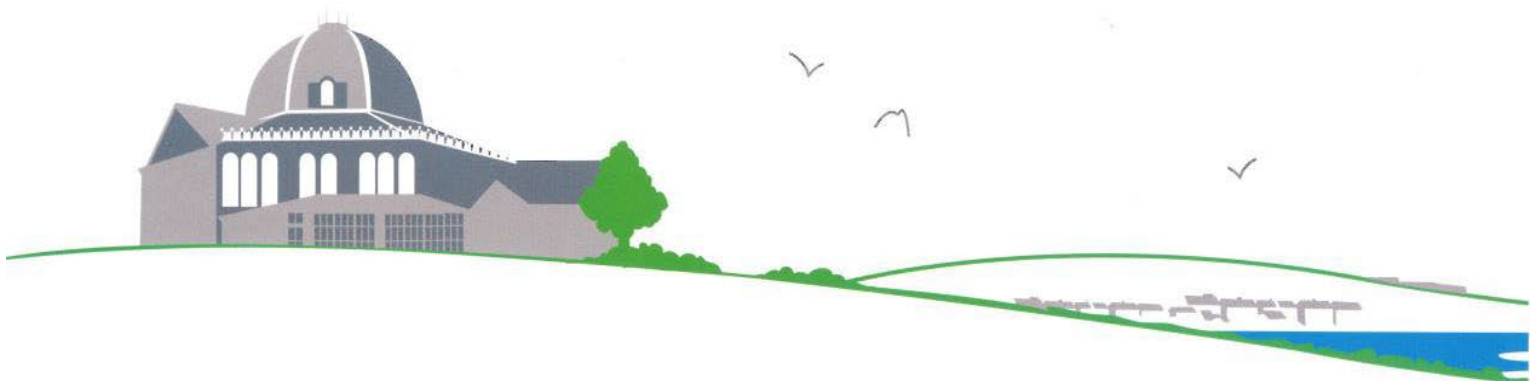




NICK BENNISON

LAND OFF CORBAR ROAD AND THE COACH
HOUSE, BUXTON

PRELIMINARY ROOST ASSESSMENT AND
GROUND LEVEL TREE ASSESSMENT FOR BATS



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TREE ASSESSMENT FOR BATS**

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This project has been undertaken in accordance with PAA policies and procedures on quality assurance.

Signed: _____



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FIGURE

1	Ground Level Tree Assessment (GLTA)
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APPENDICES

1	Summary of the Legislation Relating to Bats
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1. INTRODUCTION

- 1.1 Penny Anderson Associates (PAA) was commissioned in February 2026 by Nick Bennison to undertake a Preliminary Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) for bats on buildings and trees on or near to of land located off Corbar Road (grid reference: SK 05501 74204, hereafter referred to as the 'site').
- 1.2 The 'site' is inclusive of both the land proposed for a single dwelling development as well as a building referred to as the 'Coach House'. Whilst both the land and Coach House are independently owned by two parties, they are to be considered in a single planning application and have, therefore, been surveyed and reported on collectively. The Coach House is also subject to Listed Building Consent.
- 1.3 This report details the methods and results of the surveys as well as making any further recommendations as necessary.

Site Location

- 1.4 The site is located in Buxton on land behind Corbar Hill House, adjacent to the north-east boundary of Corbar Woods, with the survey area covering the red line boundary as mapped in Figure 1.
- 1.5 Within the wider landscape, Corbar Woods extends to the west and south-west of the site boundary. Agricultural fields dominate land use to the north, and the town of Buxton falls to the south and east comprising a combination of both residential and commercial buildings. The site is well connected to surrounding greenspace to the north and west, with several parcels of woodland situated between agricultural fields, creating a mosaic of habitats.
- 1.6 To the south and east of the site, connectivity with the wider landscape is less favourable due to residential/commercial developments and infrastructure fragmenting the site from greenspace located beyond the boundaries of Buxton.

Bat Biology

- 1.7 There are 17 species of native bats known to be resident (i.e. breed) in the British Isles. British bats feed entirely on insects and have developed a complex sonar system, known as echolocation, which enables them to find prey and navigate around their environment at night.
- 1.8 Habitat requirements vary widely, both on an individual and species level, although certain features, such as woodland, parkland, traditional pasture, marshes, and areas of freshwater, are often focal points for foraging, as insects are plentiful in these areas (Mitchell-Jones 2004). Bats use linear features such as rivers, hedgerows, roads, and woodland edges as landmarks in order to commute from one location to another (Schofield and Mitchell-Jones 2003).
- 1.9 Bats utilise different roosts at different times of the year. Between late October and March, bats hibernate; this requires an unexposed roost with a stable temperature, typically a cave, cellar, or tunnel. Around March, the bats emerge and gradually move to their summer roosts, typically within manufactured structures or suitable crevices in trees. During the spring and summer period female bats gather at maternity roosts to give birth and rear their young. Most births occur between late June and mid-July, with the young able to fly within three to five weeks (Altringham 2003; Waters and Warren 2003). By the end of August, most of the young bats are independent and the colony begins to break up (Schofield and Mitchell-Jones 2003). Mating takes place between August and December, either at the winter hibernation site or at autumn breeding sites. The numbers of bats utilising these roosts can vary from single bats to hundreds of bats in a nursery colony or hibernation site (Altringham 2003).

- 1.10 Bats play an important role in many environments around the world, including pollination and insect control. In the UK, bats can tell us a lot about the state of the environment because they are top predators of common nocturnal insects and are extremely sensitive to changes in their surroundings, e.g. climate, landscape, agricultural intensification, development and habitat fragmentation. Populations of British bats have suffered severe declines in the past century, influenced by these factors.

Bats and the Law

- 1.11 Details of the protected species legislation relevant to bats can be found in Appendix 1.

2. METHODS

Desk Study

- 2.1 Protected species records were obtained as part of the Preliminary Ecological Appraisal (PEA) (PAA 2025) in February 2025 and updated in February 2026 following minor changes to the red line boundary (PAA 2026). The parameters of the data search were for a 2km radius from the site centre.
- 2.2 Those desk study data obtained relevant to bats has been included in this report.

Assessment of Bat Roost Potential

- 2.3 The Coach House building and trees included within the survey area (Figure 1) were subject to a detailed inspection to assess potential to support roosting bats. The survey also captured some 'off-site' trees within 30m of the site, where it was considered that they may be negatively affected by the proposed works. This survey was completed by Senior Ecologist Joe Walters on 26th February 2026 following standard methodologies based on best practice survey guidance (Collins 2023). Joe is an Accredited Agent under the Level 2 bat survey licence of Dr Sarah Ross (Natural England Bat Survey Class Licence 2025-85928-CL18-BAT, MCIEEM¹).

Preliminary Roost Assessment of Built Structures

- 2.4 The PRA survey was undertaken by Joe Walters who is an Accredited Agent under the Level 2 bat survey licence of Dr Sarah Ross (Natural England Bat Survey Class Licence 2025-85928-CL18-BAT, MCIEEM²).
- 2.5 The building was inspected using close-focusing binoculars and a high-powered torch to search for Potential Roost Features (PRF) that could be used by bats, such as small holes and crevices in soffits or beneath roof coverings, and also potential access points for bats to enter/exit internal areas such as cavity walls and loft spaces. A search was also made for any evidence of bat presence, such as accumulations of droppings and feeding remains or sightings of the animals themselves.
- 2.6 An endoscope was available to survey potential crevice features on the exterior of the building where these were accessible, the use of ladders was not required for this. The building featured two unenclosed voids above the first floor gable rooms which were accessed by ladder.
- 2.7 Once all PRF were identified, the structure as a whole was assigned to one of the categories as presented in Table 1 (Collins 2023).

¹ Full member of the Chartered Institute of Ecology and Environmental Management (CIEEM)

² Full member of CIEEM

Table 1 Bat Roost Assessment of Built Structures Criteria (Collins 2023)

Suitability	Description of Roosting Habitats
None	No features on site likely to be used by any roosting bats at any time of year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).
Negligible ³	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions ⁴ and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity roosts and not a classic cool/stable hibernation site, but could be used by individual hibernating bats ⁵)
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost type of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.
Confirmed Roost	A structure with evidence of bat presence, i.e. droppings, feeding remains, audible bat calls heard during daytime survey or sightings of the animals themselves, existing (reliable) record of bats roosting at the location.

Ground Level Tree Assessment for Bats

2.8 Trees within 30m of the site boundary, where accessible, were subject to detailed inspection to assess potential to support roosting bats. This was completed by Senior Ecologist Joe Walters (accredited agent under the licence of Dr Sarah Ross, Class Licence 2025-85928-CL18-BAT) on

³ Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute), but it is unlikely that they actually would (due to another attribute).

⁴ For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance

⁵ Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten et al. 2016 and Jansen et al. 2022). Common pipistrelle swarming has been observed in the UK (Bell 2022 and Tomlinson 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

26th February 2026 following standard methodologies based on best practice survey guidance (Collins 2023). The *Bat Tree Habitat Key* (Bat Conservation Trust 2023) was also used for referencing feature types.

- 2.9 Trees of sufficient age/size were inspected from ground level, and the types and locations of any features that appeared to provide sufficient shelter for bats were recorded, for example woodpecker holes, knot holes, crevices in deadwood or beneath loose bark and other natural fissures and cavities. Any potential indication of bat presence that could be seen was also recorded, for example bat droppings beneath PRF or scratch marks at the entrance. A high-powered torch and close-focusing binoculars were used to assess the tree features.
- 2.10 Each PRF was categorised either PRF-I or PRF-M (as based on Table 2, Collins 2023). Following this, each tree as a whole was assigned to one of the same categories based on its most suitable feature, or None where no suitable features were present.

Table 2 Bat Roost Assessment of Trees Criteria (Collins 2023)

Suitability	Description of Tree in Respect of Potential to Support Roosting Bats
None	Either no PRF for bats present, or highly unlikely to be any.
PRF-I	PRF is only suitable for individual bats or very small numbers of bats (either due to size or lack of suitable surrounding habitats).
PRF-M	PRF is suitable for multiple bats and may, therefore, be used by a maternity colony.

Habitat Suitability

- 2.11 The habitats within the site and immediately adjacent areas were also considered for their general suitability for commuting and foraging bats to place the site in the context of its surroundings, as this can have a bearing on the likelihood of a roost being present.
- 2.12 The assessment of habitat suitability was based on the broad criteria outlined in Table 3 (Collins 2023), combined with the professional judgement and experience of the surveyor.

Table 3 Bat Habitat Suitability Assessment Criteria (Collins 2023)

Suitability	Description of Commuting/Foraging Habitats
None	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	Habitat that could be used by small numbers of commuting bats such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.

Suitability	Description of Commuting/Foraging Habitats
Moderate	Continuous habitat connected to the wider landscape that could be used by bats for commuting, such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging, such as trees, scrub, grassland or water.
High	Continuous, high quality habitat that is well connected to the wider landscape that is likely to be used regularly by commuting bats, such as river valleys, streams, hedgerows, lines of trees and woodland edge. High quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats, such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to known roosts.

Limitations

- 2.13 The exterior and interior of the building was fully accessible, including having a good view of the roofs of the building.
- 2.14 Trees which lie on the northern or western boundary to Corbar Woods or the farmland to the north could only be assessed from the site, therefore, the elevations of the trees which are not visible from the site have had limited assessment. This has been taken into consideration during the final assessment of the trees as a whole and in the recommendations.

3. RESULTS

Desk Study

- 3.1 Two granted European Protected Species (EPS) license applications for bats were returned from the 2km search area. These include the destruction of a resting place for common pipistrelle (*Pipistrellus pipistrellus*) and brown long-eared bat (*Plecotus auritus*), dating 2013 to 2014 and located 400m south-west of the site, and the damage and destruction of a resting place for common pipistrelle and brown long-eared bat, dating 2019 to 2024 and located 1.08km south of the site
- 3.2 One hundred and fifty-five bat records were returned from the 2km data search, dating from 1896 to 2024, comprising roosts and sightings. These are summarised in Table 4. One record for a common pipistrelle roost and a brown long-eared bat roost was noted on the building at the southern boundary of the site, dated 2014 and 2016. The grid reference (SK05517416) is between the Coach House and Corbar Hill House and may be associated with either building. On further review, the record was found to be associated with the Coach House with data on bat roost presence being collected in 2024 and 2016 for both bat species. The records notes 'evidence of low numbers' of bats, suggesting summer day roosting including the potential for a small maternity roost.

Table 4 Bat Records

Common Name	Scientific Name	No. of Records	Closest Record (approximate distance and direction from site boundary)
Brown long-eared bat	<i>Plecotus auritus</i>	15	20m S
Daubenton's bat	<i>Myotis daubentonii</i>	9	930m S
Natterer's bat	<i>Myotis nattereri</i>	19	1.8km S
Noctule	<i>Nyctalus noctula</i>	9	840m S
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	9	20m S
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	8	1.4km SE
Whiskered bat	<i>Myotis mystacinus</i>	16	1.8km S
Myotis species	<i>Myotis</i> sp.	12	420m SW
Unidentified pipistrelle species	<i>Pipistrellus</i> sp.	42	1.3km S
Unidentified bat species	Chiroptera sp.	16	330m S

Habitat Suitability Assessment for Bats

- 3.3 Most of the habitat area within the site boundary comprises mown neutral grassland, broadleaved woodland, bramble⁶ (*Rubus fruticosus* agg.) scrub, and artificial urban surfaces. The woodland, scrub, individual trees and, to a lesser extent, the neutral grassland provide suitable foraging opportunities for bats locally. The site lies adjacent to Corbar Woods which provides high-quality foraging and commuting habitat.
- 3.4 Overall, the site has been assessed as being of **Moderate** suitability to foraging and commuting bats.

Preliminary Roost Assessment of Built Structures

The Coach House - Exterior

- 3.5 The Coach House is a two-storey, stone building in moderate condition with multiple signs of wear and damage to the walls, roof edges and roofs (Photograph 1, Appendix 2). There are some single storey sections to the main structure.
- 3.6 The stonework and mortar feature multiple gaps and crevices (Photograph 2). The majority of these features could not be inspected further but could lead to internal cavities. The eastern elevation shows signs of a previous, single-storey extension which had been connected to the main Coach House and sealed at the roof edge with lead flashing. This lead flashing is still present and, in the dismantling/demolition of the extension, has created gaps within the masonry of the Coach House (Photograph 3). Along with the lead flashing, gaps have been created by the filling-in of an old doorway with breezeblocks, bricks, and a wooden lintel (as seen in Photograph 3). Multiple missing or damaged stones are present in association with this, now removed, extension on the eastern elevation.
- 3.7 In some parts of the building there are areas which appear to have undergone recent works including fitting of windows which appear to have more recent stonework (Photograph 4). Gaps around the windows are apparent and may lead to internal spaces, however, evidence from the internal inspections shows that some windows have been sealed at the edges with expanding foam.
- 3.8 The roof edges provide multiple potential access points for bats. The roof edges at the northern and southern elevations (not gables) feature possible access points under areas of gutters, however, visibility was not suitable to provide confirmation of this. The eastern and western elevations which feature gables, as well as the small split-level section on the northern elevation (Photograph 5), provide many potential access points. The roof edges feature multiple areas of missing mortar as well as areas where the roof board and purlins extend out of the wall to the exterior of the building and provide potential access points at the edges or where the wood has rotted away (Photograph 6).
- 3.9 The roof of the building appears to be in moderate condition with some areas of lifted, cracked, or missing tiles (Photograph 7). The building also features several lifted ridge tiles which could provide potential access or roosting for bats (Photograph 8). The roof valleys appear to be in good condition with the lead flashing intact and in place. The lead flashing surrounding the chimney stack is partially lifted and could provide a potential access point.

⁶ Botanical species names follow Stace (2019)

- 3.10 Skylights are present along the length of the northern elevation roof (Photograph 7). These skylights are largely in good condition and are well-sealed to the surrounding roof, however, the third skylight from the eastern edge of the roof features a lifted section at the base which could provide bat access or roosting potential (Photograph 9).

The Coach House - Interior

- 3.11 The ground floor interior of the Coach House has undergone some renovation. The walls are all finished and the windows and doors appear well-sealed internally. The staircase to the first floor is unfinished and various services are not fully completed and sealed into the ceiling. The ground floor supports negligible roosting opportunities for bats.
- 3.12 The first-floor spaces are all unfinished with exposed brick and stonework (Photograph 10). The two largest central rooms are open to the roof and show exposed Breathable Roofing Membrane (BRM) roof lining and rockwool insulation. Smaller rooms are present at the eastern and western sections of the first floor; two at the eastern end of the building and three at the western end of the building including the room which is classed as split-level in the external description above (Photograph 7). The entire first floor is at least partially illuminated by windows or skylights. These smaller rooms are largely used for storage and are in the same condition and of the same construction as the central rooms.
- 3.13 Above the two eastern gable rooms lies a void open to the remaining first-floor (Photograph 11). This void is illuminated by skylights and features potential access points at the gable end at the roof apex (Photograph 12) and around the roof purlin (Photograph 13). This open void featured significant evidence of bat activity and roosting in the form of a collection of feeding remains (Lepidoptera wings) (Photograph 14) and an accumulation of bat droppings below the roof apex (Photograph 15).
- 3.14 Above the two western gable rooms lies another void open to the remaining first floor (Photograph 16). This void is also illuminated by skylights and features a section of roof which is partially finished though has been partially dismantled which could provide roosting potential (Photograph 17). This void featured significant evidence of bat activity and roosting in the form of a number of feeding remains (Lepidoptera wings) (Photograph 18) and an accumulation of bat droppings below the roof apex (Photograph 19).
- 3.15 A partial, inaccessible void appears to be present above the western split-level room at the apex (Photograph 20). The external assessment shows a potential access point to this area (Photograph 6).
- 3.16 Overall, the building has been assessed as being a **Confirmed Roost** for bats. It is likely used in the summer only (see below for hibernation assessment) and the presence of Lepidoptera wings suggests a possible feeding roost and/or day roost (both of which are non-breeding roost types). The droppings appear to be a range of ages (some being covered with dust) suggesting regular use.
- 3.17 The building is unlikely to have the stable, cool and humid conditions generally needed to support numbers of hibernating bats. Therefore, the building has also been assessed as having **Low** potential to support hibernating bats, focussing on external crevice which may incidentally be used by individual bats in the winter period.

Ground Level Tree Assessment

- 3.18 The assessments for each potentially suitable tree within the survey area are summarised in Table 5 and presented on Figure 1, with illustrative photographs at Appendix 2. Figure 1 provides an approximate location of trees, please refer to the Tree Survey (Acacia Tree Services 2026) for more details. Grid references and photographs of trees were recorded to aid in future tree identification.

- 3.19 Each tree was assessed using the criteria set out in Table 2, which uses the *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins 2023) approach of assessing a PRF as PRF-I (potential for use by an individual or small numbers of bats) or PRF-M (potential for multiple bats or a high status roost).
- 3.20 In total, four trees were assessed to have PRF-M status and eight trees were assessed to have PRF-I status. Seventeen trees were assigned a PRF status of None.
- 3.21 Nine trees outside of the ownership boundary were not subject to a GTLA, these are presented as 'not assessed' in Table 5 and Figure 1. These trees were not considered at risk of disturbance from the proposed development (and as such did not require a GLTA), however, they have been included in Table 5 for continuity with the Tree Survey report (Acacia Tree Services 2026) and tree numbering system.

Table 5 Summary of Assessed Roost Status Following Ground Level Tree Assessment

Tree Ref.	Species	Photo No(s).	Description of Tree and PRF Present	Bat Roost Potential
T1	Lime (<i>Tilia</i> spp.)	N/A	Mature tree with no obvious features.	None
T2	Horse chestnut (<i>Aesculus hippocastanum</i>)	21 and 22	Small knot hole roughly 8m from the ground on the southern face of the tree. Feature may lead to a larger cavity.	PRF-M
T3	Beech (<i>Fagus sylvatica</i>)	N/A	Mature tree with no obvious features.	None
T4	Horse chestnut	N/A	Mature tree with no obvious features.	None
T5	Sycamore (<i>Acer pseudoplatanus</i>)	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T6	Lime	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T7	Beech	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T8	Beech	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T9	Ash (<i>Fraxinus excelsior</i>)	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T10	Sycamore	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T11	Sycamore	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T12	Ash	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A

Tree Ref.	Species	Photo No(s).	Description of Tree and PRF Present	Bat Roost Potential
T13	Ash	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T14	Sycamore	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T15	Sycamore	N/A	Not surveyed, tree located in Corbar woods. Off-site to the west.	N/A
T16	Ash	N/A	Mature tree with no obvious features.	None
T17	Sycamore	N/A	Mature tree with no obvious features.	None
T18	Willow (<i>Salix</i> spp.)	23	Mature tree with low burl within woodland area. Small pruning scar on the eastern face of the stem roughly 2m from the ground. Inspected and found to house slugs, spiders and only a small cavity.	PRF-I
T19	Monkey-puzzle (<i>Araucaria Araucana</i>)	N/A	Mature tree with no obvious features.	None
T20	Ash	N/A	Mature tree with no obvious features.	None
T21	Ash	N/A	Mature tree with no obvious features.	None
T22	Ash	N/A	Mature tree with no obvious features.	None
T23	Sycamore	N/A	Semi-mature tree with no obvious features.	None
T24	Beech	N/A	Mature tree with no obvious features. Vacant bird's nest on western-facing limb.	None
T25	Ash	N/A	Semi-mature tree with no obvious features.	None
T26	Rowan (<i>Sorbus aucuparia</i>)	24	Mature tree with a knot hole on the south-eastern face of the stem roughly 3m from the ground. The PRF appears to lead to a cavity based on inspection with binoculars and a high-powered torch.	PRF-M
T27	Sycamore	25	Mature tree with a knot hole on the south-eastern face of the stem roughly 3m from the ground. The PRF could lead to a cavity.	PRF-M
T28	Sycamore	N/A	Mature tree with no obvious features.	None
T29	Sycamore	N/A	Mature tree with damage but no indication of crevices or cavities.	None
T30	Willow	26	Mature tree with multiple PRF. - Limb tear from stem roughly 3m from ground level on the western face which could possibly lead to a cavity; - Hazard beam on a limb on the northern face of the tree roughly 4m from ground level;	PRF-M

Tree Ref.	Species	Photo No(s).	Description of Tree and PRF Present	Bat Roost Potential
			• Another hazard beam on another north-facing limb roughly 4m from ground level; and • Major limb tear along the western face of the tree from roughly 0 to 2m from ground level. A very small crevice is present at the edge of this feature.	
T31	Sycamore	N/A	Mature tree with small amounts of peeling bark running from 0 to 4m from the ground on all faces of the tree.	PRF-I
T32	Sycamore	N/A	Mature tree with no obvious features.	None
T33	Beech	N/A	Mature tree with multiple small/exposed PRF. • Limb tear from limb roughly 8m from ground level on the western face; • Limb tear from limb roughly 6m from ground level on the western face; and • Limb tear from limb roughly 6m from ground level on the eastern face.	PRF-I
T34	Beech	N/A	Mature tree with no obvious features.	None
T35	Beech	N/A	Mature tree with no obvious features.	None
T36	Beech	N/A	Mature tree with no obvious features. Bird nesting box present.	None
T37	Ash	27	Mature tree with a pruning scar and associated lifted bark on the northern face of the stem roughly 3m from ground level.	PRF-I
T38	Beech	28	Mature tree with a small dead limb roughly 3 to 4m from the ground much decay.	PRF-I
T39	Beech	N/A	Mature tree with a limb tear on the northern face of the stem roughly 6m from ground level. Vacant bird's nest present within one of the tree limbs.	PRF-I
T40	Horse chestnut	N/A	Mature tree with a limb tear on a west-facing limb roughly 5m from ground level.	PRF-I
T41	Beech	N/A	Mature tree with a limb tear on the north-western face of the stem roughly 5m from ground level and a hazard beam on a north-west-facing limb roughly 3m from ground level.	PRF-I

4. DISCUSSION AND RECOMMENDATIONS

Discussion

- 4.1 The results of the bat surveys and assessments have been evaluated against the proposed scheme design drawing as shown on the Site Location Plan, Drawing No. 001 Rev b (dated 13th March 2026).

Coach House

- 4.2 The Coach House building was **confirmed to support a bat roost** through the identification of accumulations of bat droppings of varying ages. The building has multiple potential access points for bats, with the top floor of the building offering suitable roosting features. Feeding remains (Lepidoptera wings) were also present in addition to the bat droppings, suggesting some use as a feeding roost.
- 4.3 Bat roost type and species are unconfirmed at present, however, it is noted that the desk review identified a roost of brown long-eared bats and common pipistrelle associated with the Coach House, with data on bat roost presence being collected in 2024 and 2016 for both bat species. The record notes '*evidence of low numbers*' of bats suggesting day roosting is likely, including the potential for a small maternity roost.
- 4.4 The building was also assessed as having Low potential for hibernating bats due to the voids where bats are present being unlikely to retain a stable, cool and humid environmental over the winter period. Smaller external crevices under tiles or where mortar is missing may provide limited hibernation opportunity for individual crevice-dwelling bats only and again offers overall Low potential.
- 4.5 The proposed scheme includes the following changes to the Coach House building (as shown on Drawings Coach House Ground Floor Plan – Proposed; First Floor Plan – Proposed; and Elevations – Proposed: Drawing Nos. 150/151/153 all Rev C, dated 28/04/26):
- Ground Floor - a small number of windows re-instated, new window openings to meet ventilation requirements, reconfiguration of internal partition walls, new stairwell and installation of two extractor fans (kitchen and bathroom);
 - First Floor - opening casement to be added to some existing first floor windows to act as an escape window and meet ventilation requirements, new internal partition wall, new stairwell and installation of an extractor fan (bathroom);
 - Upper Loft Voids (where bats are present) – roosting areas will be retained and isolated from the main living quarters. These two loft areas will be enclosed and undisturbed and all internal junctions/gaps with habitable rooms to be carefully sealed to prevent bats inadvertently entering the living quarters. Secure loft hatches will be installed to seal all existing hatches in first floor ceiling to upper loft voids. Bat access to loft voids is to be retained at gable ends externally, including no sealing below barge boards, ensuring retention of bat access; and
 - External Works – repairs to stonework at ground level, opening up of infilled window/doors, replacement of retained block/brick infill with natural stone, repairs/maintenance to gutters/rainwater goods, repairs to existing render, maintenance of roof lights (moss removal), repainting of bargeboards and purlin ends, existing timber window frames to be repaired like for like, single storey ground floor roof to be renewed like for like. Please note: main roof and chimney stack are unaffected by proposals, excepting minor maintenance/repairs.

4.6 **Before any works can be undertaken on the Coach House building, a EPS bat mitigation licence will need to be obtained from Natural England.** This can only be applied for after planning permission (or other consent) is in place.

4.7 Further assessment recommendations are presented in the section below.

Trees

4.8 In total, four trees were assessed to have PRF-M status (potential to support multiple roosting bats), and eight trees were assessed to have PRF-I status (potential to support individual or small numbers of roosting bats only). These are detailed in Figure 1. A 30m zone is also shown around each PRF-M tree to identify the area for evaluation of potential impacts on the PRF-M feature.

4.9 All PRF-I tree features are small and relatively shallow/exposed providing little opportunity for larger number of bats to shelter. As per the guidelines (Collins 2023), confirmed PRF-I trees do not require further survey effort in respect of bats and their roosts and no further recommendations are made for these trees.

4.10 All PRF-M trees and their Root Protection Areas (RPA) are outside of the application site boundary however works are proposed within 30m of each tree. The potential impacts of the proposed works on each PRF-M tree are limited and are as follows:

- T2 – limited and localised works to the eastern section of the Coach House building occur within approximately 20m of the tree. The expected nature, scale and duration of works result in negligible potential for impacts on this PRF-M tree. No further recommendations;
- T26 and T27 – these two trees are adjacent to each other and lie outside of the northern boundary of the application site. Proposed works within 30m of these trees relates to the construction of the proposed new dwelling and associated landscape planting. The new dwelling is located approximately 8 to 10m from these trees and is, therefore, relatively protected from noise and disturbance; and
- T30 – this tree also lies outside of the boundary of the application site, on the eastern side. Proposed works within 30m of the tree relates to the construction of the dwelling and associated landscaping. The dwelling is located approximately 12m from the tree and is, therefore, relatively protected from noise and disturbance.

4.11 Recommendations in respect of PRF-M trees is presented in the section below.

4.12 All other trees were also discounted from further evaluation/survey, being either off site at a distance from the proposed scheme activities or holding no/negligible features with potential to support roosting bats. No further recommendations are made for these trees.

Recommendations

Coach House

4.13 Accumulations of bat droppings categorises the Coach House as a **confirmed bat roost** and the number and age range of droppings indicate a summer day roost is present within both roof voids at the gable ends of the property and is regularly used by small numbers of bats. Lepidoptera wings also indicate the possibility of a summer feeding roost. Existing records from 2014 and 2016 identify a summer roost at the Coach House supporting both brown long-eared bats and common pipistrelle and the 2026 survey data indicates this roost is still present and active.

4.14 Bat droppings were carefully collected by the surveyor during the PRA survey, and it is recommended that these are sent for DNA analysis to confirm the bat species using the building.

- 4.15 Three evening bat emergence surveys are recommended to characterise the roost type and are required to inform the bat mitigation licence application. Emergence surveys should be undertaken between **May to September** under suitable weather conditions, with at least two surveys between May and August. Individual surveys should be at least 3 weeks apart.
- 4.16 The evaluation of the scheme proposals identifies potential to impact upon bats and their roosts at the Coach House building, Key predicted impacts and proposed mitigation measures are presented below (**note: works to the Coach House can only be undertaken once the Natural England bat mitigation licence is in place**):
- Minor changes to the internal upper roof voids where the bats are known to be present, to isolate these areas from the living quarters. This will include sealing any gaps in the internal walls between the loft void and the first floor rooms plus securing the first floor ceiling/loft hatches to the voids. The bat access points on the external gable ends (associated with the bargeboard areas) will remain untouched. This will provide two secure 'bat loft' areas where the roost can be retained *in situ* away from the living quarters of the property. All work to the 'bat loft' areas would be supervised by the Ecologist with appropriate pre-works inspections;
 - The degraded flat roof on the single storey ground floor structure has limited potential to support small numbers of roosting bats and repair/replacement of this roof structure would impact upon any roost present. The recommended bat emergence surveys will confirm if this section of the Coach House is used by roosting bats. Suitable mitigation can be put in place if needed, including supervised roof stripping to ensure bats are not harmed. It is likely that any such roost would be associated with the roost in the main Coach House structure and as such retention of the upper loft voids as 'bat lofts' would provide suitable compensatory roost areas for any displaced bats; and
 - External areas identified for work that have crevices or other gaps could support individual roosting bats, including gaps around window frames, mortar gaps and render cracks. These features are assessed as holding limited potential to support individual bats and mitigation would be provided in the form of pre-works checks to ensure bats were not inadvertently harmed during these works. Again, the 'bat loft' areas will provide suitable compensatory roosting sites for any displaced bats.
- 4.17 Given the nature and scale of the works proposed at the Coach House under this application, and the retention of the bat roost *in situ* within dedicated 'bat loft' areas, there is no predicted long term negative impacts on the local bat population. There will be some potential for short term disturbance to individual bats during works and some minor alternations to the area immediately around the roost (to ensure the 'bat lofts' are isolated from the living quarters), but this can be effectively managed and minimised through the approaches outlined above. The bat mitigation licence Method Statement will provide additional detail on methods and timing and secure this approach.
- 4.18 Similarly, the proposed landscape changes are minor/localised with key features such as woodland edge and individual trees being retained and are assessed as being unlikely to affect the continued use of the retained 'bat loft' features proposed for the Coach House.

PRF-M Category Trees

- 4.19 Four trees (T2, T26, T27, T30) with PRF-M classifications support rot features that could be used by roosting bats. All these trees are located off the application site (i.e. are not directly impacted) and at some distance from the proposed dwelling. The trees remain well-connected to the wider woodland habitats around the site.

- 4.20 Given the lack of direct impacts (including on any RPA) and limited indirect impacts predicted in relation to trees, it is recommended that a Precautionary Working Method Statement (PWMS) approach is applied to manage any potential impacts on PRF-M trees.
- 4.21 The PWMS should include a protective buffer around trees where materials should not be stored nor works undertaken, along with an Ecological Clerk of Works (ECoW) presence on site for excavations within 20m of any PRF-M tree. These measures will safeguard against any risk of incidental impacts upon these four trees and protect the PRF-M features from risk of accidental damage or significant disturbance.
- 4.22 Using the PWMS approach and given the very limited nature of predicated impacts on PRF-M trees, no further bat surveys are recommended on these trees and their inclusion in any future Natural England bat mitigation licence required for the Coach House is not necessary.

Habitats

- 4.23 The scheme retains all trees on site and includes new ecologically sensitive planting as part of the landscaping scheme (e.g. wildflower areas, native shrubs and trees). Overall, the scheme supports key forage habitats on site and retains suitable commuting links between the Coach House roost and the adjacent habitat within the wider area (e.g. Corbar Woods).
- 4.24 If additional external lighting is required as part of the proposed scheme, it is recommended that an Ecologist advise on the lighting plan to ensure the Coach House bat roost and PRF trees are not adversely impacts. This can be managed via the preparation of an Ecologically Sensitive Lighting Plan, if needed.

Nesting Birds

- 4.25 All actively nesting birds are protected, and trees and buildings can support nesting birds. Measures to protect nesting birds (and other protected or notable species) potentially present on the site should be considered alongside roosting bats. Please see the PEA report for further details (PAA 2026).

Survey Validity

- 4.26 The findings of the survey should be considered valid for a period of 12 months from the date of survey (thus, the findings are to expire in February 2027). If the works do not commence before the findings expire, then an update survey may be required to ensure the ecological advice given is based on up-to-date information.

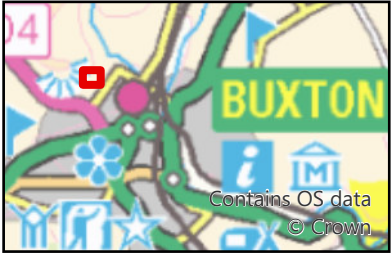
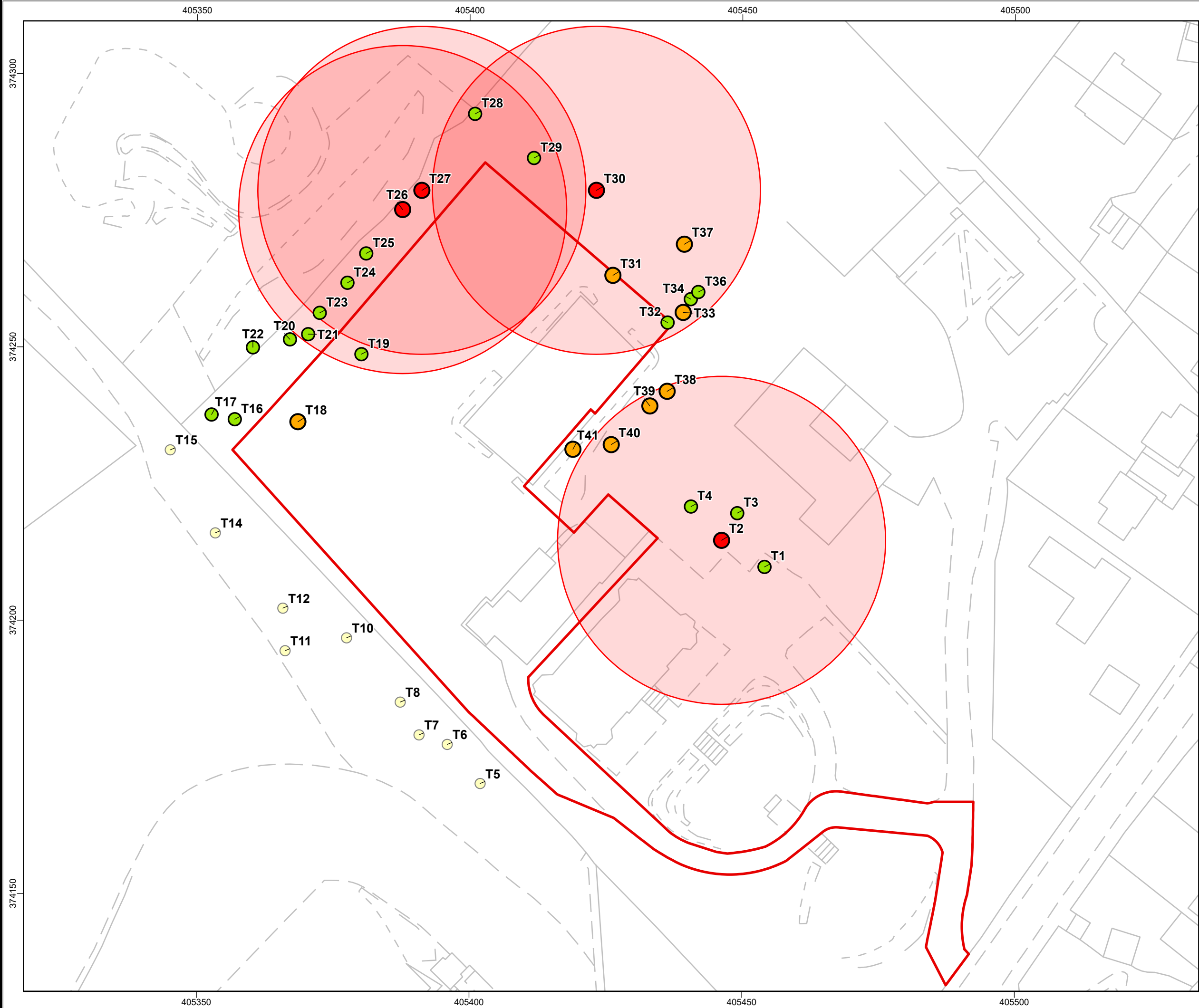
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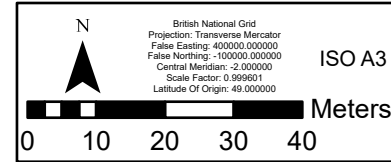
6. ABBREVIATIONS

BRM	Breathable Roofing Membrane
CIEEM	Chartered Institute of Ecology and Environmental Management
ECOW	Ecological Clerk of Works
EPS	European Protected Species
GLTA	Ground Level Tree Assessment
PAA	Penny Anderson Associates Ltd
PEA	Preliminary Ecological Appraisal
PRA	Preliminary Roost Assessment
PRF	Potential Roost Feature(s)
PWMS	Precautionary Working Method Statement
RPA	Root Protection Area(s)

FIGURE



- Site boundary**
- GLTA result**
- PRF-M
 - PRF-I
 - None
 - Not assessed
- Buffer Zones**
- 30m buffer around PRF-M trees



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Project Name
Land Off Corbar Road, Buxton

Discipline
Ecology

Title:
Ground Level Tree Assessment (GLTA)

Scale 1:1,000	Drawing No. Figure 1	
Drawn By OB	Originator SRS	Date 24/04/2026
Grid Ref.	Revision 1.0	

APPENDICES

APPENDIX 1

Summary of the Legislation Relating to Bats

SUMMARY OF THE LEGISLATION RELATING TO BATS

All wild species of bat are protected under the Wildlife and Countryside Act (WCA) 1981, which has also been amended by later legislation, including the Countryside and Rights of Way (CROW) Act 2000. Bats are listed on Schedule 5 of the WCA and are therefore subject to some the provisions of Section 9 which, with the amendments, make it an offence to:

- Intentionally or recklessly disturb a bat while it is occupying a structure or place which it uses for shelter or protection (S9:4b).
- Intentionally or recklessly obstruct access to any structure or place used for shelter or protection by a bat (S9:4c).

There are additional offences in relation to buying and selling (S9:5) any live or dead animal of this species or anything derived from them.

Bat species are also listed under Annexes IIa and IVa of the EC Directive on the Conservation of Natural Habitats and of Wild Fauna and Flora, also known as the 'Habitats Directive'. Inclusion on Annex IVa means they are consequently identified as European Protected Species (EPS) and protected under the Conservation of Habitats and Species Regulations 2017 (amended).

The Conservation of Habitats and Species Regulations 2017 (amended) state that a person commits an offence if they:

- (a) deliberately capture, injure or kill any wild animal of a European protected species,
- (b) deliberately disturb wild animals of any such species, in such a way as –
 - (i) to impair their ability to survive, to breed or reproduce, or to rear their young, or
 - (ii) in the case of animals of a hibernating or migratory species, to hibernate or migrate, or
 - (iii) to affect significantly the local distribution or abundance of the species to which they belong;
- (c) deliberately take or destroy the eggs of such an animal, or
- (d) damage or destroy a breeding site or resting place of such an animal.

Under these Regulations it is an offence to damage or destroy a breeding site or resting place whether the animal is in occupation or not, and protection extends to all life stages of the animal in question. There are additional offences relating to possession, control and sale of a live or dead bat or part of such an animal.

In addition, seven native British bat species, including the soprano pipistrelle (*Pipistrellus pygmaeus*) and the brown long-eared bat (*Plecotus auritus*), are listed as 'species of principal importance' for the conservation of biodiversity in England under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 (amended). In Wales, Section 7 of the Environment (Wales) Act 2016 provide a list of organisms of 'principal importance for maintaining and enhancing biodiversity' and lists several species of bat including the common pipistrelle (*Pipistrellus pipistrellus*) which is absent from England's S41 list.

Please note: the above text provides a brief summary of the legislation in relation to bats and their roosts and the original Acts, Regulations and any amendments should be referred to for the precise wording.

APPENDIX 2

Photographs



Photograph 1
The Coach House southern elevation



Photograph 2
A section of missing mortar within the southern elevation stonework



Photograph 3
Showing the evidence of a previous extension on the eastern elevation and the associated gaps along with gaps and crevices at the gable behind the bargeboard



Photograph 4
Showing evidence of more recent works to first-floor windows, with surrounding small gaps and the associated newer masonry



Photograph 5
Small split-level section on the northern elevation which shows an example of the condition of the roof edges at the gables of the building



Photograph 6
Showing the roof edge of the single-storey, split-level section on the northern gable of the Coach House with the missing mortar and exposed roof board



Photograph 7
Showing the northern elevation roof with some missing or cracked tiles visible on the (smaller) split-level section



Photograph 8
Showing a lifted ridge tile on the roof of the split-level section on the northern elevation



Photograph 9
Showing an area at the base of the skylight on the main roof, which is lifted away from the roof tiles



Photograph 10
Showing the exposed masonry and exposed roof lining and insulation of the first floor



Photograph 11
Showing the open void above the eastern rooms allowing access from the void into the rest of the first floor rooms



Photograph 12
Showing the potential access point at the interior of the eastern gable apex



Photograph 13
Showing the potential access
point around the roof purlin
on the eastern gable



Photograph 14
Showing the accumulation of
feeding remains within the
eastern gable void, likely
from a yellow underwing
moth species



Photograph 15
Showing an accumulation of
bat droppings beneath the
apex within the eastern gable
void



Photograph 16
Showing the void above the western gable rooms which is open to the remaining first floor



Photograph 17
Showing the section of roof void where lining is partially dismantled within the western gable void



Photograph 18
Showing a Lepidoptera wing feeding remain within the western gable void



Photograph 19
Showing the accumulation of bat droppings within the western gable void, with a covering of dust



Photograph 20
Showing the interior of the split-level room on the north-western portion of the first floor with the indication of a small inaccessible void at the apex



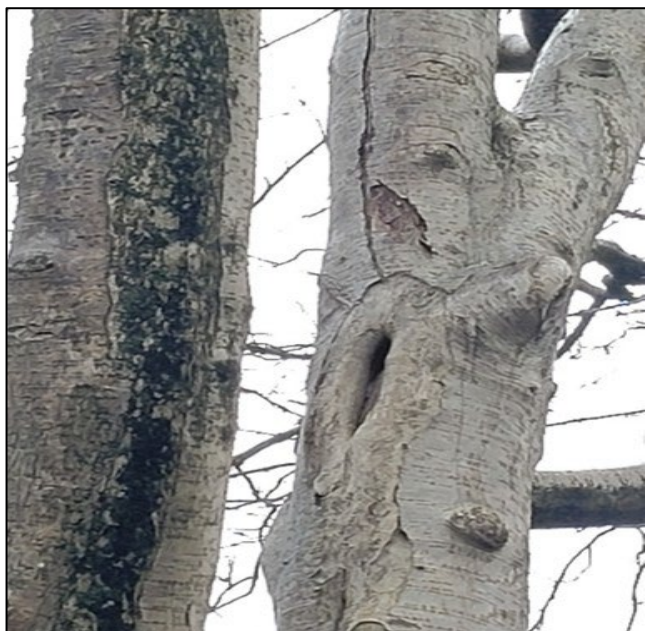
Photograph 21
Tree T2 overview (PRF-M)



Photograph 22
Showing the knot hole on the southern elevation of the stem of T2 (PRF-M)



Photograph 23
Tree T18 with a small pruning scar on stem (PRF-I)



Photograph 24
Tree T26 knot hole which appears to lead to a larger cavity (PRF-M)



Photograph 25
Close up of Tree T27 with a knot hole leading to a cavity (PRF-M)



Photograph 26
Tree T30 with a major limb tear forming rot (PRF-M)



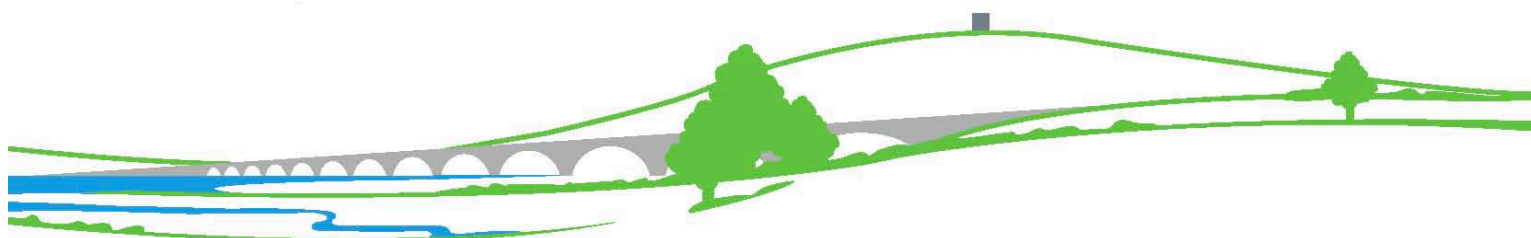
Photograph 27
Tree T37 pruning scar and associated peeling bark providing only shallow crevices (PRF-I)



Photograph 28

Tree T38 showing a small rotten limb with much decay resulting in numerous features but all very exposed to weather (PRF-I)

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