



WESTFIELD HOUSE FARM STABLES.

BAT SURVEY.

Ref No:- 140536

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1. INTRODUCTION.

1.1. There are plans to convert a stable block at Westfield House Farm, Penistone and there is a need to provide a bat survey report in support of the planning application.

1.2. Whitcher Wildlife Ltd has therefore been commissioned to carry out that bat survey.

1.3. A visual inspection and dusk emergence survey was carried out on 19th May 2014. This report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I of this report provides additional information on bats and the protection afforded to them and is designed to assist the reader in understanding the contents of this report.

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 L Hundt (2012). *Bat Conservation Trust Good Practice Guidelines*.

2.6. This was followed by a dusk emergence survey of the building.

2.7. The survey was undertaken by Derek Whitcher who has over twenty year's 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 data request was submitted to Barnsley Ecological Records Centre for records of bat roosts within 1km of the site. Only two records of bats were provided, both records of the same Pipistrelle maternity roost at 57 Gledhill Avenue, approximately 350m northeast of the site. Those records are provided in Appendix II of this report.

3.1.2. A data search request was submitted to South Yorkshire Bat Group. The records include a bat roost of 76 Pipistrelles from 1987 and 1989 in Keats Grove and the same Pipistrelle roost on Gledhill Avenue recorded above. The remainder of the records is a mixture of records of dead bats, bats in houses and foraging bats. The full records are provided Appendix III of this report.

3.2. Site Description.

3.2.1. Westfield House Farm is located to the southwest of Penistone in an area of open arable and grazing farmland. Coal Pit Dyke flows down past the eastern side of the farm, through a wooded valley.



3.2.2. Westfield House Farm is a complex of buildings, some converted for residential use and others remaining as farm buildings. The building surveyed is a stable block within the complex.

3.3. Daytime Survey Results.

3.3.1. The stable block is a single storey, stone building with a pitched roof covered with concrete tiles.



3.3.2. The walls are solid walls with coursed stone on the external skin and random stone on the inside. The stonework is generally well pointed and sealed although there is a series of gaps in the northern end wall where an adjoining wall has been removed and occasional gaps in the eastern wall. These gaps were closely examined and found to provide access deep into the wall. However, there were cobwebs over many of the gaps and no evidence to show they had ever been entered by bats or birds.

3.3.2. The southern end of the building ends at a tall blockwork wall higher than the roof of the stables.

3.3.3. The roof of the building is supported on a timber, king post frame as shown in the photograph below. The northern end of the roof is hipped and the southern end adjoins the tall blockwork wall. The timbers are all sound and the joints close fitting.

3.3.4. The concrete tiles have a felt lining underneath, which is in good condition with no rips or tears. All tiles are in place and the ridge tiles are all well pointed. There are open gaps at the eaves.



3.3.5. Internally there are four rooms, two stables and two storage rooms. One internal dividing wall at the southern end extends to the ridge, the other dividing walls stop at eaves height.

3.3.6. The internal walls are all painted white and are well sealed.

3.3.7. No bat field signs were identified anywhere inside or outside the building.

3.3.8. Swallows were identified nesting inside the stables.

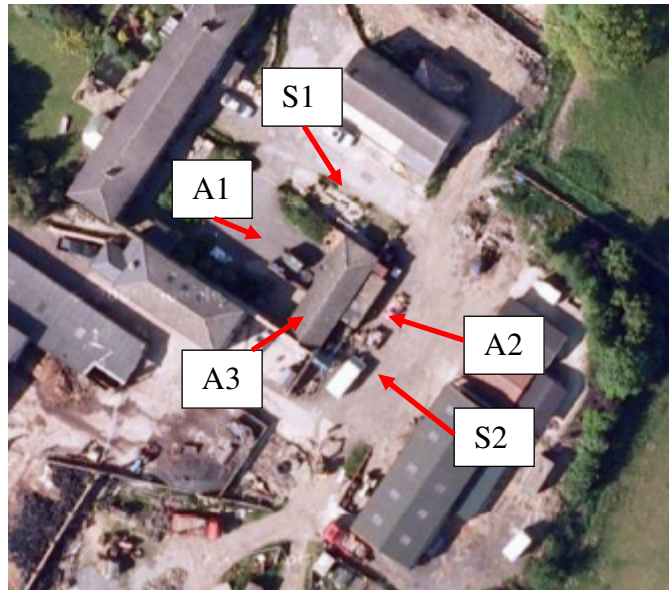
3.4. Dusk Emergence Survey Results.

3.4.1. Two surveyors carried out a dusk emergence survey. One surveyor holds a Natural England bat survey licence and the other is an experienced surveyor.

3.4.2. The evening was fine, the sky was clear with a light breeze and a temperature of 17°C at 21:00.

3.4.3. Each surveyor was equipped with a Batbox Duet detector and a two way radio. Static Anabat recorders were deployed on the site to record bat activity for subsequent computer analysis with Analook software.

3.4.4. The two surveyors were positioned so they could see all sides of the building simultaneously, as can be seen in the aerial photograph below, where S is a surveyor and A is an Anabat recorder. Anabat 3 was placed inside the stables.



3.4.5. The following are the observations of the surveyors.

21:34. Pipistrelle 45 flew west to east, north of the site.

21:37. Distant Pipistrelle 45 heard not seen.

21:38. Pipistrelle 45 from the east round the northern end of the building and away to the west.

21:39. Pipistrelle 45 from the east round the northern end of the building and away to the west.

21:41. Pipistrelle 45 foraging in front of houses to the west.

21:42. Pipistrelle 45 foraging in front of houses to the west.

21:44. Pipistrelle 45 foraging in front of houses to the west.

21:45. Pipistrelle 45 foraging in front of houses to the west.

21:46. Pipistrelle 45 foraging in front of houses to the west.

21:48. Pipistrelle 45 flew from the west, circled north of the stables and returned west.

21:49. Pipistrelle 45 heard not seen.

21:50. Pipistrelle 45 Pipistrelle 45 flew east to west past the northern end of the stables.
21:51. Pipistrelle 45 flew west to east past the northern end of the stables.
21:52. Pipistrelle 45 heard not seen to the east.
21:53. Pipistrelle 45 heard not seen to the east.
21:55. Pipistrelle 45 from the east and away to the north.
21:57. Pipistrelle 45 from east to west past northern end of the barn to forage over the yard in front of the houses to the west.
21:59. Pipistrelle from the west, briefly foraged along west side of stables and away to the east.
22:01. Two Pipistrelle 45s from the south foraging and away to the east.

3.4.6. All three Anabats recorded Pipistrelle 45 activity only. No other species of bat was recorded over the site. The Anabat inside the stables recorded occasional Pipistrelle 45 activity from outside the stables.

3.4.7. Only a low level of bat activity was identified during the survey with a small number of Pipistrelle 45 bats circling the site. No bats emerged from the stable block.

4. EVALUATION OF FINDINGS.

4.1. Westfield House Farm is located in an exposed area of open farmland, low value bat foraging habitat, although the wooded valley along Coal Pit Dyke to the east of the site provides ideal bat foraging habitat.

4.2. The single storey stable block has only a low potential for roosting bats, confined to the open gaps in the stonework on the northern end of the building and occasional gaps in the eastern face. These were all closely examined with a torch and no bat field signs were identified.

4.3. The dusk emergence survey identified a small number of Pipistrelle 45 bats passing over the site and foraging, mainly around the yard in front of the houses to the west and to the east towards the trees.

4.4. No other species of bat was recorded and no bats emerged from the stable block.

4.5. Swallows were identified nesting inside the stables.

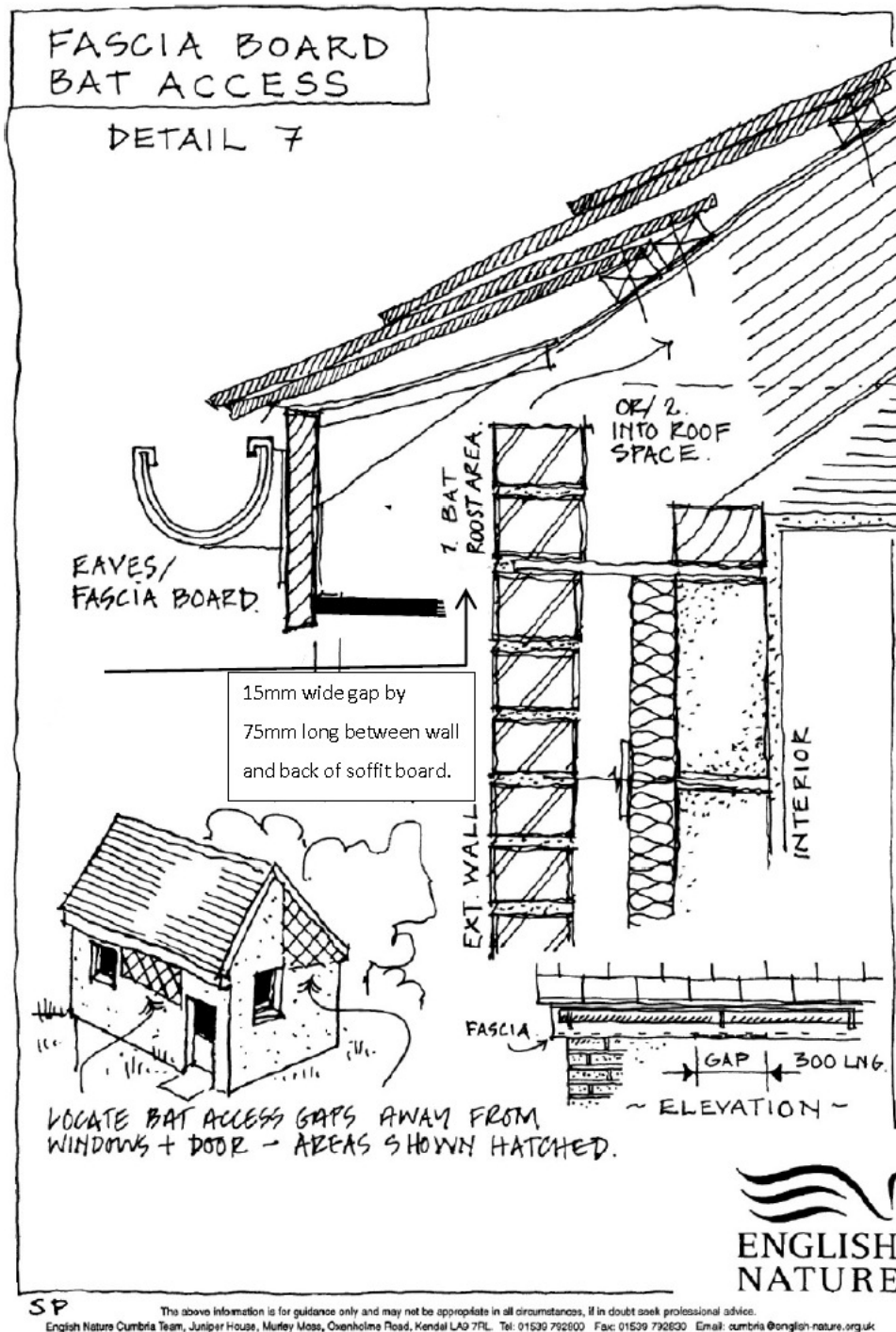
5. RECOMMENDATIONS.

5.1. The results of the visual survey and the dusk emergence survey show that there are no bats roosting in the stable block. The level of survey undertaken complies with the BCT Good Practice Guidelines for a building with low potential for roosting bats. Therefore, no further bat surveys are recommended, no mitigation strategy is necessary and there is no requirement for a Natural England licence to convert the stables.

5.2. Nevertheless, individual bats can seek temporary shelter almost anywhere and therefore it is recommended that the conversion works are carried out with care. In the unlikely event a bat is found, the bat should be covered and protected and work should cease until further advice has been sought from the undersigned.

5.3. It is recommended that four small gaps are left between the soffit boards and the walls of the converted building, two on the east side and two on the northern end. These should be 75mm long and 15mm wide to allow bats the opportunity to land on the wall and roost behind the soffit boards. A sketch showing these bat access points is shown below.

5.4. After the stables have been converted, it will be impractical to provide opportunities for swallows to roost in the converted building. However, abundant opportunities will remain for nesting swallows in the other buildings on the farm complex.



Prepared by:

Derek Whitcher. BSc, MCIEEM, MCMI.

Date: 26th May 2014.

Checked by:

Jenny Whitcher. MCIEEM.

Date: 26th May 2014.

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.

18 species of bat currently reside in Britain, 17 of which are known to breed here. 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, Regulation 41 of The Conservation of Habitats and Species Regulations 2010, 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 SYBG.



Bat Conservation Trust
Partner Group



Jenny Whitcher Roebuck
Director and Consultant
Whitcher Wildlife Ltd,
Cliff Edge, Cliff Road,
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23rd May 2014

Project: 1km search of SE 238 020

Dear Jenny,

Further to your request, all grid squares around 1km of SE 238 020 were searched in the South Yorkshire Bat Group Database. The records found from the search are in the attached spreadsheet.

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	Address line 2	Type	Notes	Species	Number
Eric Bennett	29/07/2004	SE220029	Birks Lane	Millhouse Green		arrived from downstream.	Common pipistrelle	1
Eric Bennett	29/07/2004	SE220029	Birks Lane	Millhouse Green		arrived from downstream.	Myotis sp.	Unknown
Eric Bennett	18/08/2004	SE220029	Birks Lane	Millhouse Green		arrived from upstream.	Common pipistrelle	1
Eric Bennett	18/08/2004	SE220029	Birks Lane	Millhouse Green		arrived from upstream.	Myotis sp.	Unknown
Unknown	13/02/1998	SE2202		Hartcliffe			Indet Bat	1
Eric Bennett	11/07/1989	SE2203		Thurlstone		membranes DOA	Pipistrelle sp.	1
Eric Bennett	01/09/1998	SE230030	Hornthwaite Hill Road	Thurlstone		Grounded bat DOA	Pipistrelle sp.	1
Eric Bennett	25/04/1988	SE2303	Thurlstone	Thurlstone			Pipistrelle sp.	1
Eric Bennett	25/04/1988	SE2303	Thurlstone	Thurlstone			Noctule	1
Christine Blanco	06/08/2011	SE231039				Species reported: Pipistrelle unsure,	Unknown	4
Eric Bennett	22/07/1995	SE233034	Manchester Road	Thurlstone	House		Pipistrelle sp.	+ Dr
Eric Bennett	25/04/1988	SE233034	Manchester Road	Thurlstone	House		Pipistrelle sp.	2
Eric Bennett	25/04/1988	SE233034	Manchester Road	Thurlstone			Indet Bat	1
Eric Bennett	25/04/1988	SE233034	Manchester Road	Thurlstone			Noctule	1
Eric Bennett	28/05/1988	SE233034	Manchester Road				Pipistrelle sp.	1
Eric Bennett	01/11/1988	SE233034	Manchester Road	Thurlstone			Pipistrelle sp.	2
Eric Bennett	01/08/1998	SE233038	Ingbirchworth Road	Thurlstone		Found on doorstep, died shortly after	Pipistrelle sp.	1
Eric Bennett	28/07/1997	SE236035	Don Terrace	Thurlstone		Grounded bat, died later.	Pipistrelle sp.	1
Owner	22/04/2002	SE241023	Gledhill Ave	Penistone			Pipistrelle sp.	Unknown
Eric Bennett	27/06/2001	SE241023	Gledhill Ave	Penistone			Pipistrelle sp.	40
Eric Bennett	27/06/2001	SE241023	Gledhill Ave	Penistone	House		Pipistrelle sp.	40
Eric Bennett	15/04/2002	SE241023		Oxspring			Absent	Absent
English Nature	29/04/2003	SE242027	Wordsworth Avenue	Penistone	Roost	continue.	Unknown	1
Eric Bennett	23/07/2001	SE242029	Bluebell Ave	Penistone		Grounded bat 110	Soprano pipistrelle	1
						instructions given. To call back in morning. Bat died		
Natural England	18/07/2007	SE243021	Hackings Avenue	Cubley			Unknown	1
Eric Bennett		SE243027	Wordsworth Avenue	Penistone	House		Common pipistrelle	Unknown
						for demolition. EB to contact. Bat gone.		
English Nature	29/11/2004	SE245028	Site at Green Road	Penistone		Possible roost but no further	Unknown	1
SYBG/ Martin						information received once initial		
Derbyshire	01/06/2011	SE246025	Penistone	Sheffield	Unknown	Appeared poorly and subsequently	Possibly Leislars	2
SYBG	01/07/2011		Aughton	Sheffield		Bat reported flying in bedroom	Pipistrelle sp.	1
Eric Bennett	08/02/1993	SE2403	Talbot Road	Penistone		roost -bat successfully released.	Indet Bat	1
English Nature	10/07/2005	SE246036	Keats Grove	Penistone	Roost	porch. Info visit requested. DB to visit.	Unknown	2
English Nature	06/06/2005	SE247036	Shelley Close	Penistone	Roost		Unknown	25
Eric Bennett	31/07/1987	SE247036	Keats Grove	Penistone	House		Whiskered bat	8
Eric Bennett	31/07/1987	SE247036	Keats Grove	Penistone	House		Pipistrelle sp.	31
Eric Bennett	17/07/1989	SE247036	Keats Grove	Penistone	House		Pipistrelle sp.	76
Eric Bennett	16/06/1990	SE247036	Keats Grove	Penistone	House	Bat in living area	Brandts	1

Eric Bennett	16/06/1990	SE247036	Keats Grove	Penistone	House	Pipistrelle sp.	2
Eric Bennett	28/07/1991	SE247036	Keats Grove	Penistone	House	Pipistrelle sp.	6
Eric Bennett	17/07/1989	SE247036	Keats Grove	Penistone		Noctule	1
Eric Bennett	17/07/1989	SE247036	Keats Grove	Penistone		Pipistrelle sp.	76
Eric Bennett	27/07/1991	SE247036	Keats Grove	Penistone		Pipistrelle sp.	1
Eric Bennett	28/07/1991	SE247036	Keats Grove	Penistone		Pipistrelle sp.	3
Unknown	16/07/1993	SE247036	Keats Grove	Penistone		Pipistrelle sp.	Unknown
Eric Bennett	22/07/1993	SE247036	Keats Grove	Penistone		Pipistrelle sp.	1
Eric Bennett	22/07/1993	SE247036	Keats Grove	Penistone		Pipistrelle sp.	1
Unknown		SE247036	Keats Grove	Penistone		Pipistrelle sp.	Unknown
Unknown	16/07/1990	SE247036	Keats Grove	Penistone		Indet Bat	1
Unknown	20/07/1990	SE247036	Keats Grove	Penistone		Brandts	1
Eric Bennett	09/07/1991	SE247036	Keats Grove	Penistone		Noctule	1
Eric Bennett	09/07/1991	SE247036	Keats Grove	Penistone		Pipistrelle sp.	2
Eric Bennett	28/07/1991	SE247036	Keats Grove	Penistone		Pipistrelle sp.	6
Eric Bennett	31/07/1987	SE247036	Keats Grove	Penistone		Indet Bat	5
Eric Bennett	18/08/1987	SE247036	Keats Grove	Penistone		Indet Bat	7
Eric Bennett	18/08/1987	SE247036	Keats Grove	Penistone		Whiskered bat	8
Peter Carter	27/05/1988	SE247036	Keats Grove	Penistone		Indet Bat	2
Eric Bennett	09/06/1988	SE247036	Keats Grove	Penistone		Pipistrelle sp.	6
Eric Bennett	07/07/1988	SE247036	Keats Grove	Penistone		Pipistrelle sp.	31
Eric Bennett	15/08/1988	SE247036	Keats Grove	Penistone		Pipistrelle sp.	27
Natural England	31/07/2007	SE248035	Tennyson Close	Penistone	Roost	Pipistrelle sp.	Unknown
Eric Bennett	30/06/1990	SE248035	Shelley Close	Penistone	House	Pipistrelle sp.	39
Unknown	30/07/1990	SE248035	Shelley Close	Penistone		Indet Bat	20
Unknown	06/07/1991	SE248035	Shelley Close	Penistone		Pipistrelle sp.	
Eric Bennett	08/08/1991	SE248035	Shelley Close	Penistone		Pipistrelle sp.	39
Eric Bennett	02/08/1990	SE248036	Shelley Close	Penistone	House	Pipistrelle sp.	1+Dr
Unknown	02/08/1990	SE248036	Shelley Close	Penistone		Indet Bat	
Eric Bennett	04/08/1990	SE248036	Shelley Close	Penistone		Pipistrelle sp.	1
Eric Bennett	13/07/1997	SE248038	Windermere Road	Penistone	House	Pipistrelle sp.	1
Eric Bennett	13/07/1997	SE248038	Windermere Road	Penistone		Pipistrelle sp.	1
Eric Bennett	08/03/1988	SE249033	Penistone Cinema	Penistone		Bat trapped in cinema.	1
Eric Bennett	05/07/2001	SE249039	Rydal Close	Penistone	House	Pipistrelle sp.	+Dr
Unknown	28/06/2001	SE249039	Rydal Close	Penistone		Indet Bat	25

Appendix III. Data Search Results (BERC).

SE241023	Penistone	57 Gledhill Avenue 57	27/06/2001 00:00		terrestrial mammal	Pipistrellus pipistrellus	(Schreber, 1774)	Pipistrelle	Pipistrellus pipistrellus	maternity roost 40 count by householder maternity	0.00	1.00	0.00	425000.00	405000.
		Gledhill Avenue	22/04/2002 00:00	22/04/2002	terrestrial mammal	Pipistrellus pipistrellus	(Schreber, 1774)	Pipistrelle	Pipistrellus pipistrellus	roost present	0.00	1.00	0.00	425000.00	405000.

