

Manor Farm, Crane Moor
Bat and Bird Survey Report
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1. Summary

- 1.1.1 A bat survey of Manor Farm, Crane Moor was commissioned by Samantha Green of Fairbank Investment Ltd on 4th May 2020.
- 1.1.2 The survey was undertaken to support a planning application to entail demolition or conversation of the existing buildings to enable a new residential development on the site.
- 1.1.3 The surveyed buildings comprise most of the existing barns associated with Manor Farm in Crane Moor, Barnsley. The bat survey works carried out comprise a preliminary roost assessment undertaken on 4th May 2020.
- 1.1.4 No historic bat records appear to exist for the site itself and no evidence of roosting bats was recorded from any location during the daytime assessment. The surveyed building complex comprises relatively recently constructed buildings of a range of very simple designs, with single skin walls and unlined roofs. Very few potential roost features were noted and those present were fully inspected. It is considered that the surveyed buildings display negligible bat roost potential. Nesting swallow and house sparrow were however confirmed from the surveyed building complex.
- 1.1.5 The thorough daytime visual inspection of the buildings is in this case considered sufficiently robust to be confident that bats are not roosting in the buildings and therefore no further survey effort is necessary providing works commence within 24 months of the survey date. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.
- 1.1.6 Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should be stopped, and further advice sought without delay.
- 1.1.7 It is an offence to damage or destroy active bird nests, therefore demolition should take place outside of the bird nesting season, which in this case is from March to September. Any works undertaken during the main nesting bird season should be preceded by a nesting bird check, to be undertaken by an ecologist.
- 1.1.8 It is recommended that mitigation for nesting house sparrow and swallow is incorporated into the new development with a bat roost enhancement also recommended.

2. Introduction

- 2.1.1 A bat survey of Manor Farm, Crane Moor was commissioned by Samantha Green of Fairbank Investment Ltd on 4th May 2020.
- 2.1.2 The survey was undertaken to support a planning application to entail demolition or conversation of the existing buildings to enable a new residential development on the site.
- 2.1.3 The surveyed buildings comprise most of the existing barns associated with Manor Farm in Crane Moor, Barnsley.
- 2.1.4 The bat survey works carried out comprise a preliminary roost assessment undertaken on 4th May 2020.

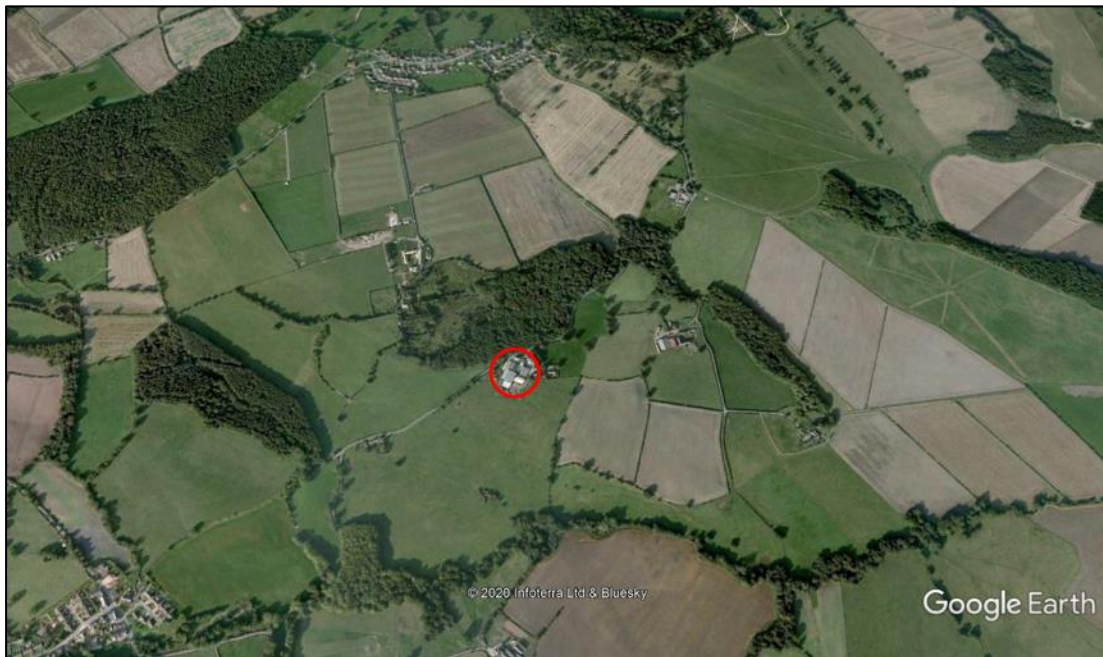
3. Habitat Assessment

- 3.1.1 The surveyed buildings comprise a complex of agricultural and industrial buildings forming a part of Manor Farm.
- 3.1.2 Manor Farm is located on the opposite side of Stainborough Lane from Walker Wood, a mixed woodland comprising part replanted ancient woodland with some semi-natural ancient woodland also present. The wider area comprises mainly mixed farmland interspersed with a relatively high proportion of woodland. The wider area is subject to low levels of artificial light spill.
- 3.1.3 The local area is likely to support a high density of bats comprising a varied range of species.

Table 1. Location and habitat table

Name and address: Manor Farm, Stainborough Lane, Crane Moor, S75 3HA			
OS Grid Ref. SE 31373 01992		Altitude. 135m	
Local Planning Authority: Barnsley Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Surveyed buildings located adjacent to farmhouse and additional outbuildings
River			Crane Moor Dike 320m south of site
Standing water			
Bridges tunnels and culverts			
Trees	✓	✓	Trees on edge of Manor Farm site with Walker Wood to north of Stainborough Lane
Woodland		✓	Walker Wood to north of Stainborough Lane
Grassland	✓	✓	Pasture borders survey site to south

Figure 1. Site location, as indicated by red circle



3.2 Aims

3.2.1 The survey was conducted to help determine the following:

- The presence/absence of roosting bats.
- Bat roosting areas and access/egress points into the structures.
- The presence/absence of roosting and/or nesting barn owl.
- The level of bat roost potential associated with the structures.
- The number and species of bat roosting within the structures.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

- 4.1.1 Bat records for locations within 2km of the site were obtained from South Yorkshire Bat Group (WYBG).
- 4.1.2 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was also undertaken to identify historic European Protected Species (EPS) licences obtained for locations within 2km of the site.

4.2 Field Survey

Preliminary Roost Assessment

- 4.2.1 The following personnel conducted the preliminary roost assessment on 4th May 2020:
- Robert Bell (MCIEEM; Bat Survey Class License WML-A34-Level 4, 2016-25236-CLS-CLS; Barn Owl Survey Class Licence CL29/00070)

4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins 2016):

- A brief inspection and assessment of the site and habitats present to within 300m.
- An extensive examination of all parts of the buildings both inside and out to record structural features and condition and to record features that may be suitable for roosting bats. Particular attention was paid to any crevices or gaps in walls, lintels, gaps between beams and joists and to the possibility of finding droppings stuck to walls, floors or other surfaces, or insect remains below beams, among a number of other factors. All signs indicative of a bat roost presence including live or dead bats, droppings, feeding remains, scratch marks and staining were recorded.
- An assessment of the buildings' bat roost potential (negligible, low, moderate, high or confirmed roost).
- If barn owl signs are present, determination of whether the building comprises an Occupied Breeding Site (OBS), Active Roost Site (ARS) or Temporary Roost Site (TRS).

4.2.3 The following equipment was used or at hand during the survey:

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera

4.3 Survey Limitations

4.3.1 No limitations to an effective survey were encountered.

5. Results

5.1 Data Consultation

5.1.1 South Yorkshire Bat Group provided 659 bat records for locations within 2km of the site, however, no bat records related to the site itself.

5.1.2 Species positively identified in the records included common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, brown long-eared bat *Plecotus auritus*, whiskered bat *Myotis mystacinus*, Natterer's bat *Myotis nattereri*, Daubenton's bat *Myotis daubentonii*, noctule *Nyctalus noctula* and Leisler's bat *Nyctalus leisleri*. The closest record to site comprised a bat roost belonging to an unidentified species, recorded in 2007 from a building approximately 290m northwest of the site.

5.1.3 One European Protected Species (EPS) mitigation licence has been issued for a single location within 2km of the site. This license, issued in 2013, relate to impacts upon a whiskered bat breeding site and soprano pipistrelle roost, located approximately 1.8km southeast of the site.

5.2 Field Survey

Preliminary Roost Assessment

- 5.2.1 For the purpose of aiding description, the surveyed building complex has been divided into sections based on their construction, with building section numbers shown on Figure 2. All buildings were assessed as offering negligible bat roost potential, although nesting swallow *Hirundo rustica* and house sparrow *Passer domesticus* were recorded from the site. No signs of barn owl *Tyto alba* were recorded.

Figure 2. Building numbering plan



Building Section 1

- 5.2.2 Building Section 1 comprises a relatively modern single storey concrete block built industrial buildings with a pitched roof covered by corrugated metal sheeting with metal verge capping (Plate 1). Gutter boards are present with uPVC and roller shutter doors in the northeast elevation. This building is part rendered.
- 5.2.3 No potential bat roost features were recorded from the exterior of the building, however, some crevices allow potential bat access into the roof space via the wall tops. Internally the building is used as industrial space with a false ceiling forming a roof space above. The unlined roof is suspended on a metal frame with 100mm of glass fibre laid on the false ceiling. The roof space has a height of up to 1m and is very dusty with little suitability for use by bats and no signs of bat presence recorded (Plate 2).

Plate 1. Building Section 1 on right, with BS3 in centre of image and BS5 on left



Plate 2. Roof space within BS1



Building Section 2

- 5.2.4 Building Section 2 comprises a modern single storey building with a flat corrugated metal sheet covered roof (Plate 3). The northern end is concrete block built and forms an extension to the industrial workspace in BS1, whilst the southern end has wood sleeper walls and corrugated sheet covered walls and comprises an extension to the adjacent barns. No potential bat roost locations were recorded from the exterior and this section of building lacks a roof space.

Plate 3. Northwest side of building complex with BS12 on left of image, BS2 in centre and BS11 on right



Building Section 3

- 5.2.5 Building Section 3 comprises a single storey timber framed barn with a multi-pitched roof covered by corrugated metal sheet on the steeper central section and corrugated asbestos sheet on shallow pitched sides (Plate 3). This is likely to comprise the oldest section of building surveyed, however, it has been heavily modified over the years since construction. The building is timber cladded on the northeast elevation with partial concrete block and wood sleeper walls on northwest and southeast sides. The building is partly open on the northeast elevation, as well as the entirety of the southwest elevation, where it connects to BS10.
- 5.2.6 No potential bat roost features were recorded from the exterior of BS3, however, numerous potential access points to the interior are present. The roof is lined with spaced timber boards and is suspended on timber king-post trusses and purlins (Plate 4). No void is present, and no signs of bats were noted. An old swallow nest was recorded from a roof timber.

Plate 4. Interior of BS3



Building Section 4

- 5.2.7 Building Section 4 is located centrally within the building complex and comprises a single storey metal framed barn with a pitched corrugated asbestos sheet covered roof (Plate 5). This structure is partly open sided and was being used to contain a herd of cows at the time of survey (Plate 6). Walls, where present, comprise stacked wood sleepers and corrugated sheet. No potential roost features were recorded from this building section.

Plate 5. Southern end of building complex with BS8 and BS9 on right of image, BS4 in centre and BS10 on left



Plate 6. Interior of BS4



Building Section 5

- 5.2.8 Building Section 5 comprises a small single storey steel framed outbuilding with a pitched corrugated sheet covered roof (Plate 1). Walls are part concrete block and part metal sheet with a metal roller shutter door. No potential roost features or bat access points into the building were noted. Internal access was not possible but was not considered necessary given the building's construction and the lack of potential access points.

Building Section 6

- 5.2.9 Building Section 6 comprises a concrete framed single storey barn with a multi-pitched roof covered in corrugated asbestos sheet (Plate 7). This structure is part open sided

with the walls partly comprising concrete block, with some corrugated asbestos sheet cladding. A single void in the exterior of the blockwork wall on southeast elevation was noted and subject to an endoscopic inspection, with no signs of bat presence noted. No other potential roost features were recorded from BS6.

Plate 7. Interior of BS6



Building Section 7

- 5.2.10 Building Section 7 comprises a small concrete single storey extension to the BS8 with a flat corrugated asbestos sheet roof (Plate 8). A historic swallow nest was recorded from an internal roof beam and an active house sparrow nest was recorded from a void within a concrete block, accessed from the top of the external wall (Plate 8). No potential bat roost features other than the house sparrow nest location, were recorded.

Plate 8. Southeast elevation of BS7, with house sparrow nest location indicated by red circle



Building Section 8

- 5.2.11 Building Section 8 comprises a concrete framed single storey barn with a multi-pitched roof covered in corrugated asbestos sheet (Plate 5). This structure is part open sided with the walls partly comprising concrete block, with some corrugated asbestos sheet cladding. No potential bat roost features were recorded from BS8.

Building Section 9

- 5.2.12 Building Section 9 comprises a metal framed single storey lean-to constructed against BS8 (Plate 5). This structure has a single-pitched corrugated metal sheet covered roof and is part open-sided with some walls comprising stacked wood sleepers and corrugated asbestos sheet cladding. No potential bat roost features were recorded from BS9.

Building Section 10

- 5.2.13 Building Section 10 comprises a metal framed single storey lean-to constructed against BS4. This structure has a single-pitched corrugated metal sheet covered roof and is part open-sided with some walls comprising stacked wood sleepers and corrugated asbestos sheet cladding (Plates 9 & 10). No potential bat roost features were recorded from BS10. This structure, together with BS11 and part of BS2 were being used to contain sheep at the time of survey.

Plate 9. Interior of BS10



Building Section 11

- 5.2.14 Building Section 11 comprises a metal framed single storey barn with a pitched corrugated asbestos sheet covered roof (Plate 10). This structure is part open sided with some walls comprising corrugated metal sheet and hit-and-miss timber cladding. No potential bat roost features were recorded from BS11.

Plate 10. Building Sections 12 & 2 on left of image with BS11 in centre and BS10 on right



Building Section 12

- 5.2.15 Building Section 12 comprises modern (built 2016) concrete block built single storey outbuilding with a shallow pitched corrugated metal sheet covered roof (Plates 3 & 10). No potential roost features or bat access points into the building were noted. Internal access was not possible but was not considered necessary given the building's construction and the lack of potential access points.

6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 No historic bat records appear to exist for the site and no evidence of roosting bats was recorded from any location during the bat survey. The surveyed building complex comprises relatively recently constructed buildings of a range of very simple designs with single skin walls and unlined roofs. Very few potential roost features were noted and those present were fully inspected. It is considered that the surveyed buildings display negligible bat roost potential with roosting bats considered highly likely to be absent from the site.
- 6.1.2 Nesting swallow and house sparrow were however confirmed from the surveyed building complex. No signs of other bird species, including barn owl, were recorded from the surveyed buildings.

6.2 Legislation and Policy Guidance

Bats

- 6.2.1 Bats receive protection under the Conservation of Habitats and Species Regulations 2017 and the Wildlife and Countryside Act 1981 (as amended).

6.2.2 It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb bats whilst they are occupying a structure or place used for shelter or protection or obstruct access to any such place.
- Damage or destroy the breeding or resting place (roost) of a bat.
- Possess a bat (live or dead), or any part of a bat.
- Intentionally or recklessly obstruct access to a bat roost.
- Sell (or offer for sale) or exchange bats (dead or alive), or parts of parts.

6.2.3 The Convention on Biological Diversity, signed in Rio de Janeiro, Brazil in 1992, requires member states to develop national strategies and to undertake a range of actions aimed at maintaining or restoring biodiversity. The UK Biodiversity Strategy was produced in response to the Convention.

6.2.4 In England & Wales, the Natural Environment and Rural Communities (NERC) Act, 2006 imposes a duty on all public bodies, including local authorities and statutory bodies, in exercising their functions, “to have due regard, as far as is consistent with the proper exercise of those functions, to the purpose of conserving biodiversity”. It notes that “conserving biodiversity includes restoring or enhancing a population or habitat”. Barbastelle *Barbastella barbastellus*, Bechstein’s *Myotis bechsteinii*, brown long-eared, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano pipistrelle *Pipistrellus pygmaeus* bats are included as priority species within Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006. At a more local level there are Local Biodiversity Action Plans for smaller geographical areas which may cover a greater or lesser range of bat species.

6.2.5 Where it is proposed to carry out works which will have an adverse impact on roosting bats, the site must either be registered on the Bat Mitigation Class Licence (BMCL) or a European Protected Species (EPS) license must first be obtained from Natural England. This requirement applies even if no bats are expected to be present when the work is carried out.

6.2.6 The National Planning Policy Framework for England was revised in 2019. This document states that plans should ‘promote the conservation, restoration and re-creation of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity’.

Birds

6.2.1 All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to:

- Intentionally kill, injure or take any wild bird.
- Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.

6.2.2 Barn owl are included on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended) with special penalties relate to offences concerning these species. In addition to the offences detailed above relating to all wild birds, it is illegal to

intentionally or recklessly disturb any Schedule 1 bird or their dependent young while nesting.

6.3 Further Survey, Recommendations and Enhancements

- 6.3.1 No further bat survey is considered necessary providing works commence within 24 months of the survey date. If works commence after this time, then Middleton Bell Ecology should be contacted to determine the requirement for update survey works to be undertaken.
- 6.3.2 No bats were recorded roosting on site during the survey works and consequently there is no compulsory requirement for mitigation. However, in order to enhance the ecological value of the site and in accordance with the aims of the National Planning Policy Framework (2019), it is suggested that two bat roosting features are incorporated within new dwellings. It is advised that enclosed and integrated bat boxes, such as either the Build-in WoodStone Bat Box or Ibstock Enclosed Bat Box C (Plates 11-13) are installed, preferably high on south or west facing gables. The boxes should be sited at wall top height away from areas of light spill. For further information on appropriate bat roosting features please contact Middleton Bell Ecology.

Plates 11-13. Build-in bat roost products



- 6.3.3 Nesting house sparrow and swallow were confirmed from the surveyed building complex. It is recommended that two integrated sparrow nest boxes (i.e. Vivara Pro WoodStone House Sparrow Nest Box) are constructed into the northeast elevations of new dwellings.
- 6.3.4 It is also recommended that mitigation for nesting swallows is incorporated within the development. Suitable mitigation may include the provision of two swallow nest cups within either a newly constructed open sided structure (i.e. car port or log store) or within a retained barn.
- 6.3.5 Demolition of site buildings will either need to be undertaken outside the bird nesting period (March to September inclusive) or the works will need to be preceded by a nesting bird check undertaken by an experienced ecologist.

6.4 Conclusions

- 6.4.1 There were no visible signs of bat occupation on either the inside or outside of the surveyed buildings.
- 6.4.2 The thorough daytime visual inspection of the buildings is in this case considered sufficiently robust to be confident that bats are not roosting in the buildings and

therefore no further survey effort is necessary providing works commence within 24 months of the survey date. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.

- 6.4.3 Works should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should be stopped, and further advice sought without delay.
- 6.4.4 It is an offence to damage or destroy active bird nests therefore demolition should take place outside of the bird nesting season which in this case is from March to September. Any works undertaken during the main nesting bird season should be preceded by a nesting bird check, to be undertaken by an ecologist.
- 6.4.5 It is recommended that mitigation for nesting house sparrow and swallow is incorporated into the new development with a bat roost enhancements also recommended.

7. References

Collins, J. (ed.) (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. The Bat Conservation Trust.