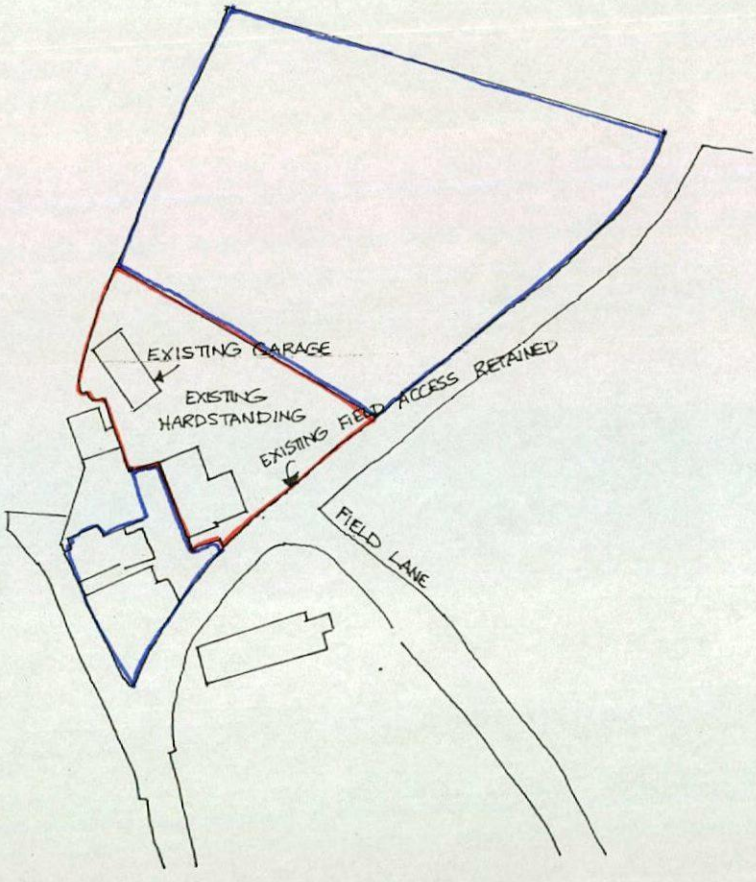


BARN CONVERSION LILEY LANE 1:1250
LAYOUT/ACCESS 10/13 DRG A5

MICHAEL A CLYNCH
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Whitcher Wildlife Ltd.
Wildlife Consultants.

LITTLE FARM, ECKLANDS.

OS REF: SE 216-025.

BAT SURVEY.

Ref No:- **130912.**

Date: **28th September 2013.**

Cliff Edge, Cliff Road, Darfield, Barnsley, S73 9HR.
Tel. 01226 753271. Fax. 01226 270993.
info@whitcher-wildlife.co.uk www.whitcher-wildlife.co.uk
Company No. 4401613.

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1. INTRODUCTION.

1.1. Plans are being drawn up for the conversion of a small barn at Little Farm, Ecklands, Penistone into a residential property.

1.2. A bat survey of the building has been commissioned to accompany the application for planning permission on the site.

1.3. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.4. The original day time survey was carried out on 4th September 2013 and this was followed by a further day time inspection and dusk emergence survey on 24th September 2013. This report outlines the findings of those surveys and makes appropriate recommendations.

1.5. Appendix I of this report provides back ground information with respect to bats and the legal protection afforded to them.

****

2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites in line with L Hundt (2012). *Bat Conservation Trust Good Practice Guidelines* by looking for the following signs:-

* Holes, cracks or crevices.
* Bat droppings.
* Prey remains.
* Staining on external walls.

2.2. Unless otherwise stated, all lofts were accessed and inspected using a high powered torch and where necessary an endoscope.

2.3. A thorough external inspection was carried out from ground level for any gaps or openings in the roof and ridge tiles, behind soffits and fascias and in the walls of the structure for suitable roost access points and field signs to indicate possible use by bats.

2.4. All window cills, walls and the ground around the structure were checked for signs of bat droppings or staining to indicate possible use by bats. Where necessary, ladders were utilised to gain access within the limits of health and safety.
Any access constraints encountered are outlined within the following report.

2.5. All survey work was carried out in line with the Bat Conservation Trust, Good Practice Guidelines

2.6. A second day time survey was carried out on 24th September and was followed by a dusk emergence survey by two surveyors.

2.7. The first survey was carried out by Stephen Lingwood. Since January 2009 Stephen has had experience in a professional capacity as a Wildlife Consultant carrying out Ecology Surveys and Phase 1 Habitat surveys. Stephen holds Natural England Survey Licences in respect of bats and great crested newts, he is also an affiliate member of IEEM and has also successfully completed a number of courses run by IEEM, BCT and FSC in the relative protected species and in carrying out Phase 1 Habitat surveys.

2.8. The second day time survey and dusk emergence survey was carried out by Derek Whitcher who has over twenty years' experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a member of CIEEM he is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership. He holds current Natural England survey licences for barn owl, bat, great crested newt and white clawed crayfish.

****

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A desktop data search for existing records of bat roosts in the area of the site was submitted to South Yorkshire Bat Group.

3.1.2. The records provided are for individual bats, they hold no records of roosts in the surrounding area.

3.2. The Survey Area.

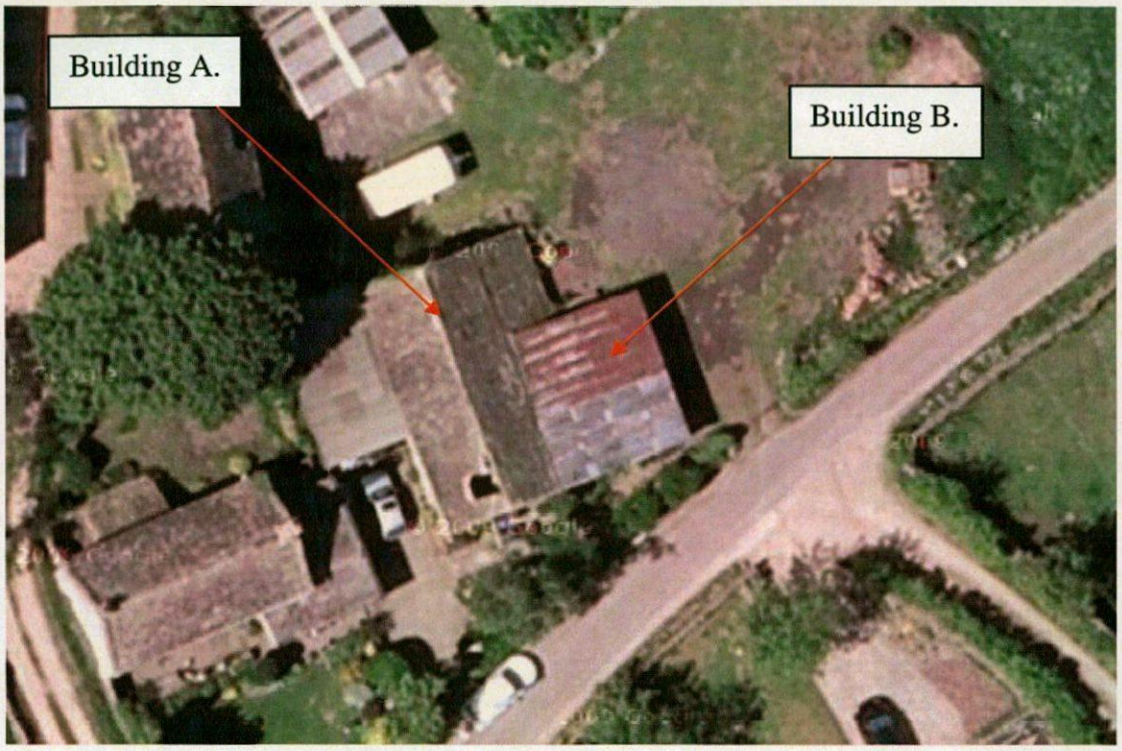
3.2.1. The survey area is a barn off Parkin House Lane, Ecklands as shown on the aerial photograph below.



3.2.2. The site is in an elevated position surrounded by other properties. Much of the area around the site comprises open grazing fields with a large area of deciduous woodland to the north.

3.3. Daytime Bat Survey Results.

3.3.1. The aerial photograph below shows the survey area. The buildings have been separated into two distinct sections and each is described below.



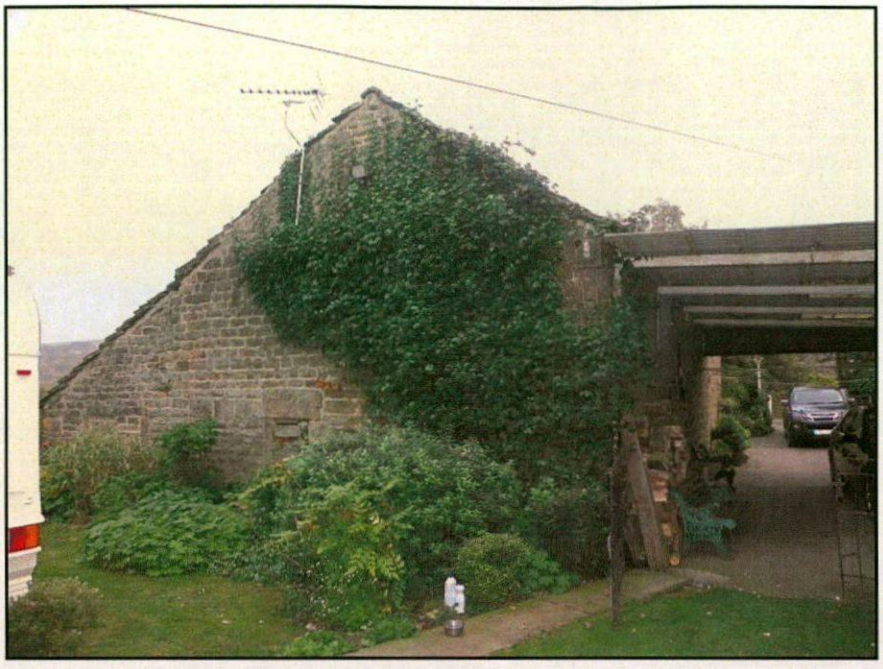
3.2.2. Building A.

3.2.2.1. Building A is the main stone barn. This comprises a two storey main building with a single storey, lean-to extension on the north eastern corner. The building is currently used for storage.

3.2.2.2. The walls of the main building are coursed stone, rubble filled walls. The windows within the building have been bricked up at some point in time leaving only one door to the west of the building.

3.2.2.3. The external walls are well pointed throughout and there are no cracks or crevices to provide opportunities for roosting bats. There is one area of ivy on the northwestern corner of the building.

3.2.2.4. There are no weather boards or soffits present around the eaves of the building although there are occasional gaps between the top of the walls and the roof slates.

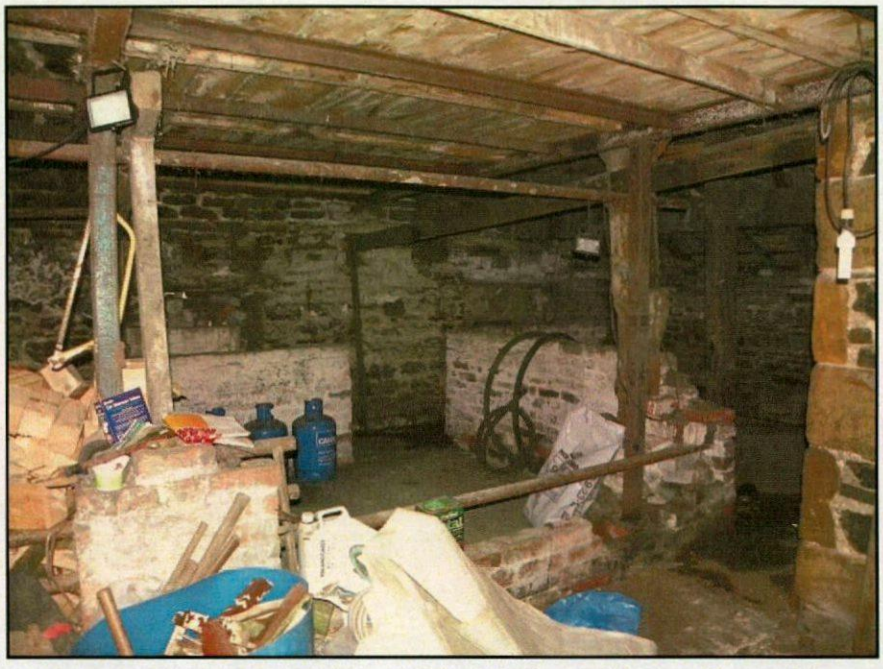


3.2.2.5. The roof of the building comprises a pitched, stone tiled, roof, on the main building. The building is in very poor condition with two large holes where the roof support timbers have collapsed. One of those holes can be seen below.

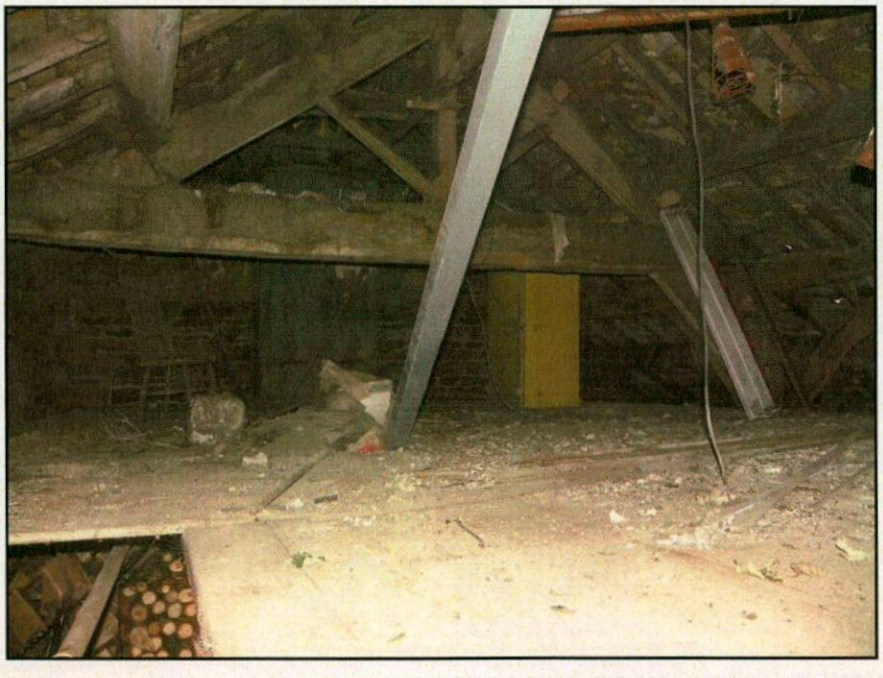


3.2.2.6. In addition, many of the remaining roof timbers are in poor condition and the roof sags in many places throughout. This means that many of the roof slates are poorly fitting providing gaps beneath the individual slates.

3.2.2.7. Internally the main building comprises two large rooms, one on the ground floor and one on the upper floor. The ground floor room is segregated into sections by internal petition walls, as shown below and is used for storage.



3.2.2.8. The upper floor is open to the underside of the roof with exposed king post roof support timbers. There is no lining on the underside of the roof slates.



3.2.2.9. The roof support timbers have close fitting joints with no gaps for roosting bats.

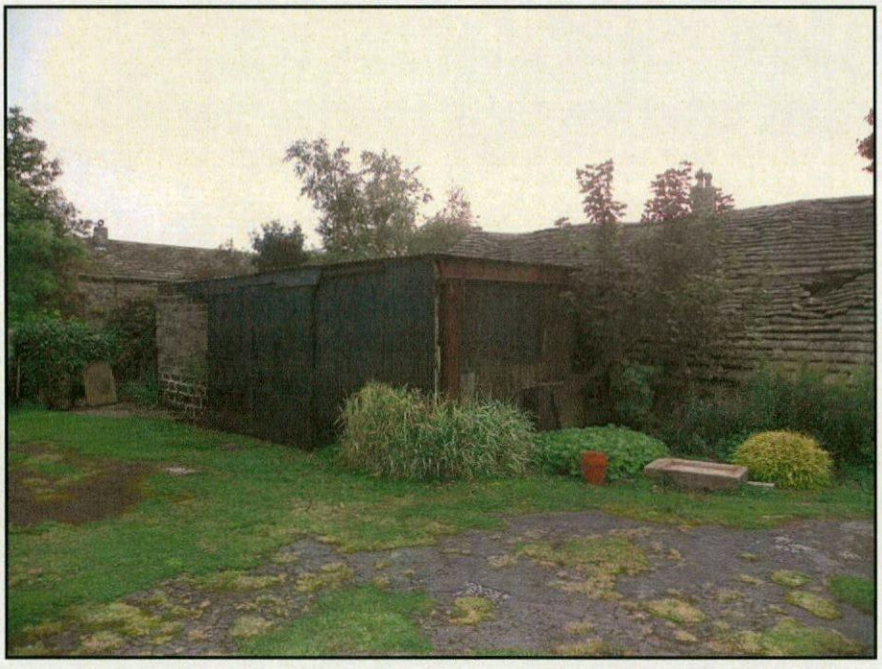
3.2.2.10. There are two large holes in the roof where roof timbers have rotted. In addition, there is no pointing beneath the ridge tiles and therefore daylight is visible along the ridge. Therefore, the upper floor is both damp and exposed to wind and weather.

3.2.2.11. The internal walls are largely well pointed although there are areas where the pointing is missing leaving open joints between the stonework.

3.2.2.12. No bats or bat field signs were identified inside or outside this building and because of the poor condition of the roof the building is assessed to have a low potential for roosting bats.

3.2.3. Building B.

3.2.3.1. Building B is a single storey extension on the south eastern corner of the main barn, shown in the photograph below.



3.2.3.2. The walls on the south side of this building are single skin stone and the remainder timber clad. The roof is a flat roof covered with corrugated steel sheets with an internal board lining beneath.

3.2.3.3. This building is used for storage and is shown in the photograph below.



3.2.3.4. This building is unsuitable for roosting bats and no bats or bat field signs were identified inside or outside this building during the survey.

3.3. Dusk Emergence Survey Results.

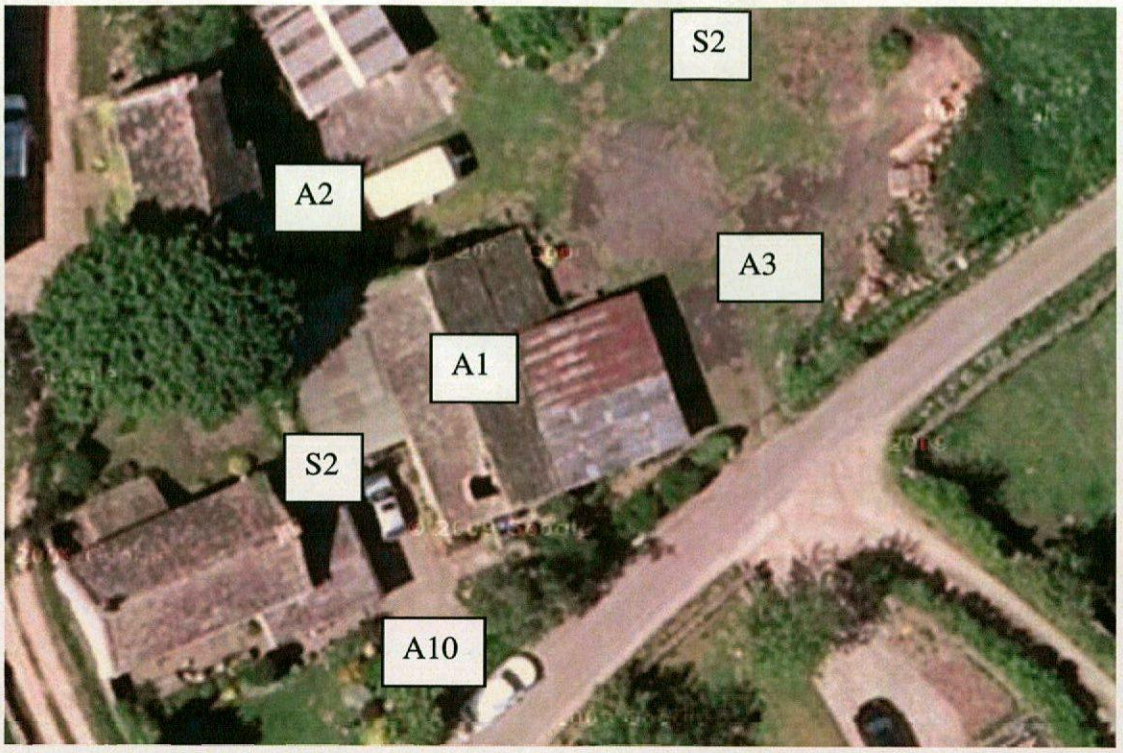
3.3.1. As the buildings were identified as having low potential for roosting bats, a dusk emergence survey was carried out by two surveyors on 24th September.

3.3.2. Two surveyors carried out the survey, each equipped with a Batbox Duet detector and a two way radio. In addition, four Anabat recorders were positioned around the site to record all bat activity for subsequent computer analysis.

3.3.3. One of the surveyors holds a current Natural England bat survey licence and the other surveyor is a very experienced surveyor who has carried out over fifty surveys.

3.3.4. The positions of the surveyors and the Anabat recorders are shown on the aerial photograph below where S is a surveyor and A is an Anabat recorder. Anabat 2 was positioned inside the barn on the top floor.

3.3.5. The evening was still and overcast with a temperature of 16°C at 20:00.



3.3.6. The following are the observations of the surveyors:-

Surveyor 1.

19:27. Pipistrelle 45 from the south, over Surveyor 1 and away to the north.
19:29. Pipistrelle 45 from the north over Surveyor 1 and away to the south.
19:30. Noctule flew over the site unseen.
19:35. Distant Pipistrelle 45 calls heard not seen.

Surveyor 2.

19:27. Very distant and brief Pipistrelle 45.
19:29. Distant Pipistrelle 45 to the north round trees.
19:31. Noctule heard over site.
19:33. Noctule heard over site.

3.3.7. The following bat activity was recorded on the Anabat recorders:-

Anabat 1 inside the barn recorded no bat activity.

Anabat 2 to the north of the barn recorded a Pipistrelle 45 at 19:28 and a Noctule at 19:31.

Anabat 3 to the east of the barn recorded Noctule bats at 19:19 and 19:32 and no other bat activity.

Anabat 10 to the south of the barn recorded Pipistrelle 45s at 19:26, 19:28 and 19:33 and a Noctule at 19:32.

****

4. EVALUATION OF FINDINGS.

4.1. During the day time survey Building A, the main barn was assessed to have some potential for individual crevice dwelling bats to roost in the gaps around the tops of the walls and beneath the roof slates although no bats or bat field signs were found. The building was assessed to be unsuitable for a maternity roost

4.2. Building B was assessed to have no potential for roosting bats.

4.3. The site was assessed to have low foraging value as it is in an elevated position with few trees around the site. There is however a clump of woodland to the north that is potentially high value foraging habitat.

4.4. As a result of the low potential for roosting bats in Building A, a dusk emergence survey was carried out. That survey identified no bats emerging from the buildings and a very low level of Pipistrelle activity with two passes across the site and Noctule activity high over the site.

4.5. The proposed conversion of the barn into a dwelling will therefore have no impact on roosting bats.

****

5. RECOMMENDATIONS.

5.1. The results of the surveys show that there are no bats roosting in the buildings on the site. Therefore, no further surveys are recommended and there is no requirement for a mitigation strategy or for a Natural England licence in connection with the proposed works.

5.2. Nevertheless, individual bats can seek temporary shelter almost anywhere and therefore it is recommended that all personnel employed on the works are briefed to be vigilant and in the event a bat is found, the bat should be protected from harm, work should cease at that location and further advice should be sought from the undersigned.

5.3. To enhance the biodiversity of the site, it is recommended that two bat access points be provided beneath the ridge tiles of the new building, as shown in the photograph below. The bat access ridge tile and the two adjacent ridge tiles should be pointed on the external edges only leaving a cavity underneath them for bats to roost in.



****

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI.	Date: 28th September 2013.

Checked by:	
Ruth Georgiou. BSc, MCIEEM.	Date: 30th September 2013.

Appendix I. BAT INFORMATION.

It is necessary to understand a little about bats, their basic nature, ecology and legal protection in order to evaluate the findings of this report.

Over 15 species of bat have been recorded in Britain. These fall into two families, the horseshoe bats and the 'ordinary bats'. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to shortage of food, caused by pesticides, as insects are their sole diet, and habitat change.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man made structures and will readily use these to roost and to rear their young.

Bats are protected under the Wildlife and Countryside Act 1981, The Habitats Regulations 1994 and the Countryside & Rights of Way Act 2000.

It is an offence to intentionally or recklessly kill, injure or capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

A breeding or resting site of any bat is known as a bat roost. A bat roost is therefore any structure a bat uses for shelter or protection. Because bats tend to use the same roosts each year, legal opinion is that the roost site is protected whether or not the bats are present at that time.

Bat roosts can be identified by looking for:-

- Suitable holes, cracks and crevices.
- Bat droppings.
- Prey remains.
- By carrying out night observations using a bat detector.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

The person applying for that licence has to be suitably qualified and experienced in bat matters. That person is then responsible for ensuring that the measures contained in the licence are carried out.

Appendix II. DATA SEARCH RESULTS.

Bat Conservation Trust
Partner Group

Sue Whitcher
Whitcher Wildlife Ltd
Cliff Edge
Cliff Road
Darfield
Barnsley
S73 9HR

27th September 2013

Project: 1km SE 216 025: Reference 130912

Dear Sue,

Further to your request, all grid squares around 1km of SE 216 025 were searched in the South Yorkshire Bat Group Database. The records found from the search can be seen on the following page.

Our charge for performing this data search is £30.00 and an invoice is attached.

To ensure that our database is as comprehensive as possible and therefore of greatest benefit to users in the future, we would appreciate a copy of any bat records made during your project.

Please note the South Yorkshire Bat Group data-set contains information gathered as part of the National Bat Monitoring Programme via the Bat Conservation Trust. Please see the enclosed notes on interpreting the metadata from NBMP surveys.

Please do not hesitate to contact us if you require any further information.

South Yorkshire Bat Group

Email: sybatgroup@googlemail.com

Recorder	Date	GridReference	Address line 1	Notes	Species	Number
Eric Bennett	29-Jul-04	SE220029	Birks Lane Bridge	P.pip single & several M. sp. feeding round bridge, arrived from downstream.		
Eric Bennett	18-Aug-04	SE220029	Birks Lane Bridge	P.pip single feeding & several M. sp. feeding round bridge, arrived from upstream.		
Householder Unknown	13-Feb-98	SE2202	Cross lane		Indet Bat	1
Eric Bennett	11-Jul-89	SE2203	Manchester Road	Found under carpet with torn wing membranes DOA	Pipistrelle	1