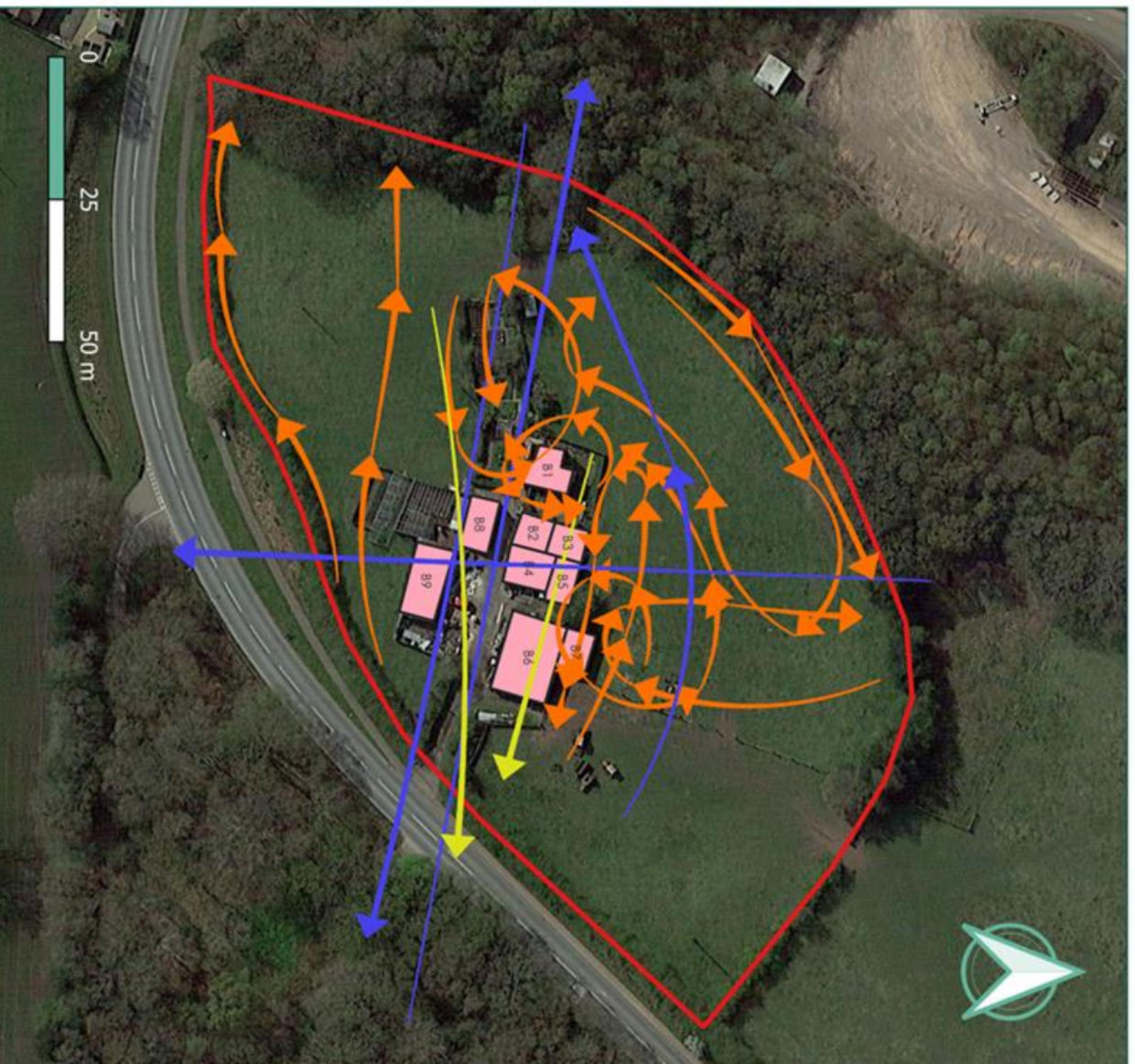


Survey 2 – Position 2 – B3 – (Grid Ref: SK 01667 41048)



Survey 3 – Position 3 – B1 – (Grid Ref: SK 01652 41013)





Legend

Flight Paths

COMMUTE

FORAGE

SOCIAL

Buildings

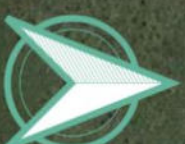
Boundary

Google Satellite

Client : Mr. L Bognall
Project : New Access Driveway - Phase 2 / Bat Emergenc
Title : Bat flight Paths - Activity Type

Date : 18/08/2025
Project No. Drawing No.
25_492 01

Rev :



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Legend

Flight Paths



C.PIP



NOCT



Buildings



Boundary

Google Satellite

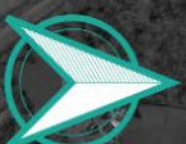
Client : Mr. L Bognall
Project : New Access Driveway - Phase 2 / Bat Emergenc
Title : Bat flight Paths - Species

Date : 18/08/2025

Project No. Drawing No.

25_492 01

Rev :



A: DaisyBank House | 17-19 Leek Road | Cheddle | ST10 1JE
T: 01538 711777
E: hello@hc-services.uk
W: www.hc-services.uk

Legend

=DSM-DTM

Height (m)

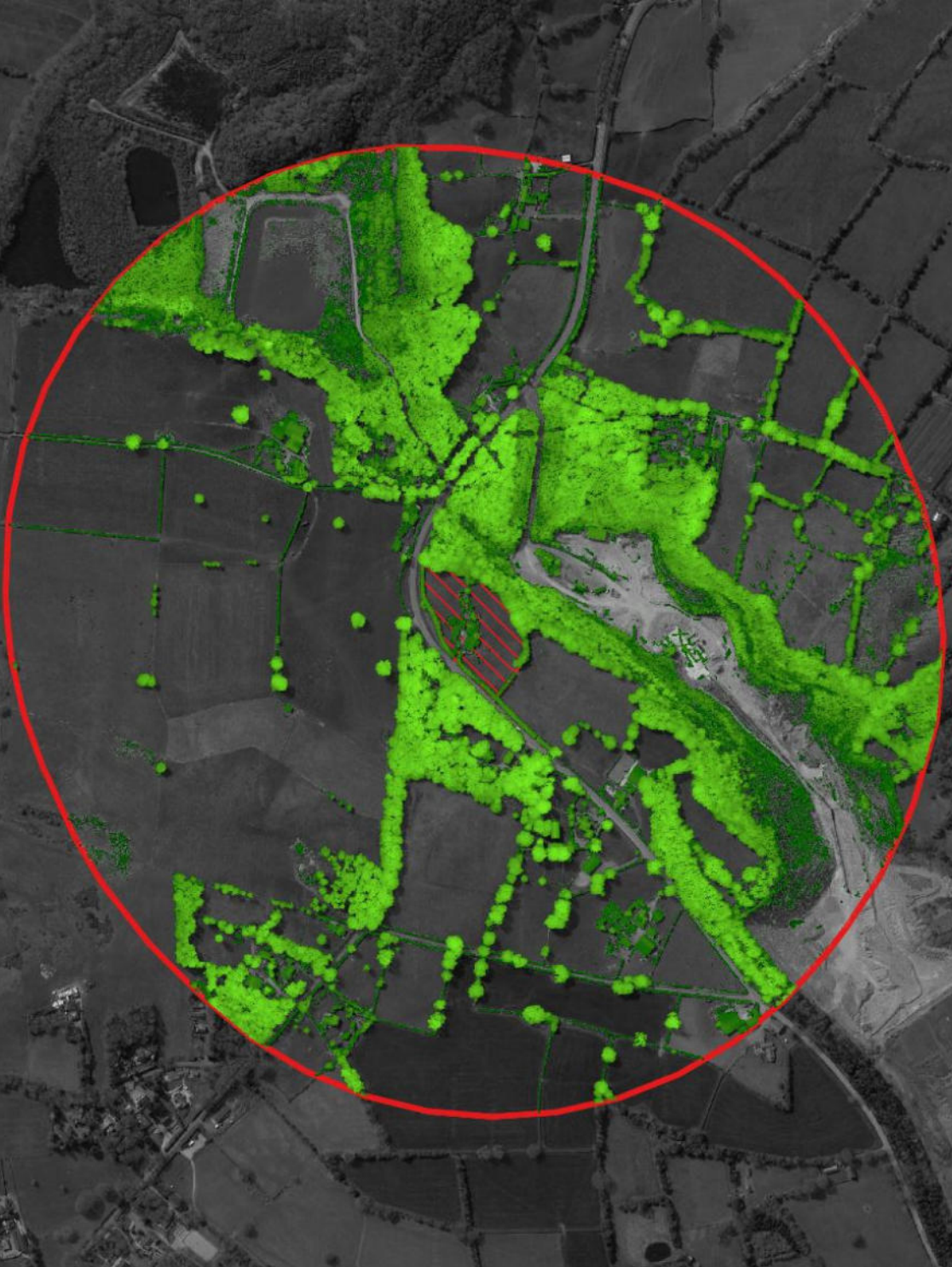


Buffered 500m



Boundary

Google Satellite



0 250 500 m

Client : Mr L. Bagnall

Project : New Access Driveway - Phase 2

Title : Commuting Corridor Identification

Date : 24/07/2025

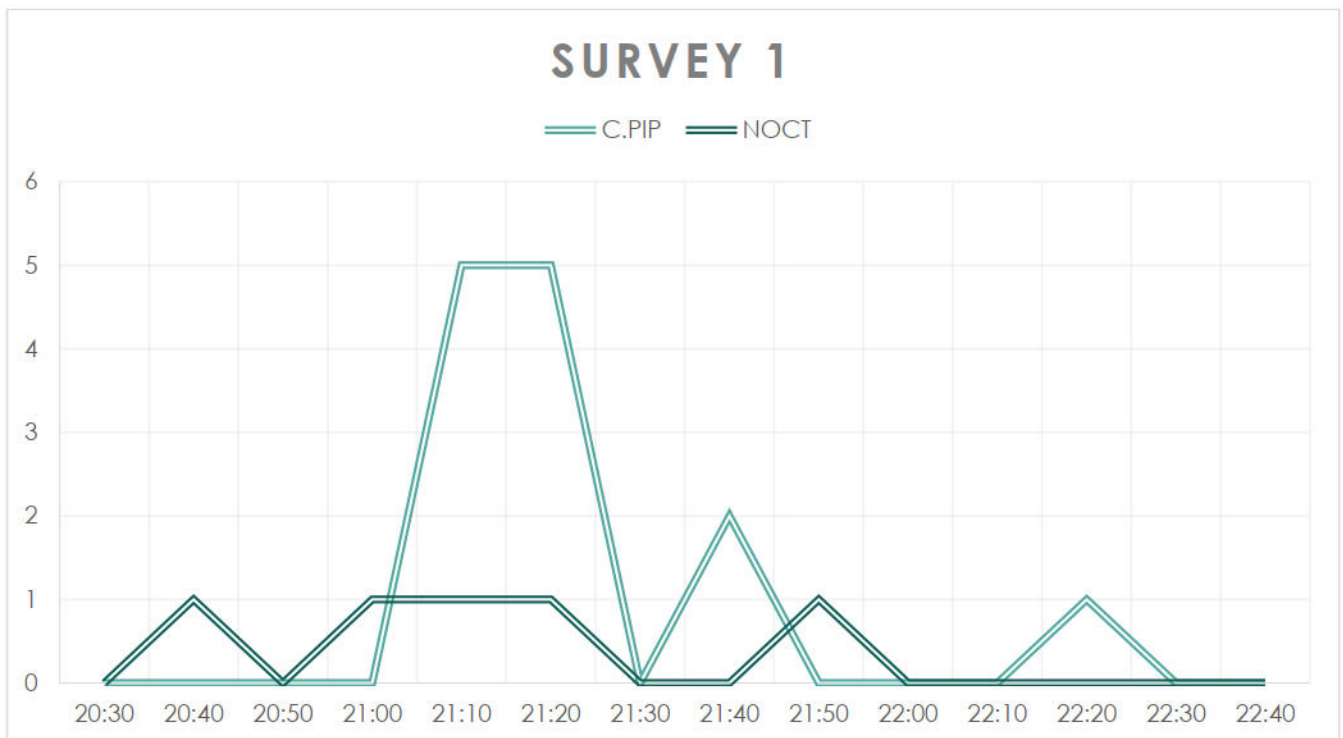
Project No. Drawing No.

25_492 01

Rev :

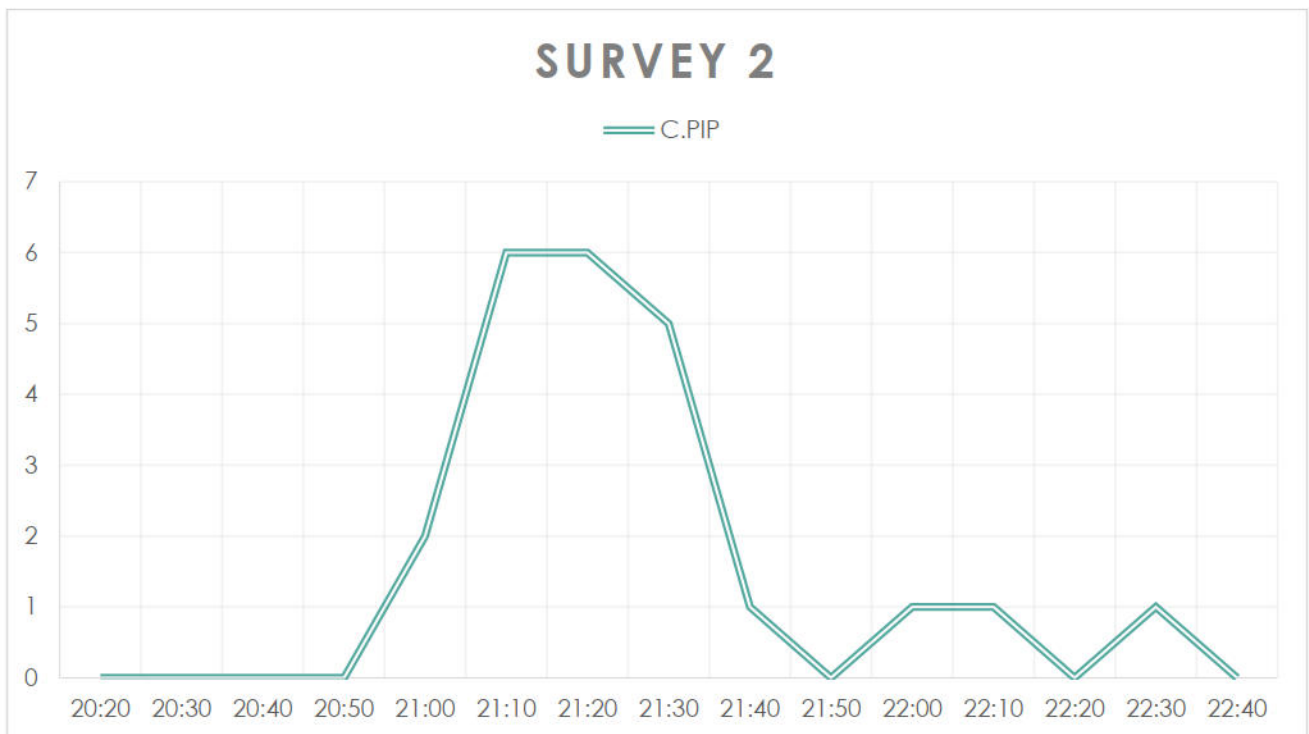
Survey 1

Site Name:	Bracks Farm	Job Number:	25_492	Client Name:	L.BAGNALL	Sunset Time:	20:42	Start Weather:	CLOUDY	End Weather:	PARTLY CLOUDY
Position:	SK 01696 41050	Date:	11/08/2025	Survey Number:	1	Survey Period:	20:27 - 22:42	Start Temp:	22	End Temp:	17
Time	Species	Activity	Location	Notes							
20:41	NOCT	COLL. /UTE		above treeline East to West							
21:03	NOCT	HNS									
21:10	C.PIP	FORAGE		foraging around hawthorn and rough grassland							
21:12	C.PIP	FORAGE		foraging around hawthorn and rough grassland							
21:14	C.PIP X3	FORAGE		treeline and western field constantly foraged to 21:19							
21:16	NOCT	FORAGE		above treeline going south							
21:20	C.PIP X2	SOCIAL		chasing around farmyard							
21:20	C.PIP	COLL. /UTE		from east to west overhead							
21:21	C.PIP X2	FORAGE		immediately around surveyor location until 21:25							
21:27	C.PIP	HNS		Tawny owl calls begin - likely 3 individuals, one perched on telegraph pole in north field							
21:42	C.PIP	HNS									
21:46	C.PIP	HNS									
21:57	NOCT	HNS									
22:23	C.PIP	HNS									



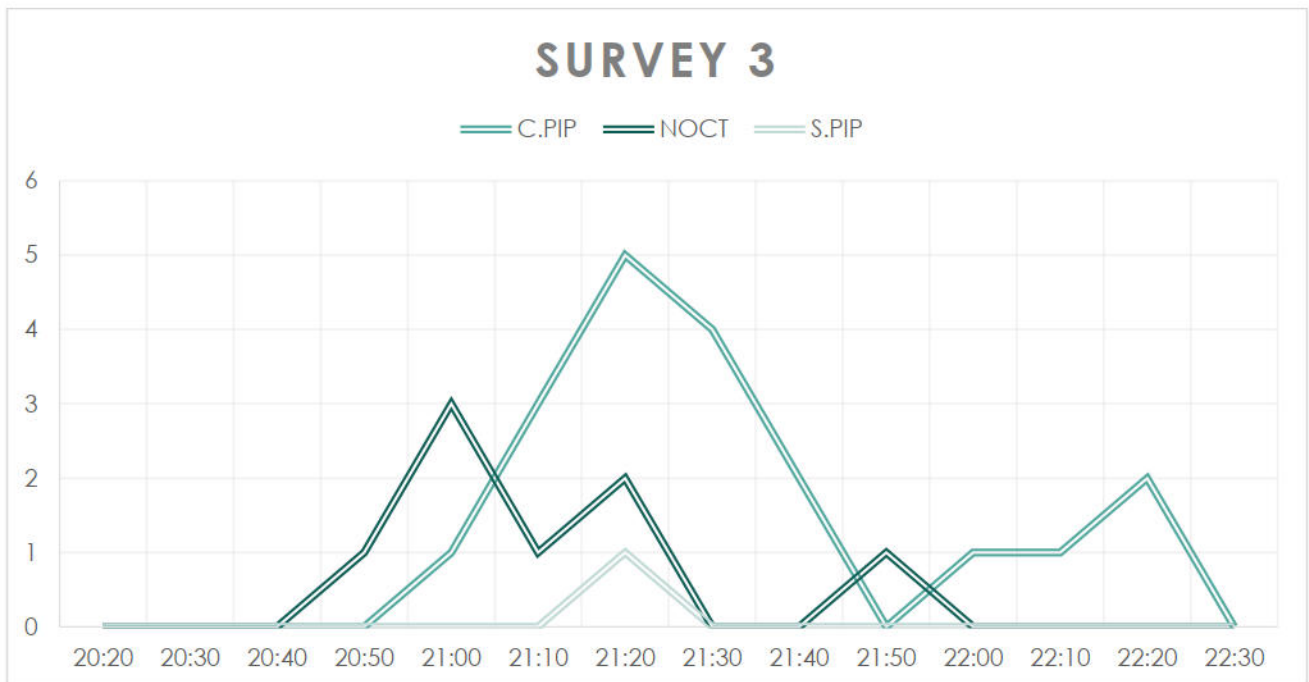
Survey 2

Site Name:	Bracks Farm	Job Number:	25_492	Client Name:	L.BAGNALL	Sunset Time:	20:40	Start Weather:	clear	End Weather:	clear
Position:	SK 01667 41048	Date:	12/08/2025	Survey Number:	2	Survey Period:	20:25 - 22:40	Start Temp:	24	End Temp:	21
Time	Species	Activity	Location	Notes							
21:05	C.PIP	FORAGE		FARI IYARD TO VIEWING POINT AND BACK							
21:06	C.PIP	FORAGE		REAR FARI IYARD OVERHEAD TO WOODS							
21:10	C.PIP	FORAGE		FARI IYARD TO OVERHEAD TO AROUND HOUSE							
21:10	C.PIP	FORAGE		CIRCLING HOUSE							
21:12	C.PIP	FORAGE		UP AND DOWN NORTH ELEVATION OF FARI I							
21:15	C.PIP	HNS									
21:15	C.PIP	HNS									
21:16	C.PIP X3	FORAGE		FORAGING OVERHEAD CONTINUOUS TO 21:20							
21:20	C.PIP	FORAGE		ROUGH GRASSLAND ADJACENT TO SURVEYOR LOCATION							
21:22	C.PIP	FORAGE		FORAGING HAWTHORN BUSH CUI I IUTING BETWEEN SCRUB, WOODS AND ROUGH GRASS							
21:22	C.PIP X2	FORAGE		CONTINUOUS FORAGING ROUGH GRASSLAND AROUND HOUSE AND FELD TILL 21:25							
21:23	C.PIP	FORAGE		AROUND HOUSE TO ROUGH GRASS AND GARDEN							
21:27	C.PIP X5	FORAGE		ALONG TREE LINE							
21:28	C.PIP	FORAGE		AROUND HOUSE							
21:30	C.PIP	COI I IUTE		WEST TO EAST OVERHEAD							
21:33	C.PIP	FORAGE									
21:33				WIND GUSTS INCREASING TO 14 IIPH AND TAWNY OWL PRESENT							
21:34	C.PIP	FORAGE		ROUGH GRASSLAND TO EAST							
21:38	C.PIP	COI I IUTE		NORTH TO SOUTH OVERHEAD							
21:46	C.PIP	HNS									
22:03	C.PIP	HNS									
22:16	C.PIP	HNS									
22:38	C.PIP	HNS									



Survey 3

Site Name:	Bracks Farm	Job Number:	25_492	Client Name:	L.BAGNALL	Sunset Time:	20:38	Start Weather:	clear	End Weather:	clear
Position:	SK 01652 41013	Date:	13/08/2025	Survey Number:	3	Survey Period:	20:23 - 22:38	Start Temp:	23	End Temp:	21
Time	Species	Activity	Location	Notes							
20:53	NOCT	FORAGE		ABOVE FIELD OVERHEAD AND TREE LINE							
21:01	C.PIP	HNS									
21:03	NOCT	HNS									
21:05	NOCT	FORAGE		OVERHEAD FROM I TREELINE FROM I EAST TO WEST							
21:07	NOCT	FORAGE		WEST TO EAST OVERHEAD TO TREELINE							
21:13	C.PIP	FORAGE		AROUND THE HOUSE							
21:18	C.PIP X2	FORAGE		HEDGEROW IN FRONT OF SURVEY LOCATION							
21:19	NOCT	FORAGE		SOUTH TO NORTH ON TREELINE							
21:20	C.PIP	FORAGE		CIRCLING GARDEN TO ABOVE HOUSE ROOF							
21:21	NOCT	FORAGE		ABOVE WOOD TO EAST							
21:23	C.PIP	FORAGE		OVERHEAD CIRCLING LOW IN FIELD							
21:25	C.PIP X2	SOCIAL		CHASING WEST TO EAST							
21:25	NOCT	HNS									
21:26	S.PIP	FORAGE		FORAGING HEDGE IN FRONT							
21:27	C.PIP	HNS									
21:31	C.PIP	FORAGE		TREE LINE FOLLOWING ROADSIDE HEDGE							
21:33	C.PIP	FORAGE		FIELD REAR TO SURVEY POSITION TO EAST							
21:35	C.PIP	FORAGE		CIRCLING AND DIVING IN GARDEN AREA							
21:36	C.PIP	FORAGE		GRASSLAND AND HEDGE IN FRONT OF SURVEY POSITION							
21:41	C.PIP	HNS									
21:43	C.PIP	COV. II. IUTE		EAST TO WEST OVER FARM TO WOODS							
21:50	NOCT	HNS									
22:02	C.PIP	HNS									
22:10	C.PIP	COV. II. IUTE		SOUTH TO NORTH ABOVE FARM YARD							
22:27	C.PIP	HNS									
22:27	C.PIP	HNS									



Combined Data

