

Biodiversity Enhancement and Management Plan

**Fells Farm,
Tosside,
BD23 4SY**



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Summary

In June 2025 Batworker consultancy was commissioned to undertake a survey of Fells Farm, Tosside, BD23 4SY to assess the potential for proposed development to impact on protected species.

Previous surveys carried out on 15th August 2023 found no evidence to suggest use by bats or barn owls.

Static bat detector monitoring over an eighteen night period had recorded no bat activity to suggest use of the barn by roosting bats, and bat activity was generally extremely low.

Survey effort is considered appropriate to characterise the roost potential of building and that the presence of a significant or low conservation value bat roost is unlikely on site.

“The presence of a significant bat roost (invariably a maternity roost) can normally be determined on a single visit at any time of year, provided that the entire structure is accessible and that any signs of bats have not been removed by others”. - Mitchell-Jones, A (2004) Bat mitigation guidelines. English Nature.

The proposed development gained planning permission (Application No: 3/2025/0750 30/10/2025) with the following condition:

No development shall take place until details of the provisions to be made for building dependent species of conservation concern, artificial bird nesting boxes and artificial bat roosting sites have been submitted to and approved in writing by the Local Planning Authority. The details shall be submitted on a dwelling/building dependent bird/bat species development site plan and include details of the numbers of artificial bird nesting boxes and artificial bat roosting sites. The details shall also identify the actual wall and roof elevations into which the above provisions shall be incorporated. The artificial bird/bat boxes shall be installed in accordance with the agreed details before the dwelling is first brought into use and retained thereafter unless otherwise agreed in writing by the Local Planning Authority.

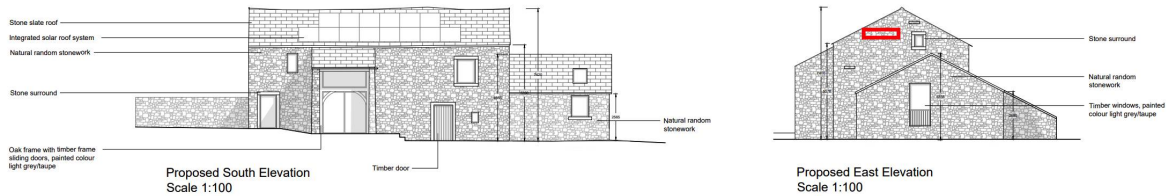
Bat Boxes



Post development installation of two Greenwoods Ecohabitats three chamber bat boxes on the tree to the east of the barn will provide new roosting opportunities for bats.

Boxes should be mounted above 4m in height facing south east and south west.

Bird Boxes



One Schwegler 1SP Sparrow terrace to be installed on the eastern gable end of the barn below the apex.

Toolbox talk

The site/works manager and key construction personnel will be fully briefed on the features of ecological importance to be retained within the site and protected during works.

The toolbox talk is to be provided by the Ecological Clerk of Works prior to the commencement of construction works and is to involve key site workers, operatives and contractors.

Any new contractors or site-based staff arriving on the site will need to be fully inducted on ecological matters by way of a toolbox talk which is to be repeated as necessary throughout construction to ensure that personnel on site are fully aware of the ecological protection measures.

Copies of both the Mitigation Plan and supporting habitat mapping from the ecological survey will be available on site.

Method Statement and Reasonable Avoidance Measures

The overall purpose of the Method Statement is to ensure that bats and their roosts are fully protected to ensure the 'favourable conservation status of the species'. The Method statement is designed to minimise or remove any potential disturbance to roosting bats.

Common and soprano pipistrelle bats are considered an opportunistic species and it is possible for individuals to be found during works, even where surveys have had negative results during preliminary and activity surveys.

A Method Statement is normally required by the local planning authority to ensure that procedures are in place before the development works are carried out and will form part of the EPS Licence application where necessary.

No work should commence without contractors receiving a toolbox talk.

All contractors will be made aware of the legal protection afforded all species of bats in the UK and procedures will be in place to mitigate for the potential impact on bats before any building work is undertaken.

Timing of works

Roof work should take place following an evening temperature of +5c

Work to affected roof areas will take place under supervision, with the batworker 'on call'.

Roof slates should be removed by hand and under supervision where necessary.

The reverse of roof slates should be checked for dormant bats prior to moving.

In the unlikely event bats are found during works. The area should be carefully covered and work stop until the batworker can attend to assess the appropriate way forward.

A compensatory bat box (Greenwood Eco Habitats two crevice box) will be placed on site prior to work commencing. Bat boxes will remain on site as part of proposed biodiversity enhancement.

A copy of the Method Statement should be available to site / project managers in advance of any works being carried out.

The existence of a Method Statement helps to establish a defence against prosecution for intentional (WCA), deliberate (Habitat Regulations.) or reckless (WCA) disturbance of bats or damage to roosts. All work should take place under the supervision of the ecologist.

Night time working/Lighting

Night time working and artificial lighting should be avoided where possible to prevent disturbance to crepuscular/nocturnal species. The site boundaries are highly likely to be used by light intolerant species such as *Myotis* sp bats for foraging and commuting.

Where unavoidable the use of artificial lighting is to be limited to the essential minimum, and any lighting to be used should avoid upward pointing lights, with the spread of light being directed away from the river in order to maintain a dark river corridor.

Lighting with a low UV component should be used to reduce invertebrate attraction, and directional lighting/shielding of lights is to be used throughout to avoid excessive light spill.

Nesting Bird Mitigation Strategy

Demolition and vegetation clearance works will be carried out outside the bird nesting season (i.e. outwith March to August inclusive)

or

Following a nesting bird survey carried out by a suitably experienced ecologist no more than 48 hours in advance of works to ensure that no nesting birds will be harmed/disturbed during works.

If an active bird nest is detected at any point, works in that sector will immediately cease and an area of 5m radius around the nest will be cordoned off and clearly marked using hi-visibility tape and appropriate signage to prevent disturbance to nesting birds.

Any noisy machinery, or activity, will be moved at least 10m away from the location of the nest.

Works within the cordoned off area where active bird nests have been detected will only proceed once an experienced ecologist has confirmed the nests are no longer active.



Greenwoods Crevice box