

# BAT SURVEY REPORT

**The Meadows, Carr Lane, Eastlound, Haxey  
Doncaster, DN9 2LT**



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**Client:** ClassQ  
**Location:** **The Meadows, Carr Lane, Eastlound, Haxey, Doncaster, DN9 2LT**  
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### **Figures**

Figure 1: Site Location Plan

## 1.0 INTRODUCTION

- 1.1 Protected Species Surveys Ltd was instructed by ClassQ to carry out a Preliminary Roost Assessment (PRA) of a single-storey, agricultural building within the grounds of The Meadows, Carr Lane, East Lound, Haxey, Doncaster, Lincolnshire. The survey was undertaken to determine if there are any statutory constraints to the proposed works with regards to roosting bats and nesting birds. The initial PRA was carried out on 31<sup>st</sup> January 2026.
- 1.2 The surveyor is a member of CIEEM and has over 17 years' experience in the field of Ecological Consultancy experience and has held a Level 2 bat license for 14 years (Natural England License Licence Reference: 2025-86873-CL18-BAT).
- 1.3 The site is situated on the southern edge of the village of East Lound and immediately east of Carr Lane. The agricultural building is immediately surrounded by hardstanding and bare ground associated with a large yard (Grid Ref: SK 7889 9957, (Figure 1)). Agricultural farmland surrounds the site leading to the wider area. Connectivity to the wider area is limited.

### Site Proposals

- 1.4 Current proposals include the conversion of the agricultural building to living accommodation.



Figure 1: Site Location (denoted by red circle)

## 2.0 LEGISLATION

### Bats

- 2.1 The Wildlife and Countryside Act 1981 (WCA) protects bats and their roosts in England, Scotland and Wales. Some parts have been amended by the Countryside and Rights of Way Act 2000 (CRoW) which applies only in England and Wales, and by the Nature Conservation (Scotland) Act 2004 which applies in Scotland.
- 2.2 The Conservation and Habitats Regulations 2010 (better known as the Habitats Regulations) implements the Council Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora. All bats are listed as 'European protected species of animals'
- 2.3 Under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 it is illegal to:
  - Deliberately capture, injure or kill any wild animal of a European Protected Species (EPS),
  - Deliberately disturb wild animals of an EPS (affecting ability to survive, breed or rear young) – disturbance of animals includes in particular any disturbance which is likely to impair their ability to survive, to breed or reproduce, or to rear or nurture their young,
  - Deliberately disturb wild animals of an EPS (impairing ability to migrate or hibernate) – disturbance of animals includes in particular any disturbance which is likely to impair their ability in the case of hibernating or migratory species to hibernate or migrate,
  - Deliberately disturb wild animals of an EPS (affecting local distribution and abundance) – disturbance of animals includes in particular any disturbance which is likely to affect significantly the local distribution or abundance of the species to which they belong,
  - Deliberately disturb wild animals of an EPS (whilst occupying a structure or place used for shelter or protection) – intentionally or recklessly disturb any wild animal while it is occupying a structure or place which it uses for shelter or protection,
  - Damage or destroy a breeding site or resting place of a wild animal an EPS.
- 2.4 Under the Wildlife and Countryside Act 1981 (as amended) it is illegal to:
  - Recklessly or intentionally kill, injures or take any wild animals included in Schedule 5.
  - Recklessly or intentionally damage or destroy, or obstruct access to any structure or place which any wild animal included in Schedule 5 uses for shelter or protection,

- Recklessly or intentionally disturb any such animal while it is occupying a structure or place which it uses for shelter or protection.

### **Birds**

- 2.5 All common wild birds are protected under The Wildlife and Countryside Act 1981 (and as amended). Under this legislation it is an offence to:
- kill, injure or take any wild bird
  - take, damage or destroy the nest of any wild bird while it is in use or being built
  - take or destroy the egg of any wild bird
- 2.6 Certain rare breeding birds are listed on Schedule 1 of The Wildlife and Countryside Act 1981 (and as amended). Under this legislation they are afforded the same protection as common wild birds and are also protected against disturbance whilst building a nest or on or near a nest containing eggs/unfledged young.

### 3.0 METHODOLOGY

#### Preliminary Roost Assessment

- 2.1 The internal / external PRA survey was undertaken on 31<sup>st</sup> January 2026 to search for potential bat access points and evidence of bat activity in accordance with BCT, 2023<sup>1</sup>.
- 2.2 A licensed bat worker from Protected Species Surveys (Natural England Licence Number: 2025-86873-CL18-BAT) with over 16 years' experience of bat work completed the building assessment of all buildings affected by the proposals within the site boundary.
- 2.3 The external elevations of the buildings were assessed for features that could provide suitable access points for bats. Such features comprise:
  - small gaps at the eaves;
  - gaps underneath over lapping asbestos roof sheeting;
  - gaps under lifted and raised flashings;
  - gaps in stonework and masonry where degradation of mortar has occurred.
  - gaps around or over the top of doors;
  - gaps at broken or missing windows;
  - gaps around wall ventilation points;
- 2.4 The internal building survey was focused on roof timbers and other cavities where bats could potentially roost. During the survey the evidence of current or previous occupation by bats was sought. Such evidence comprised:
  - the presence of dead or live bats;
  - concentrated piles or scattered bat droppings;
  - food remains such as insect wing fragments;
  - urine staining on woodwork, stored items or pipe work.
- 2.5 Where access to potential access points was possible a full inspection using an endoscope was completed to identify current or previous evidence of use such as the physical presence of bats or bat droppings. Indicators that potential access points had not recently been used included the presence of cobwebs and general detritus within the access. From this, features of likely / potential value for bats can be broadly identified and a decision made over the selection of locations for more detailed work if required.

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<sup>1</sup> Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4<sup>th</sup> Edn). Bat Conservation Trust, London.

## **Birds**

- 2.6 During the survey evidence of current or previous usage of the building by other avifauna was also sought. Evidence sought included the presence of active or redundant nests in the building.

## 4.0 RESULTS

### Preliminary Roost Assessment

- 4.1 The agricultural building comprised a single-storey, steel-framed unit with a pitched corrugated sheet metal roof (Picture 1). The external aspects of the unit comprised of single skinned corrugated sheet metal with an internal breeze block base. Other structural features comprised two roller shutter doors on the southern aspect of the unit. A continuous agap was observed along the eaves of the unit above the corrugated sheet sides which allowed airflow into the unit. The unit appeared well maintained and no visible suitable bat access points.



**Picture 1: View of the single-storey agricultural unit and one the two shutter doors**

- 4.2 Internally, no roof void was present with the single-skinned corrugated sheet roof visible with steel supporting beams (Figure 2). An office space formed a section of the western first floor which comprised a mezzanine floor. Skylights were present in the northern roof pitch emitting daylight throughout the unit. Due to the construction of the unit (single-skinned corrugated panels) no potential bat roosting features were observed.



**Picture 2: View showing single-skinned sheet metal sides and roof with breeze block base.**

- 4.3 No evidence of bats was observed internally or externally. The agricultural unit was considered to offer negligible potential to support roosting bats.

**Birds**

- 4.4 No evidence of nesting birds was observed associated with the agricultural unit.

## **5.0 DISCUSSION AND RECOMMENDATIONS**

### **Site Proposals**

- 5.1 Current proposals include the conversion of the agricultural building to living accommodation.
- 5.2 The PRA carried out on 31<sup>st</sup> January 2026 by a licensed bat worker (2025-86837-CL18-BAT) considered the agricultural unit as offering negligible potential to support roosting bats.
- 5.3 Due to the negligible potential of the building bats are not considered a statutory constraint to the proposed works and no further surveys are required.
- 5.4 In the unlikely event evidence of bats or evidence such as bat droppings are discovered during the works, all works should immediately stop, and further advice sought from Natural England.

### **Birds**

- 5.5 During the internal building assessment, no evidence of old / inactive bird nests was recorded. As such the presence of nesting birds is not a statutory constraint to the proposed demolition works.
- 5.6 In the unlikely event bird nests are confirmed prior to, or during works all works should stop and further advice sought.