



Mr. T. Wells
Castle Moat House,
Castle Road,
Offton,
Suffolk,
IP8 4RN.

Date: 12th December 2022

**Re: Update Bat Survey Report for Proposed Barn Conversion
Development at Castle Moat House, Castle Road, Offton, Suffolk,
IP8 4RN.**

Skilled Ecology Consultancy Ltd. was commissioned by Mr T. Wells to undertake an update bat survey for proposed development. The report is required for a planning application for alterations and extensions to an existing single-storey outbuilding to form a single new dwelling.

The site includes an existing outbuilding used for general storage. The building is constructed with flint walls on the north elevation and also in a central dividing wall. The remainder of the walls were brick. The building supported a pitched, lined, slate roof, with a mix of modern and older style timber frame and joinery. The outbuilding is attached to a double-storey residential dwelling (barn conversion) to the east.

The buildings were located within a rural hamlet, located south of the village of Offton, surrounded by a small woodland, wooded moat, grassland, and arable agriculture.

The original surveys included: a daylight survey by Skilled Ecology Consultancy Ltd. on the 7th May 2020, as well as two dusk emergence surveys on the 22nd June 2020 and 6th July and one dawn re-entry survey on the 21st July 2020. The surveys included watching the barn for any emerging or re-entering bats.

The surveys were undertaken during the peak survey period in suitable weather conditions by experienced ecologists.

The surveys identified one common pipistrelle *Pipistrellus pipistrellus* roosting between the bargeboard and the wall of the adjacent, attached barn. The bat roost is approximately 0.5m from the ridge tiles on the barn proposed for development.

Whilst the attached barn is not required for works and the roost location is likely to remain accessible for bats, the proximity of the roost from the barn means that the potential for disturbance to the bat from works was considered high.

Therefore, in accordance with legislation protecting bats and their roosts, mitigation and a Low Impact Natural England development site licence for bats will be required for works to proceed legally.

The update survey was undertaken on the 2nd December 2022 by experienced ecologist Roger Spring BSc MCIEEM (licensed to survey for bats – level 2). The survey discovered similar conditions as previously discovered in 2020 with similar levels of potential for roosting associated with barn and attached building. No signs or evidence of bats or bat activity were observed internally or externally associated with the buildings.

Therefore, it was considered that mitigation and recommendations in the preceding ecology reports from 2020 remain valid and appropriate for the current planning application and development. No further recommendations were considered necessary.

Yours sincerely,



Roger Spring BSc MCIEEM

Photograph 1: Main site area at Castle Moat House.



Photograph by Roger Spring 2022.

Photograph 2: Main site area at Castle Moat House. Note- attached timber frame barn beyond is not part of proposed development.



Photograph by Roger Spring 2022.

Photograph 3: Inside the barn at Castle Moat House.



Photograph by Roger Spring 2022.

Photograph 4: Inside the Barn at Castle Moat House.



Photograph by Roger Spring 2022.