QuickBNG Ltd

Preliminary Roost Assessment

Flaxholme Farm, 105 Derby Road, DE56 4FQ

Survey date: 20th August 2026

Created By:

QuickBNG Ltd

75 Claremont Road,

Seaforth, Liverpool, L21 1HT

Tel: 07551972251

Email: QuickBNG@outlook.com

www.QuickBNG.co.uk

1. Introduction

1.1 Report Rationale

This report was created to assess the bat roosting potential within the designated structure at Flaxholme Farm, 105 Derby Road, DE56 4FQ (OS grid ref: SK 34903 42233). To complete this, both a field survey and desktop survey were undertaken.

The finalised report was completed by Mr. John Roberts, BSc (Hons), director at QuickBNG Ltd, who is a suitably qualified and experienced ecologist. The site visit and initial report draft were undertaken by Mr. Oliver Grime, MSc, a qualified and experienced ecologist at QuickBNG Ltd.

1.2 Site Description

The site is located to the south of the village of Duffield, Derbyshire, approximately 6 kilometres north of Derby city centre. It consists of a farmhouse in a suburban setting, with a vegetated garden to the south, a sealed patio and gravel track to north and north-west, and two gravel / bare ground yards to the east. The north-east wing of the property (B2, B3, see *Appendix C*) consists of two barn spaces, formerly two-storey (with haylofts) but now single storey with vaulted ceilings, featuring exposed rafters and joists. The south-west loft space (south-west B2) has been previously converted, and connects to the first floor of the main house, acting as a walk-in wardrobe and ensuite bathroom (see *Appendix E*). Immediate surroundings consist of suburban homes and associated gardens, arable crop fields to the west, pastureland to the east and south, hedgerows, and individual rural and urban trees. Wider surroundings consist of mixed arable and pasture farmland, the suburban village of Duffield to the north, railway tracks and the River Derwent to the east, patches of broadleaved and deciduous woodland (including ancient woodland in Burley Wood to the south-west), lines of rural trees, and two local nature reserves (Duffield Millennium Meadow, Allestree Park) to the north and south respectively.

Figure 1: An aerial view of the site (Blue X) and its immediate surrounding landscape.



Figure 2: An aerial view of the site (Blue X) and the wider surrounding landscape.



1.3 Proposals

The proposals are to convert two single storey barn spaces to the north-east of the main house, including associated external alterations, into ground-floor living space; acting as a short-term holiday let.

1.4 Purpose of Surveys

The purpose of the survey was to check for nesting birds and assess the bat roosting potential on the site. To do this, the survey was carried out under the Bat Conservation Guidelines (4th edition). This survey effort considered the potential for all bat species onsite.

The proposed works at the site will be evaluated using the gathered information and current knowledge to determine if further survey efforts are necessary, assess the potential impacts of the proposed scheme, and determine if a Natural England Development Licence is required for the protection of any protected species on site. This is done to maintain a favourable conservation status for these species.

2. Legislation

2.1 Legislation

All species of bat are fully protected under The Conservation of Habitats and Species Regulations 2017 (as amended).

In addition to this, some species have additional protection by being listed on the UK Biodiversity Action Plan (UKBAP).

The legislation afforded to bats makes it illegal to possess or control any live or dead specimens, to damage, destroy or obstruct access to any structure or place used for shelter, protection or breeding, and to intentionally disturb a bat while it is occupying a structure or place which it uses for that purpose.

2.2 National Planning Policy Framework

The National Planning Policy Framework promotes sustainable development. The Framework specifies the need for protection of designated sites and priority habitats and species. An emphasis is also made on the need for ecological infrastructure through protection, restoration and re-creation. The protection and recovery of priority species (considered likely to be those listed as species of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006) is also listed as a requirement of planning policy

In determining a planning application, planning authorities should aim to conserve and enhance biodiversity by ensuring that: designated sites are protected from harm; there is appropriate mitigation or compensation where significant harm cannot be avoided; measurable gains in biodiversity in and around developments are incorporated; and planning permission is refused for development resulting in the loss or deterioration of irreplaceable habitats including aged or veteran trees and also ancient woodland.

3. Survey Methodology

3.1 Desktop survey

The desktop survey collated data for sources such as Google Maps, Google Earth, NBN (National Biodiversity Network Trust) and Ordnance Survey. A search of other relevant nature conservation information was made through the use of the Multi-Agency Geographic Information for the Countryside (MAGIC) database.

3.2 Field Survey

3.2.1 Initial Site Survey

This is done by assessing the site by visually inspecting all building/s/structures and any trees/vegetation to be impacted by the proposed works. This is done to assess the resource availability for protected species on site and in the immediate area. Reference is made to the bat roosting potential on site and whether additional survey effort will be required.

During the initial survey, an internal and external inspection of the building(s) is undertaken to look for signs of bat activity. This is done in accordance with BCT guidelines for the assessment of building(s) and built structures.

3.2.2 External Site Inspection

This survey method is used to locate potential ingress and egress points around the structures which bats could use to gain access into the building. It also aims to identify any areas where cracks and crevices are present to be used as roosting/nesting features as well as any direct evidence of bat presence.

3.2.3 Interior Site Inspection

This survey uses the external site inspection to locate and examine areas which potentially provide entry points or suitable environmental conditions for bats. This can determine the presence of warm areas, dark areas, joints, crevices, beams and cavities that could be used for bat roosting.

The internal inspection also checks for any evidence of bat presence through the identification of live or dead specimens, grease marks, droppings, food remnants, urine stains and/or the characteristic smell of bats.

3.2.4 Building/Vegetation Classification

A building/vegetation classification will be assigned to each surveyed feature that is proposed to be impacted by the scheme of works. This classification is based on the features' potential to support roosting bats. The rating is also influenced by the location of the structure(s) in the local landscape, along with the number of suitable alternative roosting features, the type of features present in the landscape and the surveyor's experience. For example:

A structure that has a high level of anthropogenic disturbance with limited opportunities for access by bats, that is also situated within an urbanised area with few, or no mature trees, parkland, woodland or wetland would generally equate to having negligible/low potential.

Conversely, an older structure (e.g. pre 20th century or early 20th century) with multiple features suitable for use by bats that is close to optimal foraging habitat would equate to having high potential.

The amount of additional survey effort required for each feature will depend on its rating:

Negligible – No further survey effort is required

Low – One further activity survey is required (structures only).

Moderate – Two further activity surveys are required.

High – Three further activity surveys are required.

3.2.5 Bat Emergence Survey(s)

If required, the objective of the survey method is to detect any bats leaving or returning to their roost sites within the surveyed features. This is done using multiple surveyors at potential exit points from the site, using bat detectors and infra-red cameras, typically for 1.5 hours after sunset.

3.2.6 What happens if there are Bats?

If roosting bats are found, to comply with the legislation, a total of 3 bat emergence surveys will be required. The results from the surveys will be collated to establish whether a European Protected Species (EPS) development licence will be required. If required, project appropriate species-specific compensation and mitigation measures will be devised to ensure the species remains at a favourable conservation status at the impacted site. Examples of these measures include retaining trees, installing bat boxes, mitigating impacts from artificial lighting using a plan and more. The extent of these measures is dependent on the extent of the bat presence on site.

4. Results

4.1 Desktop Survey

4.1.1 Bats

Following an NBN data request through the Derbyshire Biological Records Centre (DBRC), bat records within a 2km radius of the site showed observations of The Brown Long-eared Bat (*Plecotus auritus)*, Common Pipistrelle *(Pipistrellus pipistrellus)*, Soprano Pipistrelle *(Pipistrellus pygmaeus)*, Nathusius's Pipistrelle *(Pipistrellus nathusii),* Noctule *(Nyctalus noctula),* Leisler's Bat *(Nyctalus leisleri)*, Daubenton's Bat *(Myotis daubentonii)*, Whiskered Bat *(Myotis mystacinus)*, Natterer's Bat *(Myotis nattereri),* Barbastelle *(Barbastella barbastellus)*, and Serotine *(Cnephaeus serotinus).* Records confirm roosting of *P. pipistrellus, P. pygmaeus, M. mystacinus, P. auritus and M. daubentonii* within 2km of the site. Mapped locations of records for each species can be seen in *Appendix B*.

4.1.2 Designated Sites

The proposed works on this site are going to stay within the site boundary. Therefore, there will be no effect on any statutory/non-statutory nature conservation designations.

4.2 Field Survey

4.2.1 Preliminary Roost Assessment Survey Results

During the site visit, whilst using the appropriate measures and equipment, no direct evidence of any bat roosts or bat activity was identified. Additionally, no evidence of bird nesting or roosting was observed

The surveyed structures (B2, B3; see *Appendix C*) have numerous visible external and internal PRFs (potential roosting features). These features consist of loose roof and ridge tiles, exposed rafters and joists, gaps between roofing and lead flashing (B2 / B1 roof valley end), gaps between rafters / joists and masonry, gaps / crevices in masonry, and multiple visible entry points in the roofing of both structures.

Despite these features, the interior of B3 contains significant accumulated cobweb material around internal roosting features, suggesting a lack of current usage by bat species. Both B2 and B3 have vaulted ceilings with exposed tiles and visible gaps, bright skylights, and a complete lack of enclosed void space, giving the interior of each building a large potential variation in temperature and moisture, and full exposure to daylight.

Both spaces are suitable for crevice-dwelling bats like pipistrelles, but, owing to a lack of sheltered, enclosed voids, full exposure to daylight, and a high level of disturbance due

to regular use, the spaces are not suitable for use by void dwelling bats or larger groups and colonies. There will be some foraging and commuting bats on site, owing to the area being exceptionally rural. However, there are also no notable tree lines, watercourses or woodlands immediately nearby.

The roosting suitability of the surveyed structures for bats is deemed **Moderate**. There are no nesting birds. This will require a minimum of two bat emergence surveys to occur next survey season. Next survey season begins on the 1st of May 2027.

5. Assessment and Recommendations

5.1 Survey Limitations

No notable survey limitations.

5.2 Potential Impacts of Development

5.2.1 Designated Sites

As the works will not exceed the site boundaries, there would be no impact of re-development on designated sites in the surrounding area.

5.2.2 Bat Roosts

There is Moderate potential for roosting bats**.** However, since we are currently in September, the sub-optimal season for bat emergence surveys, two bat emergence surveys cannot occur this season and would have to begin next season.

5.2.3 Foraging and Commuting Habitat

Despite the presence of suitable foraging and commuting habitat on, and adjacent to, the site, the proposed works are restricted to B2 and B3 (see *Appendix C*). The proposed works will not impact any foraging or commuting habitat utilised by bat or bird species and are unlikely to impact any foraging / commuting bats.

5.3 Recommendations

As there are potential roosting features and entry points that can be used by bats for entrance into the building, it would be necessary to conduct **two bat emergence surveys** at the site. This should be conducted in the active bat season (typically May - September inclusive). Surveys have to occur within acceptable weather conditions, all in the same season and three weeks apart. If roosting bats were found, then a total of three bat emergence surveys would need to occur. September is considered as the sub-optimal season for surveys, so only one survey is allowed in September. Also, if the site had instead been considered as having low potential and only required one survey, doing this one and only survey in September would be invalid.

Because of this, a minimum of two bat emergence surveys will need to occur next season, which begins on the 1st of May 2027.

6. References

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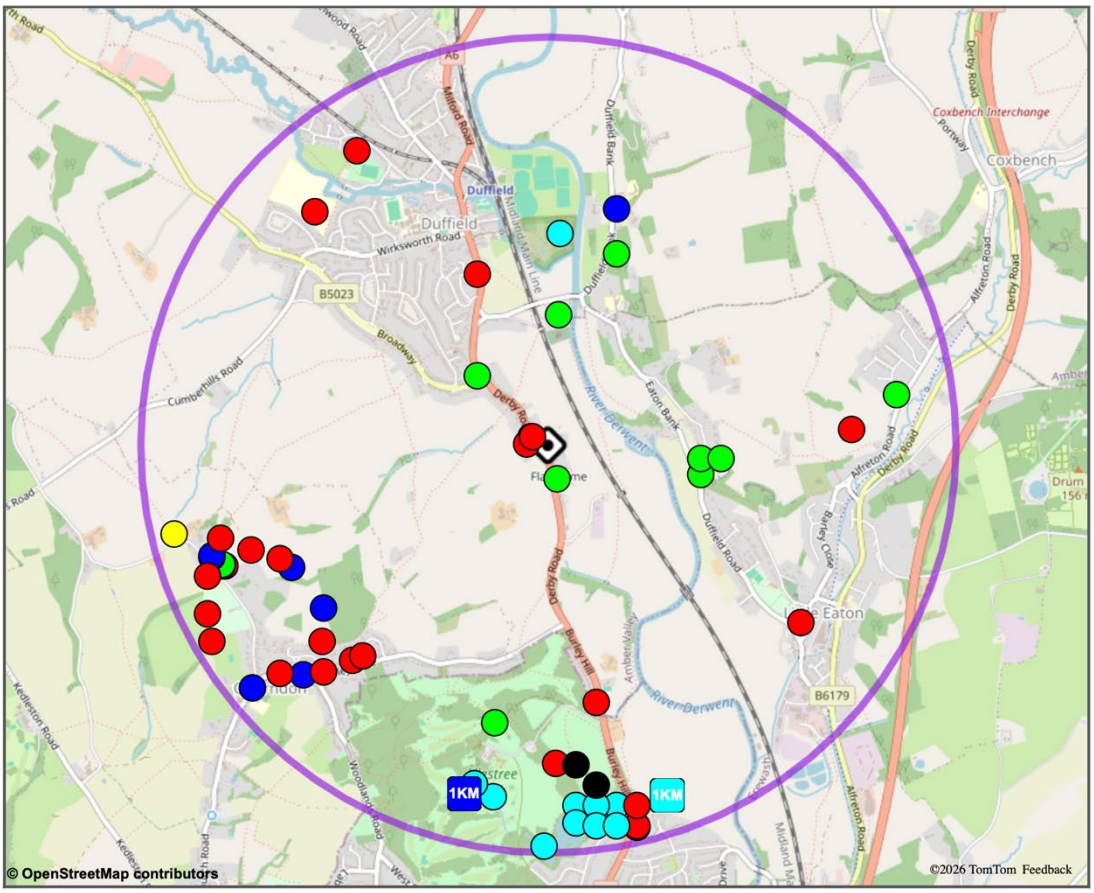
7. Appendices

Appendix A: Site Plans

Proposals involve the conversion of pre-existing structures; no official site plans have been provided at this time.

Appendix B: Ecological Data Search Maps

eMapper for DBRC 03/09/2026, 10:20



DBRC
Derbyshire Biological Records Centre

Printed from eMapper for DBRC on 03/09/2026
DE/E02185 | 105 Derby Road | 105 Derby Road PRA
This map is **Confidential**
and may not be released into the public domain

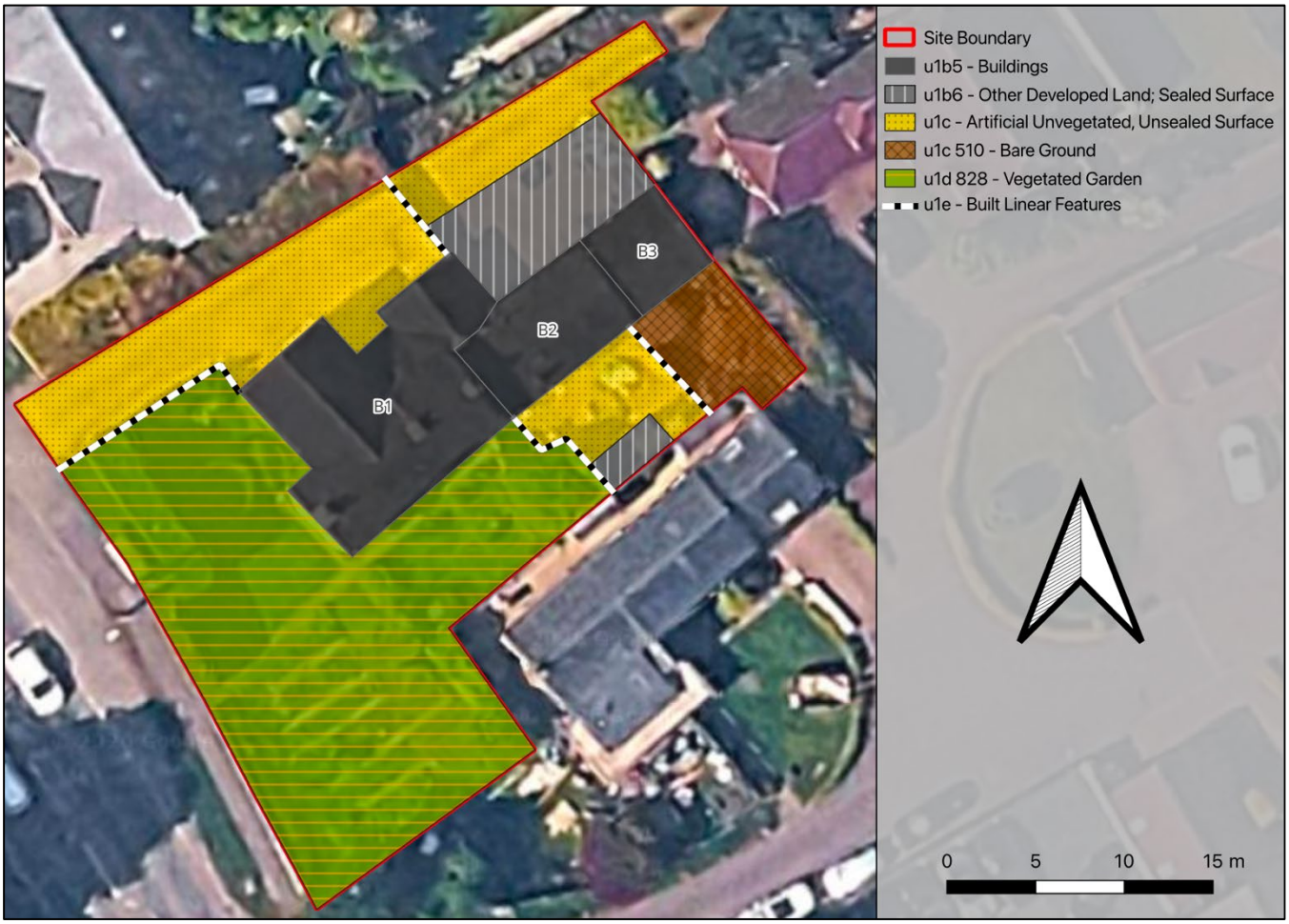
Search Location
Search Buffer (2000m)

Mammals
- Barbastelle
- Brown Long-eared Bat
- Common Pipistrelle
- Daubenton's Bat
- Eurasian Serotine
- Leisler's Bat
- Natterer's Bat
- Noctule
- Soprano Pipistrelle
- Whiskered Bat

https://emapper.lerc.online/?src=de&id=2362&key=lv6mNThZsBwJQeEp

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Appendix C: Baseline Habitat map (UKHab)



Appendix D: Artificial Lighting and Bats

Artificial lighting is known to affect bats' roosting and foraging behaviour, with lighting resulting in a range of impacts that includes roost desertion (BCT, 2009), delayed emergence of roosting bats (Downs et al., 2003), increased activity of some bat species and decreased activity by others (Stone et al., 2012).

An experimental approach using LED units, demonstrated that relatively fast-flying bat species, including the common pipistrelle, showed no significant impacts as a result of new artificial lighting, even when lighting was set at relatively high levels close to 50 lux.

In contrast, slow flying bats such as the myotis bats *(Myotis spp.)* showed sharp reductions in presence, even at low light levels of 3.6 lux (Stone et al., 2012).

Current recommendations for all bat species specify that no bat roost should be directly illuminated.

Due to the impacts of lighting, mitigation and sensitive lighting design schemes are required for projects where bats are present. These should include bat friendly lighting plans that should aim to avoid lighting wherever possible. If this is not possible, then the minimisation of any lighting impacts is required by adopting the following measures:

To introduce lighting curfews or use of PIR sensors.

Lighting curfews can be an effective way of avoiding impacts on bats. These curfews may involve either turning off lighting or dimming light units at specific times of the night, dimming units at key times of the year, providing the luminaire allows for this option via a control unit. Lighting to be triggered by PIR sensors can be expected to be illuminated only when required and for a low proportion of time.

To consider no lighting solutions where possible.

Options such as white lining, good signage and LED cats' eyes should be considered as preferable. Reflective fittings may help make use of headlights to provide any necessary illumination in some areas.

To use only high-pressure sodium or warm white LED lamps where possible.

High pressure sodium and warm white LED lamps emit lower proportions of insect attracting UV light than mercury, metal halide lamps and white LED lighting. Generally, lamps should have a lower proportion of white or blue wavelengths, with a colour temperature <4200 kelvin recommended (BCT, 2014).

To minimise the spread of light.

The light spread should be kept at or near horizontal to ensure that only the task area is lit. Flat cut-off lanterns or accessories should be used to shield or direct light to where it is required. Baffles, hoods, louvres and shields should be used where necessary to reduce light spill.

To consider the height of the lighting column.

While downward facing bollard lighting is often preferable, it should be noted that a lower mounting height does not automatically reduce impacts to bats as bollard lighting can often be designed to provide up-lighting. Where bollard lighting is considered to be the most appropriate system, bollard spacing or unit density should be kept to a minimum and units should be fitted with the appropriate hoods/deflectors to reduce any up-lighting.

To avoid reflective surfaces below lights.

The polarisation of light by shiny surfaces attracts insects increasing bat activity (BCT, 2012). Consequently, surface materials around lighting require consideration.

Appendix E: Site Photographs

Photo 1: Buildings with interior barn space (B2, B3), facing SE.



Photo 2: Buildings with interior barn space (B2, B3), main house (B1) facing S.



Photo 3: B3 roof and exterior, facing SE.



Photo 4: B2 roof and exterior, facing S.



Photo 5: Gaps in lead flashing (external PRF) where B2 meets main house (B1), facing SW.



Photo 6: Roof of B2, gaps in brickwork/tiles, external PRFs, facing SW.



Photo 7: B2 roof meets B3 roof, loose ridge tiles, external PRFs, facing S.



Photo 8: Roof of B3, loose roof and ridge tiles, external PRFs, facing SE.



Photo 9: Roof of B3, loose roof and ridge tiles, external PRFs, facing SE.



Photo 10: Roof of B3, loose roof and ridge tiles, external PRFs, facing SE.



Photo 11: Roof of B3, loose roof and ridge tiles, external PRFs, facing SE.



Photo 12: Interior barn space of B2, no direct evidence of bat / bird activity, facing SE.



Photo 13: B2 exposed rafters and joists, minor internal PRFs.



Photo 14: B2 exposed rafters and joists, full daylight coming into the building.



Photo 15: B2 rafters / joists, gaps between roof and masonry, internal PRFs.



Photo 16: B2, gaps between roof and masonry, internal PRF.



Photo 17: B2, gaps between roof and masonry, internal PRF.



Photo 18: B2, gaps between roof and masonry, internal PRF.



Photo 19: B2 rafters / joists, gaps between roof and masonry, internal PRFs.



Photo 20: B2 rafters / joists, gaps between roof and masonry, internal PRFs.



Photo 21: B2, crevices in brickwork / masonry, internal PRF.



Photo 22: B2, crevices in brickwork / masonry, internal PRF.



Photo 23: B2 roof and exterior, facing NW.



Photo 24: B2 roof and exterior, facing N.



Photo 25: B2 roof, loose roof and ridge tiles, external PRFs, facing NW.



Photo 26: B2 roof, loose roof tiles, external PRFs, facing NW.



Photo 27: B2 roof, loose roof tiles, external PRFs, facing NW.



Photo 28: B2 roof, loose roof tiles, external PRFs, facing NW.



Photo 29: B2 converted loft space, SW of B2, accessed through B1.



Photo 30: B2 converted loft space, SW of B2, accessed through B1.



Photo 31: B3 roof and exterior, facing NW.



Photo 32: B3, loose roof and ridge tiles, external PRFs, facing N.



Photo 33: B3, loose ridge tiles, external PRFs, facing NW.



Photo 34: B3, loose roof and ridge tiles, external PRFs, facing NW.



Photo 35: B3 interior, exposed rafters / joists, visible entry points, internal PRFs.



Photo 36: B3 interior, visible entry points and brightly lit interior from skylight.



Photo 37: B3, gaps between beam and masonry, internal PRF.



Photo 38: B3, visible entry points.



Photo 39: B3, cobwebs.



Photo 40: B3 interior, rafters / joists, gaps between masonry, internal PRFs.



Photo 41: B3 interior, rafters, gaps between felt and joist, internal PRF.



Photo 42: B3 interior, rafters / joists, exposed roof tiles, internal PRFs.



Photo 43: B3, rafters / joists, exposed roof tiles, visible entry point, wasp nest.



Photo 44: B3 interior, rafters / joists, gaps between masonry, internal PRFs.



Photo 45: B3, exposed rafters / joists and tiles, visible entry points, internal PRFs.



Photo 46: B3 interior, exposed rafters / joists and tiles, gaps between masonry, PRFs.



Photo 47: B3, cobwebs surrounding internal PRFs.



Photo 48: B3, cobwebs surrounding internal PRFs.



Photo 49: B3, cobwebs surrounding internal PRFs.



Photo 50: B3, cobwebs surrounding internal PRFs.



Photo 51: B3, cobwebs surrounding internal PRFs.



Conditions of this report

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QuickBNG LTD provides a range of ecological consultancy services and Offsite BNG Units. No liability is accepted for the contents of this report.

Upon booking our services we will list everything that we need from you as a client for us to provide our service, such as proposed plans, address, names, etc. After receiving everything, we will guarantee that our service is provided within an agreed time frame. This varies but it is typically within 7 days.

If weather conditions directly prevent the provision of our ecological services from being outside of mandatory ecological guidelines, and the client is notified of this, then this agreement becomes void.

If no site access is available upon the agreed upon survey date, QuickBNG LTD holds the right to charge the client(s) for lost time and travel costs.

The latest good practice guidelines from Natural England or the relevant statutory conservation bodies will be followed by the surveyors on site. If those methodologies fail to identify a protected species during the survey efforts, no responsibility can be attributed to QuickBNG LTD. If any of the relevant guidelines are adapted between the date(s) of the surveys being undertaken and the submission of this report, then QuickBNG LTD takes no responsibility for this.

This report is valid for **2 years starting from the survey date.**