

WHITEHALL FARM BARN, CAERLEON, NEWPORT

PRELIMINARY ROOST ASSESSMENT AND ROOST CHARACTERISATION SURVEYS FOR BATS 2026



QUALITY ASSURANCE

Author	Reviewer	Revision	Date Issued
Rebecca Sheahan-East	Abbey Sanders	V1	26/08/2026

Revision	Notes

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SUMMARY

The barn at Whitehall Farm has been subject to major rebuilding works in the past 10-15 years under local authority permission, including the installation of a first floor internally. The new owners of the barn wish to apply for further permission to convert the building from storage to guest accommodation.

The work needed will involve enclosing the barn with glazing and doors and internal finishes. Although firm plans have not been drawn up an additional window and roof light windows are likely to be needed.

Previous surveys to the barn in 2013 found a day roost of one common pipistrelle and night roost of brown long-eared bat, but two pipistrelle species were thought to be using the barn in 2026.

A preliminary roost assessment was commissioned for bats at the address which was conducted in June 2026 where the whole building was accessed. The data search provided evidence of bats in the local area including brown long-eared bats.

The preliminary survey found scattered bat droppings indicating occasional flight by bats internally. The emergence surveys found common and soprano pipistrelles to be roosting in the southwest gable end area and the barn is considered a **confirmed roost of common and soprano pipistrelle bats**. Barn owl were also observed during the surveys as well as old swallow nest sites. Although previous surveys indicate use of the building by brown long-eared bats as a night roost as well as the pipistrelle roost.

The proposed work to the building will incur some negative impacts on bats, mainly disturbance by noise and vibration, but work will still require a Natural Resources licence to mitigate for past use by bats.

Mitigation would need to be provided in the form of protecting the external features identified for bats, ecological supervision of new window installation and installation of alternative night perch for brown long-eared bats as well as barn swallow.

Enhancements to the building will consist of a wall mounted woodcrete bat box on the southwest gable end, holes cut into the base of the cladding to allow bats access to the space between it and the stone wall and a sparrow terrace to be placed on a southeast or southwest facing wall. A barn owl box installation would enhance the biodiversity value of the site under the guidance of a barn owl specialist and could potentially be located in the gable end roof space of the barn or in the single conifer tree to the north of the plot.

INTRODUCTION

The barn at **Whitehall Farm, Caerleon, Newport NP18 1LYP** lay at an approximate National Grid Reference **ST 34495 91328**. The building which is the subject of this report was a two-storey reconstructed agricultural barn of generous proportions. The previous owner had made an application to the local planning authority to reconstruct the barn which had fallen into ruins. The work to reconstruct it and provide a manmade slate roof was conducted 10-15 years ago.

The building lay outside of the built-up area of Caerleon to the east and lay within agricultural fields with tall hedges, scrub, a small number of dwellings and the Afon Lwyd. The River Usk lay within 400m of the barn with its associated wetland habitats and a block of woodland lay within 600m to the northwest. The relative position of the building is shown in Figure 1.

The building was constructed of well mortared stonework and a manmade slate roof supported by modern timbers. The new owners had recently undertaken some work to the interior installing a first floor and wish to obtain permission from the local planning authority to change the use of the barn from agricultural or storage to domestic or holiday use. The bat surveys were commissioned in support of the application.

The author of this report, Rebecca of East Ecology has over twenty years post graduate experience in ecological consultancy and nature conservation and holds Natural Resources Wales survey licences for protected species including bats. Rebecca is also a full member of the Chartered Institute of Ecology and Environmental Management and a Chartered Environmentalist.

LEGISLATION AND POLICY

Conservation of Species and Habitats Regulations (Amendment) Regulations 2017

All bats found in the UK are High Level Protected Species (HLPS) being protected under the Conservation of Habitats and Species Regulations 2017, known as the 'Habitats Regulations'.

Under the Habitats Regulations, it is an offence to:

- Deliberately capture, injure or kill any wild animal of an HLPS,
- Deliberately disturb wild animals of any such species,
- Damage or destroy a breeding site or resting place of such an animal.

Disturbance is defined as that which is likely:

1. To impair the animal's ability:
 - to survive, to breed or reproduce, or to rear or nurture their young, or
 - in the case of animals of a hibernating or migratory species (e.g. bats), to hibernate or migrate; or
2. To affect significantly the local distribution or abundance of the species to which they belong.

Other offences also exist relating to possession, transport and sale.

Wildlife and Countryside Act 1981

Section 9 of the Wildlife and Countryside Act 1981 (as amended) offers varying degrees of protection to species including otter, bats, dormice, amphibians and reptiles. Animals listed on Schedule 5 of the Act are protected against one or more of the following:

- intentional killing, injuring or taking (not applicable to bats, as covered by the regulations above);
- intentional or reckless damage or destruction, or obstruction of access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection;
- disturbance of any such animal while it is occupying a structure or place which it uses for that purpose;
- sell, offer or exposes for sale, or has in his possession or transports for the purpose of sale, any live or dead wild animal included in schedule 5, or any part of, or anything derived from such an animal.

Environment Act (Wales) 2016

Section 7 of the Environment (Wales) Act has replaced the Section 42 of the NERC Act 2006 in Wales. Section 7 lists the living organisms and types of habitat in Wales which are considered to be of key significance to sustain and improve biodiversity in relation to Wales.

The Act states that Welsh Ministers must take all reasonable steps to maintain and enhance the living organisms and types of habitat included in any list published under this section and encourage others to take such steps.

Planning Policy (Wales) 2024

Section 6.4.3 of Planning Policy Wales states that: 'The planning system has a key role to play in helping to reverse the decline in biodiversity and increase the resilience of ecosystems, at various scales, by ensuring appropriate mechanisms are in place to both protect against loss and to secure enhancement¹²⁴. Recognising that development needs to take place and some biodiversity may be impacted, the planning system should ensure that overall there is a net benefit for biodiversity and ecosystem resilience, resulting in enhanced well-being'

Well-Being of Future Generations (Wales) Act 2015

Places a duty upon public bodies to produce well-being objectives, in addition, the Act also establishes Public Service Boards for each Local Authority area in Wales, who must prepare and publish a local Well-Being Plan, setting out objectives and how the board or its individual members will achieve them.

METHODOLOGY

Desk study

A search was made for available information relating to designated sites within a 10km area for their bat interest, including Internationally and Nationally important sites; Special Areas of Conservation (SAC) and Sites of Species Scientific Interest (SSSI). Freely available information was obtained from internet source Multi Agency Geographical Information for the Countryside (MAGIC) The South East Wales Biodiversity Records Centre (SEWBReC) supplied a data search for bats within a 2km radius and roof nesting birds within 150m in June 2026. LRC Ref: 0267-225 The data search was conducted to the latest ecological survey guidelines (Collins 2023).

Historic survey information was available via Newport City Council's planning portal regarding a previous application at the barn, referred to as 'Glebe Barn' for which bat surveys were undertaken by Clarke Webb Ecology in 2013.

Site survey

Preliminary roost assessment

The building was visited on 3rd June 2026 during daylight hours by an experienced and licensed bat ecologist (licence number S095661-1).

All accessible elevations of the building were examined on the outside as well as inside. Equipment used in the searches included a high-powered torch, a telescopic ladder and a pair of close focusing binoculars.

The surveyor searched for evidence of bats:

- Sightings of live bats
- Dead bats
- Bat droppings
- Urine staining
- Grease marks
- Claw marks
- Sound or smell of bats

The surveyor asked the representative if they had any prior knowledge of bats at the property.

The surveyor also noted down features of the building which would be suitable for bat roosting, suitability of the surrounding area with respect to food sources and connectivity of the landscape was also noted according to the latest bat survey guidelines.

While every effort is made during this type of survey to identify positive signs of bat use, evidence may be absent or difficult to access even if small numbers of bats are present. An absence of evidence identified does not necessarily indicate an absence of bats as a structure may still have potential for them.

Dusk emergence surveys

The dusk emergence surveys were carried out on the 29th of June 2026 by Rebecca Sheahan-East, an experienced and licensed bat ecologist (licence number S095661-1) accompanied by a non-surveyor. The second survey was carried out on the 21st July 2026 by Rebecca

accompanied by Rebecca Howells. Rebecca Sheahan-East has over 20 years' experience of surveying bats while Rebecca Howells has at least 15 years' experience. Details of the timing and weather conditions of each survey can be found in table 1.

Date	Start temp	End temp	Weather	Sunset time	Start time	Finish time
29/06/2026	19°C	17 °C	4/8 Oktas, or 50% cloud cover, no rain or wind with abundant flying insects	21:33	21:18	23:03
21/07/2026	24 °C	19 °C	2/8 Oktas, or 30% cloud, no rain, with a light breeze	21:17	21:02	22:47

Table 1 Times and weather conditions of dusk emergence survey

Equipment used on the 29th of June were one Wildlife Acoustics EMT2 detector and one EM3+ detector, one Elekon Batscanner with two Nightfox Whisker infrared cameras and supplementary infrared lighting.

Equipment used on the 21st July were Two Wildlife Acoustic EMT2 detectors, two Elekon Batscanners, one Nightfox infrared camera with supplementary infrared lighting and one Hikmicro thermal camera (Lynx 3.0 LH15)

Constraints

There were no constraints to the surveys which would produce invalid results.

RESULTS

Desk study

Designated Sites

No internationally important sites (SAC) for bats were located within the search area although many habitats were designated for their biodiversity value in the area including the nearby River Usk.

Species Records

82 records of bats were recovered from the search area, the results of the data search are summarised in Table 1. 15 records of birds were provided and summarised in Table 2. No records were found relevant to the building itself, but an unknown bat was recorded 777m away.

Scientific name	Common name	No. Records	Proximity	Status
<i>Chiroptera</i>	Bats	13	777m	EPS, WCA5, LBAP (ANG, DEN, FLI, RCT, SNP, TRA, TRF),
<i>Myotis</i>	Myotis species	3	1249m	EPS, HDir, WCA5, Bern, LBAP (ANG, DEN, FLI, SNP, TRA, TRF)
<i>Myotis mystacinus</i>	Whiskered bat	2	1614m	EPS, HDir, WCA5, Bern, RDB2 (UK), LBAP (ANG, DEN, FLI, GWY, POW, SNP, TRA, TRF), WS_P
<i>Myotis Nattereri</i>	Natterer's bat	1	1570m	EPS, HDir, WCA5, Bern, RDB2(UK), LBAP(ANG, CLY, CON, DEN, GWY, POW, SNP, TRA, TRF), WS_P
<i>Nyctalus noctula</i>	Noctule bat	7	1249m	EPS, HDir, WCA5, S7, Bern, RDB2 (UK), LBAP (ANG, CLY, CON, DEN, FLI, GWY, POW, SNP, TRA, TRF, VOG)
<i>Pipistrellus pipistrellus</i>	Common pipistrelle	27	1085m	EPS, HDir, WCA5, S7, Bern, RDB2 (UK), LBAP (ANG, BBNP, CER, CLY, CON, CRM, DEN, FLI, GWY, PEM, POW, SNP, TRA, TRF, VOG)
<i>Pipistrellus pygmaeus</i>	Soprano pipistrelle	12	980m	EPS, HDir, WCA5, S7, Bern, RDB2 (UK), LBAP (ANG, BBNP, CLY, DEN, FLI, GWY, PEM, POW, SNP, TRA, TRF, VOG)
<i>Pipistrellus sp.</i>	Pipistrelle species	5	1249m	EPS, WCA5, LBAP (ANG, DEN, FLI, SNP, TRA, TRF)
<i>Plecotus auritus</i>	Brown long eared bat	7	1249m	EPS, HDir, WCA5, S7, Bern, RDB2 (UK), LBAP (ANG, CLY, CON, DEN, FLI, GWY, POW, SNP, TRA, TRF, VOG)

<i>Rhinolophus hipposideros</i>	Lesser horseshoe	5	1249m	EPS, Anll, HDir, WCA5, S7, Bern, RDB2(UK), LBAP(ANG, BBNP, CLY, CON, CRM, DEN, GWY, MON, PEM, POW, SNP, TRA, TRF, VOG, WRE), LI(BIS), WS_P
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Table 1. Summary of data search results relating to bats from SEWBReC.

Scientific name	Common name	Proximity	No. Records	Status
<i>Apus apus</i>	Swift	171m	1	LBAP (BRG, RCT, VOG), WBAm(RSPB), UKBAm(RSPB)
<i>Cyanistes caeruleus</i>	Blue tit	171m	2	Bern, LBAP (CON, POW)
<i>Delichon urbicum</i>	House martin	171m	1	Bern, LBAP (BRG, CON, POW, RCT, VOG), UKBAm(RSPB)
<i>Falco tinnunculus</i>	Kestrel	171m	1	S7, Bern, CITES, WBR(RSPB), LBAP(ANG, CLY, CON, DEN, GWY, PEM, POW, VOG), LI(BIS), LI(VC43), WS_C, LBAP(ANG, CLY, CON, DEN, GWY, PEM, POW, VOG), LI(BIS), LI(VC43)
<i>Hirundo rustica</i>	Swallow	171m	1	Bern, LBAP (ANG, CON, GWY, POW, VOG), WBAm(RSPB)
<i>Larus argentatus</i>	Herring gull	171m	2	BDir22, S7, WBR(RSPB), LBAP (CON, GWY, POW, VOG), UKBR(RSPB)
<i>Larus fuscus</i>	Lesser black backed gull	171m	1	BDir22, LBAP (CON, GWY, PEM, POW, SNP), WBAm(RSPB), UKBAm(RSPB)
<i>Motacilla alba</i>	Pied wagtail	171m	1	Bern, LBAP (CON, POW, TRA)
<i>Parus major</i>	Great tit	171m	1	Bern, LBAP (CON, POW)
<i>Passer domesticus</i>	House sparrow	171m	2	S7, LBAP (CLY, CON, FLI, GWY, VOG), WBAm(RSPB), UKBR(RSPB)
<i>Sturnus vulgaris</i>	Starling	171m	2	BDir22, S7, Bern, WBR(RSPB), LBAP (BBNP, CON, FLI, GWY, VOG), UKBR(RSPB)

Table 3. Summary of data search results relating to birds from SEWBReC.

UKBAP = UK Biodiversity Action Plan Priority Species, UKBAP (R) = UK Biodiversity Action Plan Priority Species (Research only species), BDir1 = EC Birds Directive Annex 1 Species, BDir21 = EC Birds Directive Annex 2.1 Species, BDir22 = EC Birds Directive Annex 2.2 Species, Bern = The Bern Convention on the Conservation of European Wildlife and Natural Habitats Bonn = The Bonn Convention on the Conservation of Migratory Species of Wild, Animals Species, CITES = Convention on International Trade in Endangered Species, EPS = European Protected Species, HDir = EU Habitats Directive Species, NRW = Natural Resources Wales Priority Species, RD1 (Wales) = Welsh Red Data Book listing based on IUCN guidelines RD1 (UK) = UK Red Data Book listing based on IUCN guidelines, RD2 (UK) = UK Red Data Book listing not based on IUCN guidelines (Nationally, Rare and Scarce), WBR (RSPB) = RSPB Welsh Red listed birds (not based on IUCN criteria), WBAm (RSPB) = RSPB Welsh Amber listed birds (not based on IUCN criteria), UKBR (RSPB) = RSPB UK Red listed birds (not based on IUCN criteria), UKBAm (RSPB) = RSPB UK Amber listed birds (not based on IUCN criteria) S7 = Environment Act (Wales), Section 7 Species, WCA1.1 = Wildlife and Countryside Act Schedule 1 Part 1 Species, WCA5 = Wildlife and Countryside Act Schedule 5 Species, WCA8 = Wildlife and Countryside Act Schedule 8 Species, WCA9 = Wildlife and Countryside Act Schedule 9 Species, INNS = Invasive Non-Native Species, WSG.P = Guidelines for the Selection of Wildlife Sites in South Wales – Primary, species, WSG.C = Guidelines for the Selection of Wildlife Sites in South Wales -Contributory species, WVP = IUCN Threat Listing of Welsh Vascular Plants, LBAP (xxx) = Local Biodiversity Action Plan Species (see key below), LI (SEWBReC) = Locally Important Species (as identified by local specialists) in SEWBReC area, LI (BIS) = Locally Important Species (as identified by local specialists) in BIS area, LI (BRYO-MON) = Locally or nationally scarce or rare bryophyte in Monmouthshire, LI (VC##) = Locally Important Species (as identified by local specialists) in Vice County ##, LI (VC##, LS) = Locally Scarce in Vice County ##, LI (VC##, LR) = Locally Rare in Vice County ##, LI (VC##, EX) = Extinct in Vice County ##, LI (VC##, UR) = Under Recorded in Vice County ##

Previous survey information

Clarke Webb Ecology was commissioned to undertake a preliminary roost assessment of the building in November 2011 and returned in June and July 2013 for an emergence and return to roost survey.

The surveys found evidence of brown long-eared bat feeding remains and likely night roost, while there was also evidence of pipistrelle bats using the gable ends in the form of small dropping accumulations. One common pipistrelle was seen to enter the barn approximately 30 mins before sunrise on the 23rd June 2013, did not fly out again and assumed to be roosting in a crevice.

Preliminary roost assessment

The building was of an unknown age but had been subject to planning permission for reconstruction from existing walls only in approximately the last 10 -15 years to provide storage for the owner of the Whitehall Farmhouse. The barn walls had been reconstructed and pointed very tightly and a new artificial slate roof added with breathable membrane beneath. Since the barn has changed ownership within the last year an upper floor has been added to the internal space using steels and OSB boarding. The upper floor was accessible only by ladder at the time of survey and the window and door apertures were covered by loosely fitting boarding to prevent unauthorised access and theft.

External

The exterior of the barn was very well pointed having been restored by the previous owner. No gaps or crevices were noted in the exterior stonework.

The barn had over it timber cladding on both gable ends. This was also well finished with no gaps at the base and was well sealed. However one misaligned board was present on the southwestern gable end.

The main areas of interest with regard to bats were the gaps at the eaves and top of the wall plate. There appeared to be several potential points of bat entry on both sides of the barn.

Internal

The roof of the barn was lined with modern breathable membrane, and the timbers were all new and tightly fitting with few exceptions.

The ground floor room had within it stored materials and some equipment. Identifying droppings on the ground floor was difficult due to the degree of human activity inside and the dry earth floor. Three droppings were identified on top of surfaces which were fresh and recent.

The newly installed upper floor inside the barn was inspected and had over it a scattering of approximately 6 bat droppings. The size shape and texture of which indicated the presence of a pipistrelle species and the pattern suggesting exploratory behaviour rather than roosting.

The interior of the roof of the barn consisted of new timbers with no gaps and tightly fitting lining. One small gap was noted on the northeast gable end on the northern side between the end timber and the wall. The opposite side of the same gable was tightly sealed.

A single opening in the floor was present between the ground floor and upper level which bats and birds would be able to fly through which provided surveyor access and is presumably intended for a staircase.

Dusk emergence surveys

The first dusk emergence survey observed a soprano pipistrelle bat emerging from the southwest gable end at 21:42 and common pipistrelle at 21:57 nine minutes and 34 minutes after sunset.

The second dusk survey found an emergence by a soprano pipistrelles from the misaligned cladding areas of the southwest gable at 21:30 and probable common pipistrelle at 21:47 thirty minutes after sunset at the west corner.

Other species

The preliminary survey was conducted on a rainy day with little bird activity observed. However, the building is thought to provide nesting sites for house sparrow and potentially other small birds. The barn interior showed signs of old barn swallow nests at the roof apex and a barn owl was observed in flight close to the barn during the second visit in July.

EVALUATION

The pattern of the scattering of bat droppings inside the upper and lower floor and the absence of suitable roosting space internally indicated that bats are entering the barn via the gaps beside the boarding in the window and door apertures for exploratory purposes only. There was no indication that bats are able to roost inside the building, due to lack of internal crevices, or lack of droppings below the single crevice observed.

The dusk emergence survey on the 29th June and 21st July found one common pipistrelle bat to emerge from the southwest gable end of the building and west corner. With emergence of a soprano pipistrelle on the both visits from the cladding.

The top of the wall plate, or gaps between the eaves and the wall as well as the southwest gable end area are thought to be active roost locations.

Historical survey information refers to a bat roost of single common pipistrelle and a night roost of brown long-eared bats, confirmed through a dawn re-entry survey and signs. Neither were considered to be of more than low conservation significance. Although no recent evidence of the brown long-eared night roost was apparent the previous survey information must be taken into account in the mitigation.

The roost can be evaluated as of low conservation significance as bats observed are likely to be non-breeding females or males using the barn opportunistically through the summer months.

IMPACT ASSESSMENT

Impacts to the roost identified are thought to be limited to very low-level disturbance only during further fitting out works to the building interior and potential installation of roof light windows. Since bats are not using the fabric of the roof or internal space any work progressing there will only cause minor noise and vibrations to the thick stone walls and since work has been progressing under the existing permissions the bats present have tolerated such disturbance.

Timing of the proposed work will be limited to avoid maximum impacts and physical changes proposed are minimal. A space provided for brown long-eared bats external to the building will be needed as well as ensuring the gaps at the eaves are maintained as they are and ensure that external lighting installed meets the colour and lux level requirements of the latest bats and lighting guidance 08/18 Bats and Artificial Lighting in the UK produced by the ILP and Bat Conservation Trust. <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>.

Enhancement for biodiversity will be required in -line with local planning authority policy.

The survey findings within this report remain valid for up to 2 years. Any delays in the project beyond this time will require top-up surveys.

CONCLUSIONS AND ENHANCEMENT

The new owners of the barn at Whitehall Farm wish to apply to the local planning authority for a change of use. The project aims to convert the barn to holiday let purposes from general storage or agricultural use.

The survey found two species of bat present, probably in the eaves of the gable end and confirmed in the cladding and therefore a **confirmed roost of common and soprano pipistrelle**. The previous surveys found evidence of an additional species using the barn as a night roost.

So long as the eaves of the building remain as at present with small gaps at the top of the wall plate externally the noise and vibration disturbance will require limiting to the active period for bats between March and October. Physical mitigation for the previously found brown long-eared night roost will consist of an external wooden shelter. The wooden shelter will also accommodate swallow nesting, since bats will be using it only over night while swallows are inactive. The shelter will be no less than 2m in height and 1.5m in width and depth constructed of timber with a roof of bitumastic felt. It will have an open front or opening to the upper portion only with rough timbers exposed internally from which bats can cling and swallows may attach their nests. Internally the shelter will have in it two wooden 'Kent' style bat boxes installed to the sides, hung vertically.

External lighting must comply with the latest guidance regarding bats and lighting in their colour, lux level and direction, ensuring that roost areas are not illuminated. Guidance document 08/18 Bats and Artificial Lighting in the UK produced by the ILP and Bat Conservation Trust. <https://theilp.org.uk/publication/guidance-note-8-bats-and-artificial-lighting/>.

Biodiversity enhancement measures will consist of one wall mounted woodcrete bat box for crevice dwelling species and one barn owl box fixed into the end elevations of the building or in the conifer tree to the north of the barn, since barn owl were observed in flight during at least one survey. The bat box will be placed at least 3m from ground level, away from predator perches and exterior lighting and facing southwest, or southeast if possible. In addition, holes at the base of the cladding will be created to allow bats to use the space between it and the stone walls. Two gaps of 20 x 15mm will be cut into the base of the cladding at both ends of the barn. A barn owl box will be placed on the barn exterior towards the apex of the southwest gable end and of an approved design from the barn owl trust UK alternatively a sectioned off portion of the loft space may be created as a barn owl nesting location with an access created through the block wall with a human access to the rear for occasional cleaning. Alternatively, a box could be located in the conifer tree to the north of the barn having had some branches removed for access. One sparrow terrace will also be placed to the eaves on the southeast facing side of the building. Please see Figure 3 for an approximate location and Appendix C for model specifications.

The applicant should note that barn owls are protected under the Wildlife and Countryside Act 1981 (as amended) from disturbance as well as nest site protections.

Should any bat or other higher level protected species be found during the renovation, all work must stop immediately while advice is sought from an ecologist and a license obtained from Natural Resources Wales.

The survey data within this report is considered by NRW as valid for up to two years. Following this point in time the site will require further survey to detect any changes in bat use of the building if the project is delayed.

FIGURES

Figure 1. Location of Whitehall Farm Barn. OpenStreetMap

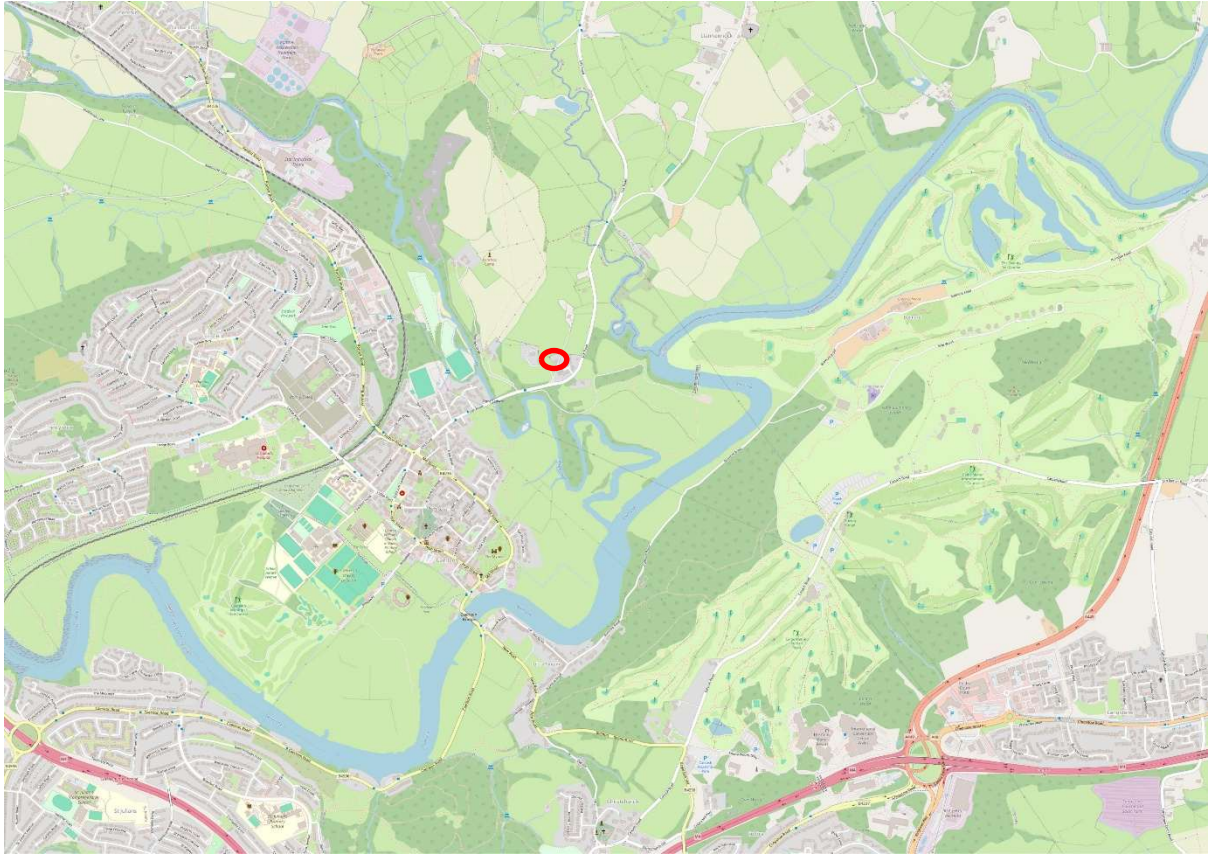


Figure 2. Approximate site and surveyor layout

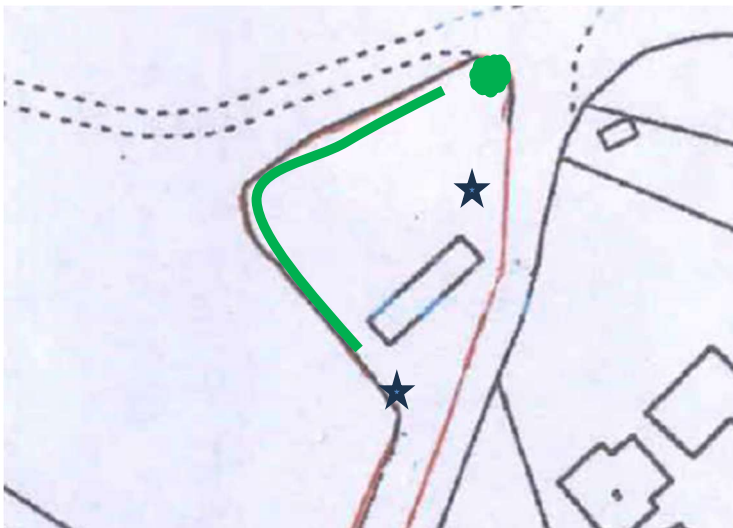
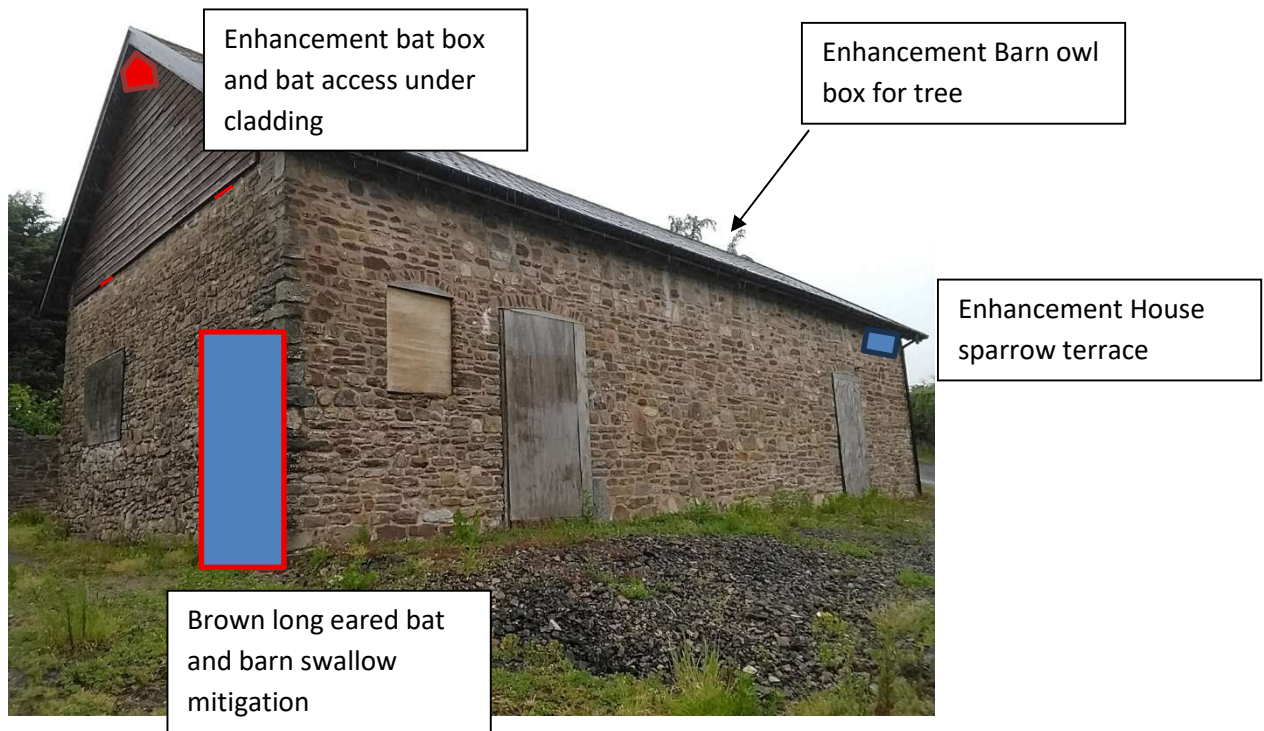


Figure 3 Proposed mitigation locations



Alternative location for the integrated barn owl box would substitute the bat box and the bat box move to the southeast wall at eaves level.

REFERENCES

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<https://naturalresources.wales/conservation-biodiversity-and-wildlife/find-protected-areas-of-land-and-seas/designated-sites-search/?lang=en>

Reason, P. F., Wray S, (2023) UK Bat Mitigation Guidelines; a guide to impact assessment, mitigation and compensation for development affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.

South East Wales Biological Records Centre (2026) Bats and Roof nesting birds data search for Whitehall Farm Barn

APPENDIX A SITE PHOTOS



Photo 1.
Southeast
elevation
showing
unglazed
windows in
second floor
dormer
windows.
Southwest
elevation.



Photo 2.
Northwest
elevation
also with
missing
glazing in
the second
floor.

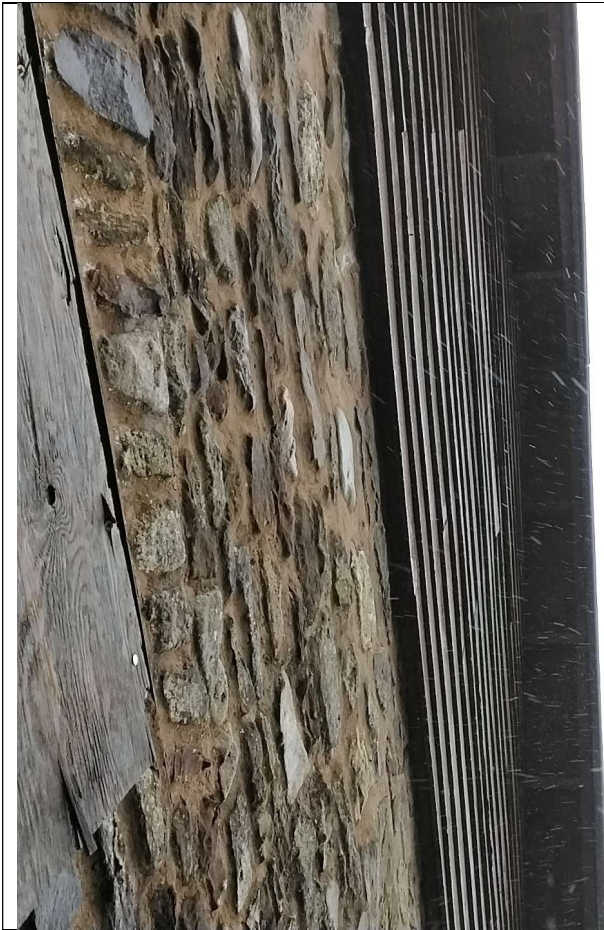


Photo 3.
Northeast
elevation.



Photo 4.
Northeast
elevation
showing
damage to
ground floor
roof



Photo 5.
Interior of
single storey
area with
pitched roof
– former
kitchen



Photo 6.
Example of
ground floor
room

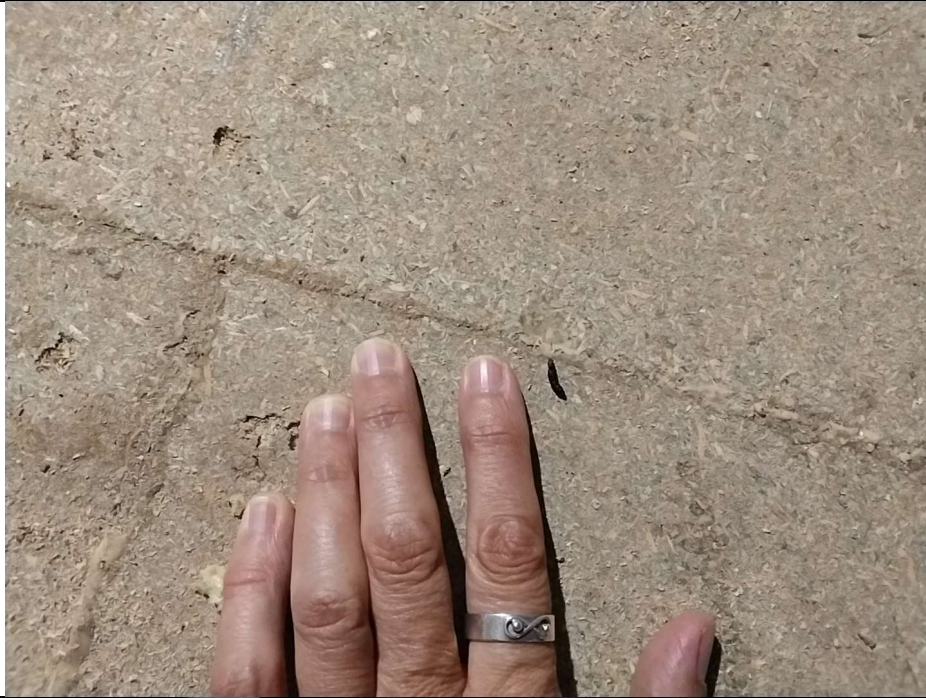


Photo 7.
Ground floor
room



Photo 8.
First floor
room



Photo 9.
First floor
room.



Photo 10.
Bat
droppings
within airing
cupboard of
second floor

APPENDIX B EMERGENCE SURVEY NOTES

29th June 2026. Rebecca Sheahan-East observing the southwest and southeast

Time	Species	Notes
21:42	S pipistrelle	Emerged from gable end
21:53	Noctule	Commuting from E-W
21:57	Unknown	Emerged from the gable end
21:57	C pipistrelle	HNS
21:58	C pipistrelle	F around gable end
22:02	C pipistrelle	F around gable end
22:05	C pipistrelle	Commuting HNS
22:12	Noctule	HNS
22:19	C pipistrelle	Commuting past gable end
22:20	Tawny owl	
22:22	C pipistrelle	Commuting/Foraging around gable end and side
22:23	C pipistrelle	As above x 2 going over our hedge
22:25	C pipistrelle	As above x 3 going over hedge
22:27	C pipistrelle	As above x 3
22:28	C pipistrelle	As above x 4
22:29	C pipistrelle	Reverse of above
22:32	C pipistrelle	Near continuous foraging
22:35	C pipistrelle	Near continuous activity joined by 2 nd at 22:42 until 22:47
22:49	C & S pipistrelle	Near continuous activity until 22:55
End of survey screenshot		

29th June 2026. Non-surveyor observing northeast and northwest

Time	Species	Notes
21:45	Noctule	
21:55	Noctule	
21:58	C pipistrelle	
21:59	C pipistrelle	
22:00	C pipistrelle	
22:02	C pipistrelle	
22:05	C pipistrelle	
22:12	Noctule	
22:19	C pipistrelle	
22:22	C pipistrelle	
22:25	C pipistrelle	

22:27	C pipistrelle	
22:28	C pipistrelle	
22:29	C pipistrelle	
22:31	C pipistrelle	
22:32	C pipistrelle	
22:33	C pipistrelle	
22:37	C pipistrelle	
22:38	C pipistrelle	
22:40	C pipistrelle	Near continuous activity until 22:50
22:56	C pipistrelle	
23:00	S pipistrelle	
End of survey screenshot		

21st July 2026. Rebecca Sheahan-East observing the northeast and northwest

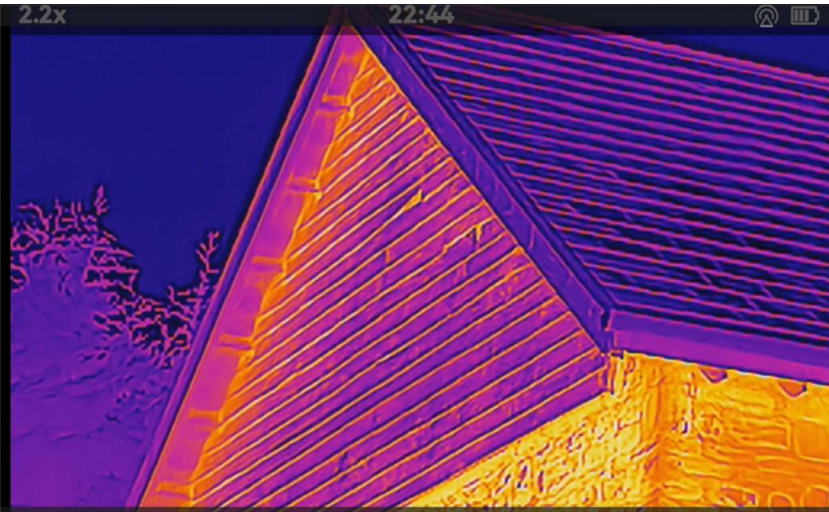
Time	Species	Notes
21:35	Noctule	HNS
21:47	C pipistrelle	HNS
21:50	C pipistrelle	HNS
21:52	C pipistrelle	HNS
21:53	C pipistrelle	HNS
21:53	S pipistrelle	Commuting through garden N
21:54	C pipistrelle	Intermittent activity
21:58	S pipistrelle	Observed by the hedge S
22:01	C pipistrelle	Foraging in front of barn
22:03	Noctule	HNS
22:03	C pipistrelle	Intermittent activity Foraging until 22:06
22:10	Noctule	HNS
22:12	C pipistrelle	HNS
22:14	C pipistrelle	Foraging to side of barn
22:20	C pipistrelle	HNS
22:21	S pipistrelle	HNS
22:22	Barn owl	Flew to rear of barn and away
22:22	C pipistrelle	HNS
22:25	C pipistrelle	HNS
22:31	Noc/Leisler's	V brief
22:32	C pipistrelle	HNS
22:33	Serotine	HNS
22:39	C pipistrelle	HNS
22:40	Serotine	HNS

22:41	Noctule	HNS
22:43	C pipistrelle	HNS
22:43	Serotine	HNS
22:45	Serotine	HNS
End of survey screenshot		

21st July 2026. Rebecca Howells observing the southeast and southwest

Time	Species	Notes
21:30	S pipistrelle	Commuting from SW gable
21:35	Noctule	HNS
21:36	C pipistrelle	Commuting from SW gable
21:47	C pipistrelle	Foraging at gable end from west aspect, constant activity until 22:08
22:10	Noctule	Foraging HNS
22:12	C pipistrelle	HNS
22:19	Serotine	HNS
22:20	S pipistrelle	HNS
22:23	C pipistrelle	HNS
22:29	C pipistrelle	HNS
22:33	Serotine	Foraging close by
22:41	Noctule	Foraging HNS
22:42	Serotine	HNS calls coming from hedge/garden to SE

End of
survey
screenshot



APPENDIX C BIODIVERSITY ENHANCEMENTS



Schwegler 1SP sparrow terrace grey

https://www.wildcare.co.uk/wildlife-nest-boxes/bat-boxes/sparrow-terrace.html?ppc_keyword=&campaignid=22698191254&adgroupid=&adid=&gad_source=1&gad_campaignid=22694470499&qclid=CjwKCAiAs4HMBhBJEiwACrfNZfWUoIydzvm0bX4O52ZSPOIYsl_oxfluuy7U-0nTF9g5qdbz6fR5WhoCaRUQAvD_BwE



Beaumaris midi woodstone bat box

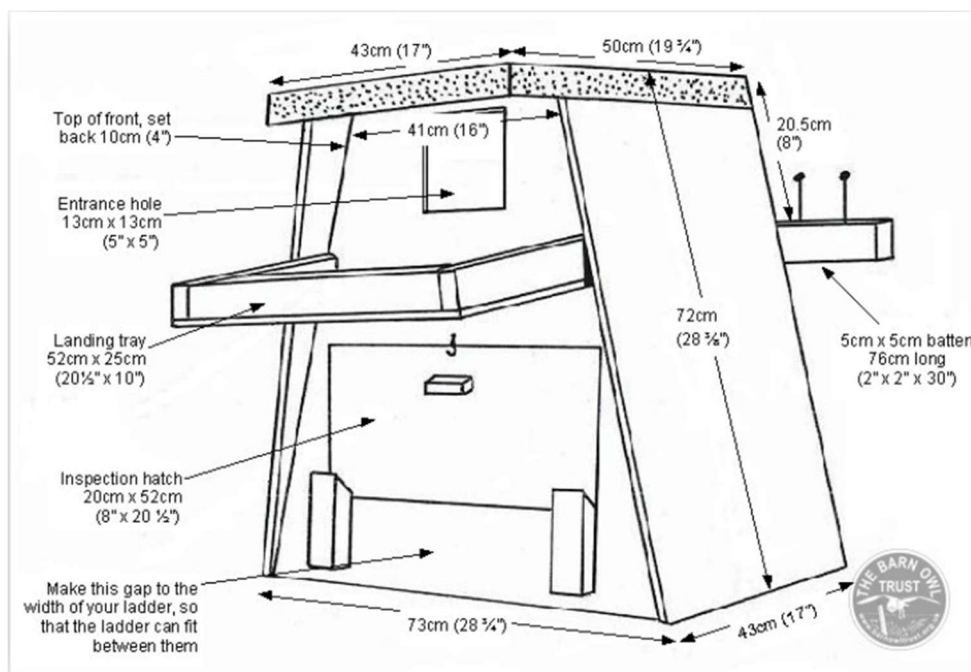
black

https://www.wildcare.co.uk/wildlife-nest-boxes/insect-habitat/beaumaris-bat-box.html?ppc_keyword=&campaignid=22698191254&adgroupid=&adid=&gad_source=1&gad_campaignid=22694470499&qclid=Cj0KCQjw54nRBhDCARIsAMcY_SCJ7s12MXuMaKcEhFMWv5XkWNbzX1RbPB2wVxdPiy5EzgVrSdM0T2caAmB7EALw_wcB



Kent Style wooden bat box

https://www.arkwildlife.co.uk/products/kent-bat-box?variant=45167676489945&country=GB&gad_source=1&gad_campaignid=24154927406&gclid=Cj0KCQjwnbrUBhDOARIsAKKhPpcCfbBKU9p9KIw6M-4RFoWX0PXkB_5RjbLqPCHApO7W2RfRly2eI2oaAiOIEALw_wcB



Tree mounted barn owl nest box

<https://www.barnowltrust.org.uk/barn-owl-nestbox/owl-boxes-for-trees/>