

Barn at the Hall  
 Station Road  
 Owston Ferry  
 North Lincolnshire  
 DN9 1AW

<b>Bat Activity Survey Report</b>	
<b>For:</b>	Mr Adrian Axe
<b>Site</b>	Barn at the Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW
<b>Report Date:</b>	6 <sup>th</sup> October 2025
<b>Report Reference:</b>	SQ-2534



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<b>Client:</b>	Mr Adrian Axe
<b>Site Name:</b>	Barn at the Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW
<b>Grid Reference:</b>	SE 80753 00187
<b>Report:</b>	Bat Activity Report
<b>Date of Activity Survey</b>	August & September 2025

<b>Issue:</b>	<b>Revision:</b>	<b>Stage:</b>	<b>Date:</b>	<b>Prepared by:</b>	<b>Approved by:</b>
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The contents of this report have been produced with due consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct and guidelines, as outlined in Collins (2023).

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of eighteen months from the date of the survey. After this period, an updated site visit will be required to determine a new ecological baseline.

Whilst every effort has been taken to ensure the accuracy of this report and its contents, in view of potential ecological constraints to development or the presence or absence of species, it must only be viewed as a snapshot in time and, therefore, not be viewed as definitive. Due to external factors, such as seasonality, weather etc, having the potential to affect survey results, no liability can be assumed for omissions or changes that may, or may not occur, after the date this report was produced.

## Summary

Estrada Ecology Ltd was commissioned to conduct bat activity surveys on the barn located at The Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW to assess the building for the presence / likely absence of roosting bats.

A Preliminary Ecological Appraisal was conducted by Wildlife and Ecology Services in January 2024 (*Report reference: PEA/AA/DN9 1AW; February 2024*) which recorded the building as containing a low level of roost suitability. Further survey effort was recommended to ascertain presence/ likely absence of use of the building by bats.

Bat activity surveys were undertaken in August and September 2025 by Estrada Ecology Ltd which recorded three roosts present within the barn. A Mitigation Licence from Natural England will be required to facilitate the proposed renovation of the building.



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## 1 Introduction and Site Description

- 1.1 Estrada Ecology Ltd was commissioned to conduct bat activity surveys on the barn at The Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW to inform the proposed redevelopment of the site.
- 1.2 A Preliminary Ecological Appraisal of the site was undertaken by Wildlife and Ecology Services in January 2024 (*Report reference: PEA/AA/DN9 1AW; February 2024*). The survey noted that given the structural decline of the property, not all areas of the building were accessible. No evidence of bats, including droppings were observed during the daytime inspection.
- 1.3 The aforementioned survey concluded that the continuing structural decline of the building had increased the number of fissures and crevices throughout the structure and these hold potential for individual or small numbers of bats to use the building for harbourage/ roosting. Consequently, the building was assessed as containing Low roost suitability and one dusk activity survey was recommended.
- 1.4 The building comprises a Grade II listed building understood to date back to the mid eighteenth century. The former threshing barn is now in a state of significant structural decline with the former pitched pan tiled roof having completely collapsed on itself with only the walls remaining. The barn adjoins a former residential property, now vacant to the west which is understood to be outside the development proposals.
- 1.5 The site lies approximately 250 metres southwest of the centre of the village of Owston Ferry in North Lincolnshire. The site lies approximately 14 kms southwest of Scunthorpe town centre.
- 1.6 The immediate landscape to the western, southern and eastern aspects is dominated by agricultural land with some compartments of woodland. To the north is the village of Owston Ferry.
- 1.7 Under current proposals, it is understood that the building is to be rebuilt given its listed status, subject to the necessary consents.



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**Figure 1:** The survey site within its wider setting.



Google Maps (Imagery © Airbus plc, Infoterra Ltd & Bluesky, Maxar Technologies 2025)

## 2 Protected Species Legislation

- 2.1 All species of bat and their breeding sites or resting places (roosts) are fully protected under The Conservation of Habitats and Species Regulations (Amendment) (EU Exit) Regulations 2019.
- 2.2 The Regulations prohibit: the deliberate killing, injuring, or taking of bats; the deliberate disturbance of any bat species, in such a way as to be significantly likely to affect:
- Their ability of to survive, hibernate, migrate, breed, or rear or nurture their young, or the local distribution or abundance of that species.
  - Damage or destruction of a breeding site or resting place (roost); and
  - The possession or transport of bats or any other part thereof.
- 2.3 Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from:
- Intentional or reckless disturbance (at any level); obstruction of access to any place of shelter, breeding, or rest; selling, bartering or exchange of these species, or parts of.

- 2.4 Seven British bat species are listed as Species of Principle Importance (SPI) under the Natural Environment and Rural Communities (NERC) Act 2006. These are: barbastelle (*Barbastella barbastellus*); Bechstein's (*Myotis bechsteinii*); noctule (*Nyctalus noctula*); soprano pipistrelle (*Pipistrellus pygmaeus*); brown long-eared (*Plecotus auritus*); greater horseshoe (*Rhinolophus ferrumequinum*); and lesser horseshoe (*Rhinolophus hipposideros*).
- 2.5 Under the National Planning Policy Framework (2024), the presence of any protected species is a material planning consideration. The Framework states that impacts arising from development proposals must be avoided where possible, or mitigated / compensated for, and that opportunities for ecological enhancement should be sought.
- 2.6 Under certain circumstances, a licence may be granted by Natural England to permit activities that would otherwise constitute an offence. In relation to development, a scheme must have full planning permission before a licence application can be made.

### 3 Survey Objectives

- 3.1 The objective of the survey was to establish if bats were using the site for roosting, or as a place of shelter; and, to identify to species level, determine the population size and nature of the roost within the property on site.
- 3.2 This report presents the findings of a bat activity survey undertaken in August and September 2025 and aims to:
- Outline any potential impacts of the proposed development on bats, as a result of the findings of the desk study and field surveys.
  - Provide recommendations for mitigation and / or compensation measures to ensure any impacts on bat activity is avoided or minimised where applicable.
  - Provide recommendations for enhancing the site for bat activity where possible; and
  - Provide recommendations for mitigation and / or compensation measures to ensure any impacts on breeding bird species is avoided or minimised.

## 4 Survey Methodology

### 4.1 Desktop study

- 4.1.1 Biological records commissioned by Wildlife and Ecology Services in January 2024 (*Report reference: PEA/AA/DN9 1AW; February 2024*) from Lincolnshire Biological Records centre were consulted for context.
- 4.1.2 MAGIC Maps online web application was consulted to inform on granted European Protected Species mitigation licences within the 1 km search radius from the site.
- 4.1.3 Further inspection, using colour 1: 25,000 OS base maps ([www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)), MAGIC ([www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)) and aerial photographs from Google Earth ([www.maps.google.co.uk](http://www.maps.google.co.uk)), was also undertaken to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.
- 4.1.4 Where available, previous survey reports of the site were consulted to add context.

### 4.2 Initial inspection survey

- 4.2.1 An initial inspection survey of the site was undertaken in January 2024 by Wildlife and Ecology Services (*Report reference: PEA/AA/DN9 1AW; February 2024*). The survey recorded no field sign evidence synonymous with bats. For the purposes of assessment, the building was categorised as containing low roost suitability and further survey effort was recommended to ascertain presence / likely absence.
- 4.2.2 One bat activity survey was recommended to be undertaken on the building to ascertain presence/ likely absence of use by bats for roosting or as a place of shelter as outlined within best practice guidance (Collins 2023).
- 4.2.3 Upon emergence of bats on the first activity survey, survey effort was increased to three activity surveys to ascertain roost characteristics and inform a proportionate mitigation strategy.

### 4.3 Bat activity surveys

- 4.3.1 Bat activity surveys were undertaken on evenings within August and September 2025 (Table 1) using guidance from Collins, J., Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists, Good Practice Guidelines, 4<sup>th</sup> Edition (2023).
- 4.3.2 The number of surveys on the building is determined by its potential to support bats, any field sign evidence gathered during the initial inspection survey in January 2024, and any subsequent activity recorded during the activity surveys.
- 4.3.3 The dusk emergence surveys commenced twenty minutes prior to sunset and continued up to two hours after sunset, as per recommendations (Colins, 2023).
- 4.3.4 Echo Meter Touch 2 Pros were used during the survey to identify bat contacts. The survey results were aided by the use of Night Fox Whisker IR Cameras.

**Figure 2:** Location of surveyors with IR Cameras (●) over the surveys.



Google Maps (Imagery © Getmapping plc, Infoterra Ltd & Bluesky, Maxar Technologies 2025)

### 4.4 Timings

- 4.4.1 The activity survey was conducted during suitable weather conditions as outlined in Table 1.

**Table 1:** Environmental conditions throughout the survey period.

Date	Sunset	Start time	End time	Weather conditions
5 <sup>th</sup> August 2025	20:51	20:32	22:15	Clear sky, 6mph WNW wind speed, 63% humidity, 17 degrees, no rain
27 <sup>th</sup> August 2025	20:04	19:45	21:48	17 degrees, 7mph SSW wind, 73% humidity, no rain
17 <sup>th</sup> September 2025	19:15	18:50	20:48	18 degrees, 9mph wind SW, 82% humidity, no rain

**4.5 Personnel**

4.5.1 Surveying ecologists included senior ecologist Sam Toon, Natural England Bat Licence (2018-35446-CLS-CLS), a licensed bat ecologist for approximately nine years. Sam was assisted by ecologist John Davies BSc(hons), who is enrolled on a formal bat licence training programme with Ecology Training UK Ltd. Assistant ecologists Marie McAvan MSc, Aimee McMannus BSc(hons), Emma Taylorson BSc (hons) and Amanda Hammond assisted to maximise survey effort.

4.5.2 The survey team was led by Principal ecologist Natasha Estrada MRes, MCIEEM, Natural England Bat Licence (2015-12213-CLS-CLS), an experienced bat ecologist for over twenty years and the named ecologist on multiple mitigation licenses for several species.

**5 Survey Findings**

**5.1 Desktop Study**

5.1.1 Records for Common Pipistrelle and Brown Long eared bats along with general “bat” records were returned for the 1km search radius. The closest record pertains to a site 122 metres from the survey site.

- 5.1.2 Consultation with Magic Map returned no European Protected Species Mitigation Licences granted within a 1km radius from the central site grid reference which relate to bats.

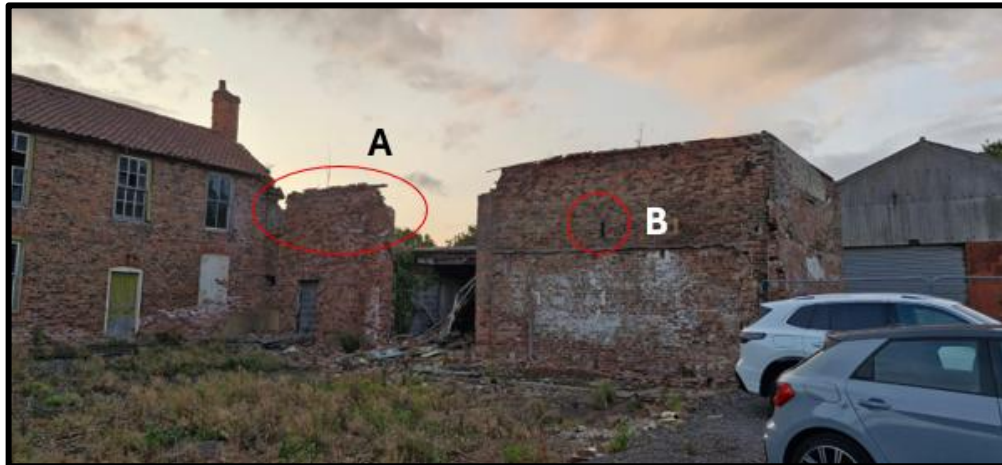
## 5.2 Initial Inspection Survey

- 5.2.1 A Preliminary Ecological Appraisal was undertaken in January 2024 (Wildlife and Ecology Services in January 2024 (*Report reference: PEA/AA/DN9 1AW; February 2024*)) and recorded no field sign evidence synonymous with use of the building by bats. However, the property exhibited multiple features created by structural decline capable of supporting bats for roosting or as a place of shelter.
- 5.2.2 Consequently, the building was categorised as containing low roost suitability when assessed by a licensed bat ecologist (2018-37326-CLS-CLS). Further survey effort for bats was recommended to ascertain presence/ likely absence.
- 5.2.3 Prior to the onset of each bat activity survey, an external visual assessment was undertaken to ascertain any new field signs synonymous with bats. No fresh field sign evidence was recorded throughout the duration of the survey period.

## 5.3 Bat Activity Surveys

- 5.3.1 During the first activity survey, a peak count of thirty-two Common Pipistrelle bats were recorded emerging from two fissures on the southwestern wall of the remaining barn (Figure 3, denoted A), between 21:12 and 21:37. In addition, two common pipistrelle bats were recorded emerging from an arrow slit (Figure 3, denoted B) at 21:22 and 21:33.
- 5.3.2 The emerging individuals were recorded foraging with a small courtyard area directly adjacent to the southern aspect of the barn for approximately sixteen minutes before dispersing west (Appendix Three).
- 5.3.3 The remaining activity over the survey period concentrated on a low level of common pipistrelle passes over the site east to west and west to east. No species other than Common pipistrelle were recorded over the duration of the survey.

**Figure 3:** Bat roosts recorded during the first bat activity survey.



- 5.3.4 During the second activity survey, bat activity was markedly reduced with two Common pipistrelle bats recorded emerging from southern wall (Figure 3, denoted B) at 20:33 and 20:36. The emerging bats were recorded to disperse immediately west off site.
- 5.3.5 Remaining activity over the survey period was isolated to two common pipistrelle passes outside the northern aspect of the building flying east to west along with a single Noctule bat (*Nyctalus noctula*) heard but not seen outside the southwestern aspect of the site at 20:23.
- 5.3.6 During the third and final survey, one common pipistrelle bat was recorded emerging from the southern aspect of the building (Figure 3, denoted B) at 19:40. An additional roost was located on the northeastern aspect of the building (Figure 4) which recorded seven common pipistrelle emerging between 19:31 and 19:47. Emerging bats were recorded to foraging within the courtyard area from emergence time until the end of the survey period.
- 5.3.7 In addition to bats emerging from the barn, seventeen common pipistrelle bats were recorded emerging from the top floor window of an adjacent building which is currently outside the scope of the proposals. The building also recorded seven bats entering the building via the top floor window with the emerging individuals foraging post emergence within the small courtyard area (Appendix three). The results indicate some interchange between the survey barn and a building outside the application boundary.

**Figure 4:** Roost recorded over the third survey

5.3.8 No evidence of breeding birds using the building was recorded over the first survey.

#### 5.4 Commuting Route Assessment

5.4.1 Bats are known to utilise linear features as commuting lines to foraging grounds and between roosts. No major commuting lines or foraging grounds were recorded during the survey periods over the wider site.

5.4.2 Field sign evidence over the survey period infers the immediate area supports bats roosts both within the surveyed barn and within an additional building outside of the scope of the proposals.

### 6 Survey and Site Assessment

6.1 Three roosts were recorded within the building over the survey period, all used by Common Pipistrelle bats. At this juncture, survey data infers a connection to a roost outside the application boundary.

6.2 No evidence of breeding birds was recorded within the building over the survey period.

### 7 Ecological Constraints

7.1 Due to the variable properties of bat echolocation calls and the format of frequency division recordings, it is not always possible to identify a series of echolocation calls down to species level.

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- 7.2 In most cases, it is usually possible to identify to genus level which is suitable to allow potential affects to be assessed, and appropriate mitigation designed.

## 8 Interpretation and Evaluation

- 8.1 Three roosts were identified within the barn as outlined within Figures 3 and 4.
- 8.2 Survey data infers that a roost is present within a nearby building outside the scope of the proposals. Interchange between the two sites infers a social relationship and given the timings, a maternity and annexe roost relation could be present.
- 8.3 No major foraging grounds or commuting lines were recorded over the survey period. A small area to the south of the barn which comprises crushed aggregates and sparse ephemeral/ ruderal growth was recorded as a minor foraging resource.

## 9 Assessment of Potential Impacts

### 9.1 Impacts on bats and their roosts

- 9.1.1 The results of the bat activity surveys confirm the barn subject to survey is used by Common Pipistrelle bats for roosting, with three roosts located (Figures 3 and 4).
- 9.1.2 Formal mitigation in respect of bats will be required to facilitate the proposed renovation of the building in respect of disturbance/ destruction of bat roosts.
- 9.1.3 A mitigation licence should be obtained from Natural England prior to the onset of any works on the building. It should be noted that planning consent will need to be granted prior to the licence application submission. No works should be undertaken on the building until the applicant is in receipt of the aforementioned licence.

### 9.2 Impacts on breeding birds

- 9.2.1 No evidence of breeding birds was recorded at the time of survey within the building. However, this must be viewed as a snapshot in time and not definitive, as birds could be breeding at other times of the year.

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## 10 Conclusions and Recommendations

- 10.1 The result of the bat activity surveys identified the barn at The Hall, Station Road, Owston Ferry, North Lincolnshire, DN9 1AW is being used by common pipistrelle bats at three roost locations. As a result, formal mitigation will be required. It is deemed that a Protected Species Mitigation Licence (formerly European Protected Species Mitigation Licence) will be required to facilitate the works. Based on field sign evidence, there appears to be a relationship between the barn subject to survey roosts and an adjacent building outside the application boundary.
- 10.2 In order to compile a proportionate mitigation strategy for submission to Natural England, it is recommended that the adjacent building is subject to a survey in mid-June to mid-July in order to ascertain any natal use.
- 10.3 The renovation of the buildings is the only route the applicant can follow. The building is in a very poor state of repair. As a result, the maintenance and security of the building is likely to provide a financial burden on already restricted budgets should it remain in situ in its current condition. Furthermore, the building is listed and requires remediation works.
- 10.4 Retaining the building will continue place a financial burden in terms of maintenance and the retention of unfunctional assets. To adopt the “Do nothing” option would ultimately accelerate the cycle of existing decline of the building leading to sub optimal conditions for bats and ultimately lead to deterioration of the existing roosts.
- 10.5 Retaining the building will continue to place a financial burden in terms of maintenance and the retention of unfunctional assets. Furthermore, given the continuing structural decline of the listed building, the further degradation of a heritage asset.
- 10.6 To adopt the “Do nothing” option would ultimately accelerate the cycle of existing decline of the building leading to sub optimal conditions for bats and ultimately lead to deterioration of the existing roosts.

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- 10.7 No evidence of breeding birds was recorded over the survey period. However, the building recorded suitability to support passerine species. It is recommended that any works undertaken on the building are done so outside of the breeding bird season. The season typically runs March to September inclusive.
- 10.6 If this is not feasible, it is recommended that a breeding bird survey is conducted on the suitable habitats proposed to be removed prior to works. If birds are recorded nesting, attempting to create a nest, breeding, or attempting to breed, then all works should cease, and a suitably qualified ecologist consulted.
- 10.7 A suitable buffer zone, as advised by a suitably qualified ecologist, should be installed in order to protect the nest to prevent disturbance.
- 10.8 Only when breeding activity has deemed to have ceased and any young fledged, as assessed by a suitably qualified ecologist can works commence.



**References:**

Collins, J (2023). Bat Conservation Trust (BCT) Bat Surveys for Professional Ecologists, Good Practice Guidelines 4<sup>th</sup> Edition.



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**Appendix One:** Example of IR footage over the survey period.





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**Appendix Two:** Example of Surveyors Field View



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**Appendix Three:** Minor foraging grounds recorded over the survey period.

