



Peter Bamber  
PGB Architectural Services Ltd

17<sup>th</sup> October 2025

Dear Peter,

**Re. Writtenstone Farm – Small Barn – Precautionary Working Method Statement for bats (planning refs. 3/2025/0644 and 3/2025/0643).**

You have requested that Knight Sky Ecology Ltd provide further information with respect to the confirmed bat roost at the Small Barn. A bat survey report was issued to support the application in September 2024. The small barn was found to support a day roost of a single soprano pipistrelle bat. This bat roost was located under the fascia board on north elevation.

Since the report was issued, the applicants have confirmed that the bat roost can and will be retained as the works do not require the removal of the fascia board or any works to the roof in the location of the bat roost.

As a result of the retention of the bat roost, the works will remain legally compliant with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). On this basis, a Natural England mitigation licence will not be required. However, the works are required to follow the precautionary working measures outlined below.

Roost retention

The roost location is to be avoided. Any proposed scaffolding must not obstruct the roost access.

Timing

There are no restrictions to the timing of the work with respect to the roost type and roost retention.

Toolbox talk

Before works commence, the works contractor is to liaise directly with the licensed ecologist to discuss the development schedule for proposals and the mitigation procedures that are required for bats. The ecologist will provide a toolbox talk to the contractors in order to explain the presence of bats, their legal protection, roles and responsibilities, the proposed method of working, basic identification of bats and procedures should bats or evidence of bats be found.

Work procedures

- The licensed ecologist is to be on call throughout the duration of the work.
- In the unexpected event that a bat is discovered during the works, the contractors will be advised to stop immediately and contact the licensed ecologist whom will travel to site to provide assessment and advice. Contractors will be specifically forbidden to handle bats. Contractors will be advised that if it is necessary to remove a bat to avoid it being harmed, gloves **MUST** be worn. It should be carefully placed in a cardboard box and kept in the dark in a quiet place until the licensed ecologist arrives on site.

If a bat has been found and the licensed ecologist assesses that the continuing works are, on balance, likely to result in contravention of the legislation afforded to bats, the works would stop and a Natural England mitigation licence will be sought.



I trust the above information is sufficient to satisfy the requirements of the planning authority.

Yours sincerely,

**Ryan Knight BSc (Hons) MCIEEM**

Photo 1. Roost location.

