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Greencroft, Hood Green

Paul Price

20210064-PRA

Preliminary Roost Assessment

SE 30976 02978

14th December 2021

Prepared by: Steven Whitcher, MCIEEM	Date: 14 th December 2021	Revision 1
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Disclaimer

This report has been prepared by Steven Whitcher for the sole use of the commissioning party. The report may not be relied upon by any other party without written agreement from Steven Whitcher.

In line with Chartered Institute of Environmental and Ecological Management (CIEEM) recommendations the findings of this survey are deemed valid for 18 months from the date of the survey.

1. Summary

Purpose	Planning permission is being sought for the demolition of an existing outbuilding at Greencroft in Hood Green and the construction of a new building on the footprint. A Preliminary Roost Assessment (PRA) of the building was commissioned to accompany the application for planning permission.
Results	The building was assessed as providing a moderate potential to support roosting bats due to holes around the top of the walls and in between the stone roof tiles of the building. The land surrounding the building was assessed as providing a moderate value for foraging and commuting bats with the wider surrounding area providing a high value, due to extensive areas of woodland in the wider landscape.
Recommendations	No work should be carried out on the building ahead of further bat activity surveys being carried out, in line with the Bat Conservation Trust Good Practice Guidelines (2016). Following the surveys, further recommendations should be made regarding the requirement for further surveys or a Natural England licence. Any lighting installed on the site should be designed in line with Bat Conservation Trust and Institute of Lighting Professionals Guidance (2018). The design of the new building should include at least one roosting feature for bats, either building into the design of the building or through the incorporation of a bat brick in the fabric of the building.
Conclusions	If further surveys are carried out in advance of the works to ensure that any roosting bats are identified, a Natural England licence is obtained where required, and appropriate measures are put in place to provide roosting opportunities and reduce the impact of the new building on foraging and commuting bats the impact on bats will be negligible.

2. Introduction

2.1. Purpose

2.1.1. Planning permission is being sought for the demolition of an existing outbuilding at Greencroft in Hood Green and the construction of a new building on the footprint.

2.1.2. A Preliminary Roost Assessment (PRA) of the building was commissioned to accompany the application for planning permission.

2.2. Site Description and Location

2.2.1. The building is located at Greencroft, a residential property on the northern edge of the small village of Hood Green in South Yorkshire.



Figure 1: Showing the location of the building covered by this survey.

2.2.2. The building comprises a single storey detached workshop/storage area that is currently in a deteriorating condition.

2.2.3. The walls of the building comprise rubble filled stone walls that are rendered on the southern and western elevations of the building. The windows and doors around the building comprise a mixture of wood and uPVC frames.

2.2.4. The building has areas of wooden fascia along its northern elevation with no fascia or guttering present to the south.

2.2.5. Dense ivy (*Hedera helix*) is growing on the western end of the building and in areas along the southern elevation.

2.2.6. The roof of the building comprises a stone tiled pitched roof that is in a deteriorating condition and has recently partially collapsed. The ivy growing on the western end of the building also extends onto the roof of the building.



Figure 2: The southern elevation of the building.



Figure 3: The northern elevation of the building.



Figure 4: The western elevation of the building.

2.2.7. Internally the building is split into two rooms. At the western end of the building there is a section of the building that comprises a utility room with a loft space above. The remaining areas of the building comprise a workshop/storage area that is open to the inside of the roof with no lining present on the underside of the tiles.

2.2.8. The land immediately surrounding the building comprises the existing house, gardens and driveway associated with Greencroft.



Figure 5: The interior of the western end of the building.



Figure 6: The interior of the workshop/storage area.

2.2.9. The wider surrounding area comprises residential properties within the village of Hood Green to the east with open countryside, including grazing pasture and an abundance of woodland, on all other sides.



Figure 7: Showing the site location in context with the surrounding area.

2.3. Proposals

2.3.1. The proposals are to demolish the existing building and to build an extension to the existing residential property of Greencroft on the footprint.

2.3.2. The plans in Appendix I of this report show the proposals for the site.

3. Methodology

3.1. Desk Study

3.1.1. A desk study to identify existing records of bats within 2km of the survey area was carried out with South Yorkshire Bat Group (SYBG). A full copy of the results can be provided on request.

3.1.2. Personal databases held by Steven Whitcher were also searched for records of bats within 1km of the site.

3.1.3. The MAGIC website was searched for records of existing European Protected Species (EPS) licences within the surrounding area.

3.2. Field Study

3.2.1. A field survey of the site was undertaken by Steven Whitcher (MCIEEM) on the 13th December 2021. The Preliminary Roost Assessment was carried out in accordance with the Bat Conservation Trust Good Practice Guidelines, 3rd edition (2016) and was also advised by BTHK Bat Roosts in Trees - A Guide to Identification and Assessment for Tree-Care and Ecology Professionals (2018).

3.2.2. The weather at the time of the survey was fine and clear with a light breeze (BWS-1). A temperature of 5°C was recorded at the time of the survey.

3.2.3. During the survey all buildings, structures and trees were searched for bat roosting potential or evidence of existing roosts, including:

- Checking buildings, structure and trees for cracks, voids or other Potential Roost Features (PRF).
- Looking for signs of staining or worn areas indicating a roost entrance.
- Searching for droppings, foraging remains such as wings or other field signs.

3.2.4. The inspection included a visual inspection using a bright torch (1 million candle power), ladders and also an inspection with binoculars and an endoscope, where applicable.

3.2.5. The habitat around the site was also assessed for its suitability to support foraging and commuting bats by looking at the value of the surrounding habitat and the connectivity of the site to the wider area.

3.3. Limitations/Constraints

3.3.1. This Preliminary Roost Assessment was carried out as a daytime survey and therefore does not provide accurate information on bat emergence or entry or on foraging and commuting activity in the surrounding area.

3.3.2. The building covered by this survey is in a partially collapsed state and therefore access throughout the interior of the building was restricted to areas away from the collapsed sections of roof.

4. Results and Interpretation

4.1. Desk Study

4.1.1. South Yorkshire Bat Group (SYBG) returned abundant existing records of bat within the 2km search area, although no records specific to the building covered by this survey.

4.1.2. The closest record refers to a grounded pipistrelle (*Pipistrellus sp.*) identified off Greno View, approximately 100m to the south of the site. A further record of pipistrelle bats identified within a residential property was returned for Hood Green Road, approximately 150m to the east.

4.1.3. The closest roost records refer to Stainborough Castle, which supports roosts of several bat species, including soprano pipistrelle (*Pipistrellus pygmaeus*), whiskered bat (*Myotis mystacinus*) and brown long eared (*Plecotus auritus*) with the roosts including maternity and hibernation.

4.1.4. The remaining records returned by SYBG lie over 1km from the surveyed building.

4.1.5. No records of granted Natural England bat licences were identified within 2km of the site on the MAGIC website.

4.1.6. Steven Whitcher holds existing records of bats and bat roosts within 2km of the surveyed area, although no records within 1km of the site.

4.1.7. Therefore, there will be no impact on known bat roosts during the proposed works.

4.2. Field Study

4.2.1. The external walls of the building were found to be in a generally good condition, considering the state of the building, with the render to the south and west predominantly intact. Abundant voids were identified higher in the walls of the building and around the northern and eastern elevations, which are not rendered.



Figure 8: The eastern elevation of the building.



Figure 9: Rendered areas to the south of the building.

4.2.2. The fascia boards around the building were found to be in a rotten state with abundant gaps leading behind the fascia boards, particularly along the northern elevation of the building.

4.2.3. The roof of the building was found to be in a deteriorating and partially collapsed state with a large area of the roof to the east of the building having collapsed into the building several months before the survey and further areas of more recent collapse due to the winter weather conditions.



Figure 10: The collapsed section of roof.



Figure 11: The stone tiles on the roof of the building.



Figure 12: Showing the poor condition of the roof.

4.2.4. Due to the non-uniform nature of the stone tiles and the movement in the roof of the building abundant voids were identified leading between the stone tiles and underneath the ridge tiles of the building.

4.2.5. No bats or bat field signs were identified around the exterior of the building at the time of this survey.

4.2.6. Internally the building was also found to be in a deteriorating state with no lining on the inside of the tiles and abundant holes of varying sizes in the roof. Ivy was also identified growing through the roof at the western end of the building leaving areas of hanging vegetation within the small loft space present with the loft floor also having collapsed into the room below.



Figure 13: Looking along the interior of the building.



Figure 14: The loft space to the west of the building.

4.2.7. The walls within the building were found to be generally in a good condition with the only significant voids being along the top of the walls.

4.2.8. The roof timbers, which are of a purlin and rafter design, were found to be in a very poor condition with collapsed areas of roof and an abundance of rot and movement throughout the roof.

4.2.9. The interior of the building displayed signs of weather ingress, with the drier areas showing some cobweb and dust. No bat field signs were identified throughout the building during this survey of the site.

4.2.10. Overall, the building was assessed as providing a moderate potential to support roosting bats due to holes around the top of the walls and in between the stone roof tiles of the building. However, the building shows significant signs of movement and recent collapse and therefore the potential provided by the building may change if the roof collapses further opening more of the building to the weather.

4.2.11. The demolition of the building may have a significant impact on roosting bats, if bats are present in the building at the time of the works. The demolition would also cause the loss of any roosts present in the building.

4.2.12. The land immediately surrounding the building was assessed as providing a moderate value foraging and commuting habitat for bats due to occasional tree lines and residential garden providing connectivity into the wider landscape.

4.2.13. The wider surrounding area was assessed as providing a high value, due to the extensive areas of woodland.

4.2.14. A thorough assessment of the foraging and commuting activity within and around the site was not carried out as part of this survey.



Figure 15: Looking north from the building.

4.2.15. The proposed works are limited to the outbuilding with no plans to remove areas of vegetation around the building. Therefore, if a sensitive lighting scheme is implemented on the site the impact on foraging and commuting bats will be negligible.

5. Recommendations

5.1. It is recommended that no work is carried out on the building prior to further bat activity surveys being carried out, in line with the Bat Conservation Trust Good Practice Guidelines (2016).

Table 7.1 Recommended timings for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability	Moderate roost suitability	High roost suitability
May to August (structures) No further surveys required (trees)	May to September ^a with at least one of surveys between May and August ^b	May to September ^a with at least two of surveys between May and August ^b

Figure 16: Table 7.1 from the Bat Conservation Trust Good Practice Guidelines (2016).

Table 7.3 Recommended minimum number of survey visits for presence/absence surveys to give confidence in a negative result for structures (also recommended for trees but unlikely to give confidence in a negative result).		
Low roost suitability	Moderate roost suitability	High roost suitability
One survey visit. One dusk emergence or dawn re-entry survey ^a (structures). No further surveys required (trees).	Two separate survey visits. One dusk emergence and a separate dawn re-entry survey. ^b	Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn. ^b

Figure 17: Table 7.3 from the Bat Conservation Trust Good Practice Guidelines (2016).

5.2. For a building with moderate potential to support roosting bats the guidelines require two surveys carried out during the peak survey season, which is May to August, one at dusk and one at dawn. The surveys should be carried out by sufficient surveyors to cover all areas of the building, which is assessed as two surveyors, and should be spaced at least two weeks apart.

5.3. Following the surveys, further recommendations should be made regarding the requirement for further surveys or a Natural England licence.

5.4. It is recommended that any lighting installed on the site is designed in line with the Bat Conservation Trust and Institute of Lighting Professionals Guidance (2018).

5.5. It is recommended that the design of the new building includes at least one roosting feature for bats, either built into the design of the building or through the incorporation of a bat brick in the fabric of the building.

6. Conclusions

6.1. If further surveys are carried out in advance of the works to ensure that any roosting bats are identified, a Natural England licence is obtained where required, and appropriate measures are put in place to provide roosting opportunities and reduce the impact of the new building on foraging and commuting bats the impact on bats will be negligible.

7. References

BTHK (2018). Bat Roosts in Trees – A Guide to Identification and Assessment for Tree-Care and Ecology Professionals. Exeter: Pelagic Publishing.

Collins, J. (2016) Bat Surveys for Professional Ecologists: Good Practice Guidelines. 3rd edition. Bat Conservation Trust, London.

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Countryside Rights of Way Act 2000. Available at <http://www.legislation.gov.uk/ukpga/2000/37/contents> (Accessed 5th February 2020).

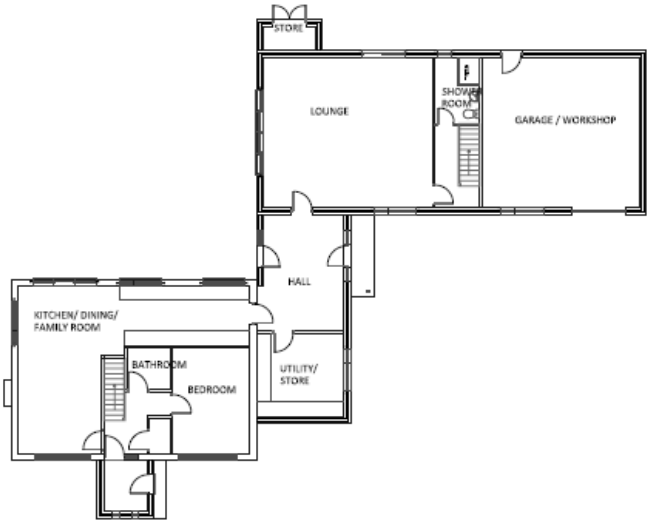
The Habitats Directive. Available at http://www.ec.europa.eu/environment/nature/legislation/habitatsdirective/index_en.htm (Accessed on 5th February 2020).

National Planning Policy Framework (2012). Available at <http://www.gov.uk/government/publications/national-planning-policy-framework--2> (Accessed 5th February 2020).

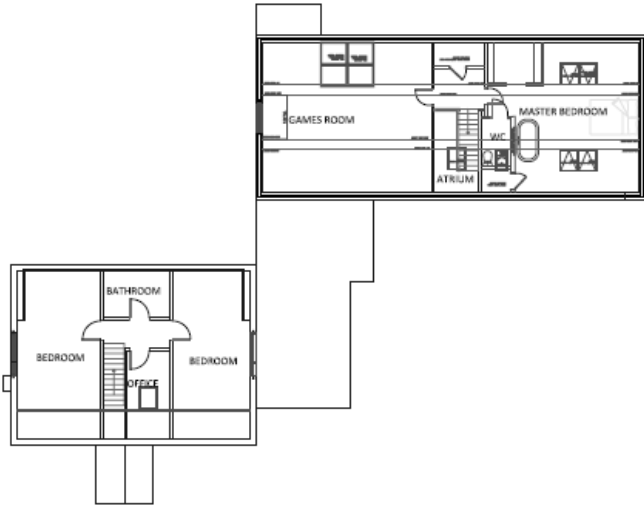
Natural Environment and Rural Communities (NERC) Act 2006. Available at <http://www.legislation.gov.uk/ukpga/2006/16/contents> (Accessed 5th February 2020).

The Wildlife and Countryside Act 1981. Available at <http://www.legislation.gov.uk/ukpga/1981/69> (Accessed on 5th February 2020).

Appendix I: Development Plans



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN

MATERIALS

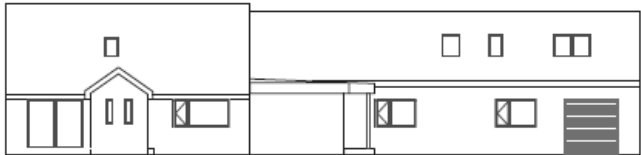
New outbuilding
white render
concrete interlocking tiles to match existing house

Link Extension
White render
Grey GRP or rubberoid membrane to roof

Front porch
white render
concrete interlocking tiles to match the existing house

LH gable to be rendered to provide weatherproofing
Remained of the house to maintain random natural coursed stone

All proposed extensions to have UPVC windows, fascias and soffits



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION

White UPVC cladding to new dormer



PROPOSED LH SIDE ELEVATION



PROPOSED RH SIDE ELEVATION

SITE

GREENCROFT, HOOD GREEN ROAD, HOOD GREEN, BARNLEY S75 3HF.

DRAWING TITLE

PROPOSED FLOOR PLANS AND ELEVATIONS

DRAWING NO.

45/04

CLIENT

MR P PRICE

REVISION

/

DATE

14/11/2021

SCALE

1:200 @A3
1:100@A1

Appendix II: Planning Policy and Species Legislation Summary

1. Planning Policy

1.1. The National Planning Policy Framework (NPPF) sets out the governments planning policies and how they should be applied. Section 15 of the policies refers to 'Conserving and enhancement the natural environment'. This outlines how local authorities should deal with biodiversity when considering planning applications.

1.2. NPPF paragraph 175 States:

When determining planning applications, local planning authorities should apply the following principles;

- a) If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- b) Development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) Development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- d) Development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvement in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.*

2. Legislation Summary

Species	Legislation	Offences include
Bats	Conservation of Habitats and Species Regulations 2017	- o Deliberately kill, injure or capture a bat; - o Deliberately disturb bats; - o Damage or destroy a breeding site or resting place of a bat.
	Wildlife and Countryside Act 1981	- o Obstruct access to any structure or place which any bat uses for shelter or protection; or - o Disturb any bat while occupying a structure or place which it uses for that purpose.
Birds	Wildlife and Countryside Act 1981	- o Intentionally kill, injure, or take any wild bird; - o Intentionally take, damage or destroy a nest of any such bird whilst it is in use or being built; or - o Intentionally take or destroy an egg of any such bird.

Local authorities therefore have a duty to consider protected species as a material consideration when assessing planning applications. The ODPM Government Circular 06/2005 states: '*It is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before the planning permission is granted, otherwise all relevant material considerations may not have been addressed in making the decision.*'