29 Hermit Lane, Higham, S75 1PL

Preliminary Roost Appraisal

Prepared on behalf of

Fox Architecture & Design

Final Report

10 May 2026

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Document Control

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Provided no significant changes are made to the proposals or on the site subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue, in line with CIEEM's Advice Note on The Lifespan of Ecological Reports and Surveys (2019).

As part of membership to our professional body (CIEEM) we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment to the relevant centre unless directly instructed in writing not to do so by the client.

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NON-TECHNICAL SUMMARY

- Liz Ecology was commissioned by Fox Architecture & Design to conduct a Preliminary Roost Appraisal survey of buildings at 29 Hermit Lane, Higham, S75 1PL. The survey was conducted to support a planning application a replacement dwelling.
- A preliminary roost assessment was undertaken on 16th April 2026 by Elizabeth Davies (licenced bat worker). No evidence of bats was noted internally.
- The building has been assessed as holding negligible roosting potential to support roosting bats, due to the lack of access, suitable features and roosting opportunities.

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APPENDICES

1. INTRODUCTION

1.1 Liz Ecology was commissioned by Fox Architecture & Design to conduct a Preliminary Roost Appraisal survey of the garage at 29 Hermit Lane, Higham, S75 1PL (Grid reference SE 31430 06911). The survey was conducted to support a planning application for a replacement dwelling.

1.2 Elizabeth Davies has over 9 years of experience undertaking Bat Roost Assessments. She is a full member of CIEEM and holds a Class 2 Bat Licence. She has extensive experience of bat mitigation and holds EPS licences for a variety of projects and species.

Site description

1.3 The site located in the southern residential area of Higham, which is west of Barnsley, south of Darton, southeast of Cawthorne and north of Dodworth.

1.4 The site is on the southern edge of a residential area bounded by arable fields on three elevations, with residential buildings to the western elevation. The site is well connected to the wider landscape with hedgerows and treelines leading from the site.

Legislation

1.5 All bat species are legally protected under the Conservation of Habitats and Species Regulations (Amendment) (EU Exit) 2019. All species of bat are also protected under the Wildlife and Countryside Act 1981 (as amended). This legislation makes it an offence to:

- Deliberately kill, injure or capture bats;
- Deliberately disturb bats in such a way as to be likely to significantly affect:

  (i) the ability of any significant group of bats to survive, breed or rear or nurture their young; or

  (ii) the local distribution or abundance of bats;
- Intentionally or recklessly disturb any bat whilst it is occupying a roost;
- Damage or destroy bat roosts; and
- Intentionally or recklessly obstruct access to a bat roost.

1.6 This legal protection means that where activities have the potential to impact on bats, the results of a bat survey and an appropriate mitigation strategy must be submitted to Natural England.

1.7 There are 17 breeding species of bat in the UK, seven of which are of Principal Importance for the conservation of biodiversity in England under Section 41 (S41) of the NERC Act 2006. There is a clear responsibility on local planning authorities to further their conservation.

Report structure

1.8 Section 2 of the report provides details of the methodologies adopted and Section 3 provides an account of the survey results. Section 4 provides conclusions regards the results in relation to the proposed development and presents appropriate measures of best practice and mitigation where necessary.

2. METHODOLOGY

Desk study

2.1 A search of the Multi-Agency Geographical Information for the Countryside (MAGIC) website was conducted for statutory sites designated for bats within 5 km of the property, as well as mitigation licenses for bats within 1 km of the property. A search for bat records within 2km of the property was conducted by Barnsley Biological Records Centre.

Bats

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2.2 Bats roost in a wide variety of sites within buildings, with many species roosting in cracks and crevices, within rubble stone or cavity walls, under slates and within timber beam joints where they are difficult to see. Bats often access buildings at key areas such as the gable end, soffits, barge-boards, ridge tiles, between double lintels or around window frames.

2.3 The presence of roosting bats can be spotted through signs such as accumulations of moth or butterfly wings or bat droppings and staining around potential entrance and exit points. The absence of these cannot, however, be treated as conclusive evidence that bats are not using the buildings. An assessment was therefore also made of the potential of the building to support bats based on the following scale (Table 1):

Table 1: Criteria for assessing bat roosting potential of buildings.

Confirmed Roost	Evidence of bat occupation found
High Roosting Potential	With significant roosting potential, either because they contain a large number of suitable features or those features present appear optimal
Moderate Roosting Potential	Features with moderate roosting potential, with roosting features appearing less suitable
Low or Negligible Roosting Potential	Buildings with few, if any, features suitable for roosting

2.4 A direct search for evidence of bats was therefore conducted on the 16th April 2026 by Elizabeth Davies (licensed bat worker). The survey involved making a detailed internal and external inspection of the building(s) on site, compiling information on potential bat access points, roosting features and any evidence of bats found (for example actual bats present, or signs of bats present including droppings and urine staining). The roof void was searched thoroughly, and any samples of droppings collected and sent for DNA analysis, where found.

2.5 The survey methodology was undertaken with the Bat Conservation Trust's Good Practice Guidelines (Collins, 2023) in mind. The survey was aided as required by binoculars, a high-powered torch, ladder and an endoscope to view features on the building or search accessible cracks and crevices for the presence of bats where required. The Bat Conservation Trust's Good Practice

Guidelines (Collins, 2023) state within them that '1.1.4. It is accepted that departures from the guidelines (e.g. either decreasing or increasing the number of surveys carried out or using alternative methods) are often appropriate… an ecologist should provide evidence of (a) their expertise in making this judgement and (b) the ecological rationale behind this judgement.'

2.6 The methodologies provided within the Bat Mitigation Guidelines, (Reason & Wray, 2023) have also been considered when evaluating the potential impacts of the project and proposed methodologies.

Nesting Birds

2.7 Any birds seen whilst carrying out the survey were recorded and the type and quality of habitats available for birds was considered, including vegetation suitable for nesting and habitat with the potential to support valued species including breeding and wintering birds.

Constraints

2.8 There were no constraints to the survey.

3. RESULTS

Desk study

3.1 The site is located within a SSSI Impact Risk Zone; however, the development type does not trigger the requirement to consult with Natural England.

3.2 There are no statutory sites within the zone of influence of the application site which notes bats in its citation.

3.3 The records search shows no bat licences listed within 2km of the site.

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3.4 A description of the building to be affected by the proposed works is provided below, whilst a series of photographs of the property have been provided in Appendix 3.

Main House

External

3.5 The following was noted:

- The building is a two storey residential property, constructed from brick.
- The roof is pitched and constructed from clay roof tiles and clay ridge tiles.
- The window and door frames are constructed from PVC.
- The soffits are constructed from PVC and are in good condition, with no visible gaps.

Internal

3.6 The following was noted:

- The ridge beam and rafters are constructed from wood.
- There is a bitumen felt liner present, in reasonable condition.
- There is fibreglass insulation present, in poor condition. There are some areas of partial boarding.
- There is a sealed water tank present.
- No bats or droppings were recorded in the void.

3.7 The building is considered to hold negligible potential to support roosting bats due to a lack of suitable access points, or roosting opportunities but is suitable for nesting birds.

Tree

3.8 There is a tree within the grounds of the property which has a large tear out which has rotted and provides a feature suitable for roosting bats.

3.9 The tree is due to be retained as part of the proposed development therefore lighting mitigation around the tree is required.

Nesting Bird Survey

3.10 No birds nests were recorded during the survey.

4. CONCLUSIONS

4.1 The building is considered to hold negligible potential to support roosting bats. No further survey or mitigation for bats will be required.

4.2 It should be noted that the survey provides a 'snapshot' of conditions at the time of survey and as the hanging tiles continue to offer features suitable for bat use at other times of the year, the following measures are recommended to ensure legal compliance and best practice:

- All works should proceed with caution and in the event bat(s) are encountered at any stage, works must stop immediately and a suitably qualified bat ecologist contacted for advice; and
- All building contractors are explicitly forbidden from handling bats or interfering with bats in any way.

4.3 The tree with roosting potential for bats is due to be retained as part of the proposed development. If this is subject to change then further surveys will be required.

Lighting

4.4 All lighting installed as part of the development will be in line with Guidance Note 08/23 Bats and Artificial Lighting at night. The following will be required:

- LED lighting will be used and light levels will be kept as low as possible. Metal halide, fluorescent sources will not be used.
- Lighting will be directed to where it is required, and away from any identified roost access points.
- Only luminaires with no light output above 90 degrees and/or an upward light ratio of 0% and with good optical control will be used, luminaires will always be mounted on the horizontal, i.e. no upward tilt.
- Any external security lighting will be set on motion-sensors and short (1min) timers.
- Internal lighting within the new rooms will be recessed where installed in proximity to windows to reduce glare and light spill.
- Light sources will emit minimal ultra-violet light, peak higher than 550nm and be of a warm white spectrum (ideally <2700 Kelvin).
- The use of bollard or low-level downward directional luminaires is strongly discouraged.

4.5

Enhancements

4.6 One built in bat tube will be installed in the new houses to provide enhancements for bat species in the local area.

4.7 One integrated bird box will be installed in the new houses to provide enhancements for nesting birds in the local area.

5. REFERENCES

Bat Conservation Trust and Institution of Lighting Professionals (2018) *Guidance Note 08/18 Bats and Artificial* Lighting *in the UK. Bats and the built environment series.*

Collins, J (ed) (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd Edition). The Bat Conservation Trust, London.

Ministry of Housing, Communities and Local Government (2021) *National Planning Policy Framework.*

Mitchell-Jones A.J. & McLeish A.P. (2004). The Bat Workers' Manual (3rd Edition) Joint Nature Conservation Committee.

Mitchell-Jones, A. J. (2004). Bat Mitigation Guidelines, English Nature.

Multi-Agency Geographical Information for the Countryside (MAGIC) Website

Reason, P.F.. and Wray, S. (2023). UK Bat Mitigation Guidelines: A guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1.

Appendix 1: Existing site layout

Appendix 2: Proposals

Appendix 3: Photographs

Photograph 1: Front of main building.

Photograph 2: Main building

Photograph 3: Rear of building.

Photograph 4: Inside garage roof void

Photograph 5: Inside main roof void

Photograph 6: Tree with BRP