



**LOW CUDWORTH GREEN FARM,
CUDWORTH.**

OS REF: SE 389 082.

BAT SURVEY.

Ref No:- 150745/Rev 1.

Date: 20th July 2015.

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1. INTRODUCTION.

1.1. A planning application has been submitted for the demolition of the farm buildings on the Lower Cudworth Green Farm site and the development of the site for residential use.

1.2. A local resident has apparently reported the presence of both bat and barn owl within the buildings and therefore the Local Authority requires a bat survey in support of the planning application.

1.3. Whitcher Wildlife Ltd has therefore been commissioned to carry out a bat survey of the existing property. That survey was carried out on 20th July 2015.

1.4. This report outlines the findings of the survey and makes appropriate recommendations.

1.5. 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 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 survey was not followed by a dusk emergence survey.

2.7. The survey was undertaken 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 data search request was submitted to South Yorkshire Bat Group for existing bat roost records within 1km of the site. The nearest roost was identified in 2004 1.41km to the south of the survey area. This roost is far enough from the site to be totally unaffected.

3.1.2. The full results will be shown in Appendix II of this report once received.

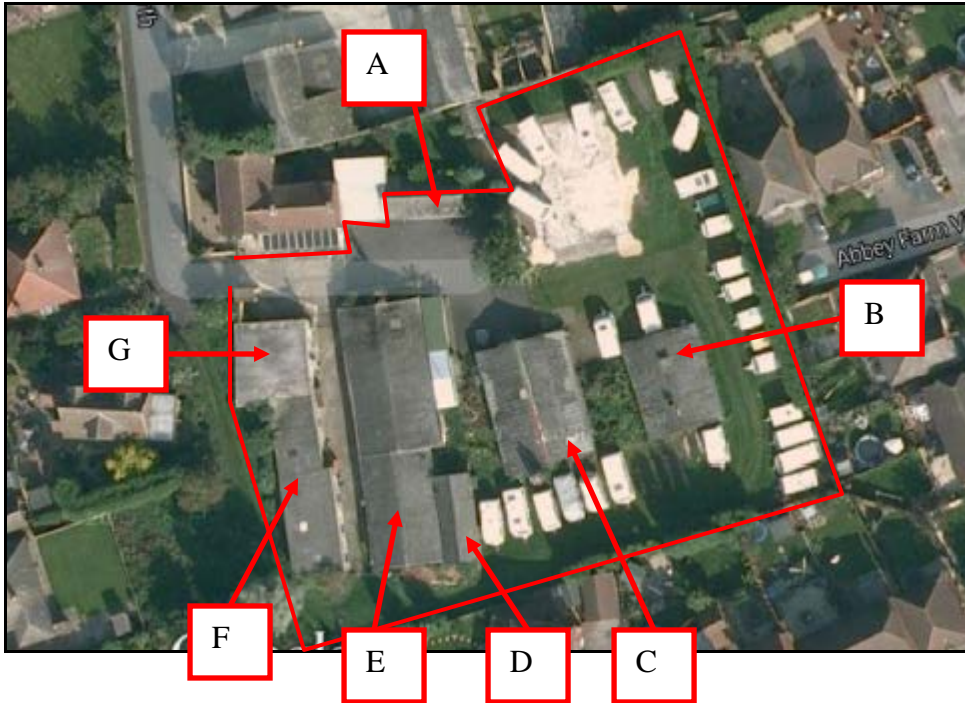
3.2. Site Description.

3.2.1. The site comprises a group of old farm buildings that are totally surrounded by residential areas in Cudworth, Barnsley. There is open farmland further west. The location of the site is shown on the aerial photograph below. (The site at that time was used for the storage of caravans but that has ceased.)



3.3. Daytime Survey Results.

The aerial photograph below shows the site outlined approximately in red. Each building has been given a reference letter used within this report.



3.3.1. Building A.

3.3.1.1. Building A is an open fronted cart shed with stone walls and a pitched corrugated cement sheet roof. This is part used for vehicle parking and in one end there is a freezer unit.



3.3.1.2. The walls of the building are well pointed on the outside and on the inside most of them are painted white.

3.3.1.3. Internally the building is open to the underside of the corrugated sheets.



3.3.1.4. No bat field signs were identified in this building and it was assessed to have no potential for roosting bats.

3.3.2. Building B.



3.3.2.1. Building 2 is a timber chicken shed with a pitched corrugated sheet roof as shown above.

3.3.2.2. Inside the roof and walls are lined with fibre board. The shed is used for chickens and the entire place was dusty with cobwebs along the ridge of the building.



3.3.2.3. This design of building is totally unsuitable for roosting bats and no field signs were identified inside or outside.

3.3.3. Building C.



3.3.3.1. Building C is another timber walled chicken shed with a corrugated cement sheet roof, as shown above. The rear and one side wall is constructed from well pointed blockwork.

3.3.3.2. Internally the roof is lined with a fibre board lining and the room is partitioned off into a number of different chicken pens.



3.3.3.3. The inside was very dusty with abundant cobwebs. No bat field signs were identified inside or outside this building and the design is such that there is no potential for roosting bats.

3.3.4. Building D.

3.3.4.1. Building D is a stone building with coursed stone walls. These are generally well pointed and sound and where a hole was present it was low enough to be inspected with a bright torch.

3.3.4.2. The roof is pitched and covered with Welsh slate with no lining. The roof is in a poor state of repair with abundant slipped and missing slates making the building airy and damp.



3.3.4.3. Internally the walls were painted although this was wearing off. The floor was a soil floor and the building is unused.



3.3.4.4. Whilst the materials used for this building can be ideal for roosting bats this building is in a poor state of repair and is therefore draughty and damp and assessed to be unsuitable for roosting bats.

3.3.5. Building E.

3.3.5.1. Building E is the central building on the site. It is a concrete “Dutch Barn” type of structure with blockwork lower walls and with open meshed panels above.



3.3.5.2. This type of building is unsuitable for roosting bats and no bats or bat field signs were identified inside or outside the building.



3.3.6. Building F.

3.3.6.1. Building F is a series of stone walled buildings with sloping corrugated sheet roofs that extend down the western side of the site.



3.3.6.2. Externally the stonework is well pointed and internally the walls are painted white. These buildings are used for kennels and for storage.



3.3.6.3. No bats or bat field signs were identified inside or outside these buildings and they were assessed as having no potential for roosting bats.

3.3.7. Building G.

3.3.7.1. Building G is constructed with a mixture of stone and blockwork walls and is an extension to the kennels in building F.

3.3.7.2. The walls are in good condition and well pointed. The roof is a sloping corrugated sheet roof.



3.3.7.3. Inside this building is a large freezer unit that occupies all but a small section at the back, as shown below.



3.3.7.4. This building is in good condition and provides no opportunities for roosting bats.

3.3.8. General.

3.3.8.1. There are no flight lines leading to the site and therefore the foraging habitat around the site is assessed to be low and probably restricted to Pipistrelles that live in residential areas.

3.3.8.2. Occasional nests were identified particularly in those buildings that were open. Nests identified included blackbird although none were in use at this time.

3.3.8.3. No barn owl droppings were identified anywhere on site and the surrounding habitat is totally unsuitable for barn owl.

3.3.8.4. No other ecological issues were identified on the site.

4. EVALUATION OF FINDINGS.

4.1. The day time inspection of the existing farm buildings on the site identified no potential for roosting bats in any of the buildings and no bat field signs anywhere on the site. Demolition of the existing sheds and development of the site will have no impact on roosting bats.

4.2. The foraging habitat around the site is assessed to be of low value with residential properties on all sides and no natural commuting routes. Demolition of the existing sheds and development of the site will have no impact on foraging bats.

4.3. Occasional nests were identified in the buildings including blackbird but none of these were in current use. There is potential for nesting birds in some of the vegetation on the site, predominantly in the bramble growing between the buildings. Therefore demolition of the existing buildings and clearance of the vegetation has the potential to impact on nesting birds if carried out between March and September.

4.4. No barn owl pellets or field signs were identified in any of the sheds and the habitat around the site was assessed to be totally unsuitable for barn owl. Demolition of the existing buildings will have no impact on barn owls.

4.5. No other ecological issues were identified on the site.

5. RECOMMENDATIONS.

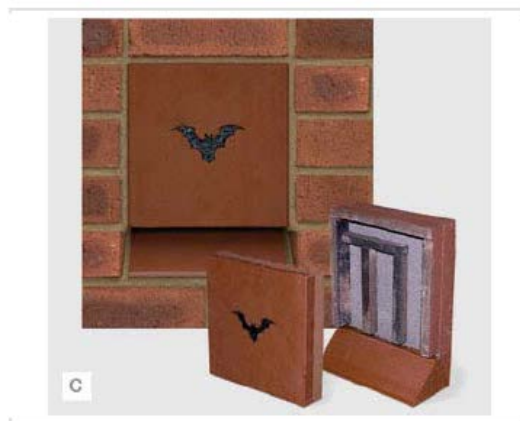
5.1. There is a high level of confidence in the results of this day time survey and therefore no further surveys are recommended.

5.2. Individual bats can seek temporary shelter almost anywhere and therefore it is recommended that the people undertaking the demolition of the buildings are briefed to take due care and in the unlikely event that a bat is found, the bat should be covered and protected, work should cease at that location and further advice should be sought from the undersigned.

5.3. It is recommended that demolition of the existing buildings and removal of the scrub vegetation is undertaken outside the nesting season, which extends from March to September.

5.4. Alternatively, a nesting bird survey should be carried out to determine whether there are any active nests present. If there are any present, these must be left undisturbed until the young have fledged.

5.5. To enhance the biodiversity of the site, it is recommended that a bat brick be installed in one of the gable ends of the new houses. The preferred location would be in the gable end of the house on Plot 9, overlooking the bridleway. The bat brick should be as shown below or equivalent.



Enclosed Bat Box C with engraved motif

Designed specifically for the pipistrelle bat

5.6. To compensate for the loss of nesting habitat on the site, it is recommended that two bird nesting boxes be erected on the new houses.

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI.	Date: 20 th July 2015.

Checked by:	
Jenny Roebuck. MCIEEM.	Date: 21 st July 2015.

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.

Recorder	Date	Grid Reference	Address line 1	Address line 2	Address line 3	Type	Notes	Species	Number	Distance (KM)	Bearing (Deg)
English Nature	30/06/2003	SE390081	Sunny Bank Drive	Cudworth	Barnsley		Grounded bat found. Advice given. Bats seen regularly in garden, planning house extension next year. Will ring back if signs of roost. FOB sent.	Vespertilionidae	1	0.141	135
Eric Bennett	09/07/2004	SE390081	Sunny Bank Drive	Cudworth	Barnsley	House	Dead babies found grounded.	Pipistrelle sp.	2	0.141	135
Jill Parker	09/07/2004	SE390081	Sunny Bank Drive	Cudworth	Barnsley		Baby found clinging to outside wall. Died.	Pipistrelle sp.	1	0.141	135
Jill Parker	12/07/2004	SE390081	Sunny Bank Drive	Cudworth	Barnsley		Baby found clinging to outside wall. Dead.	Pipistrelle sp.	1	0.141	135
English Nature	13/07/2004	SE390081	Sunny Bank Drive	Cudworth	Barnsley	Roost	Several bats on outside wall of house. EB identified roost. 2 storey extension planned. Timing & access for bats advised.	Vespertilionidae	Unknown	0.141	135
English Nature	22/07/2005	SE385083	Newtown Street	Cudworth	Barnsley		Grounded bat. Failed to fly at	Pipistrelle sp.	Unknown	0.412	284

							dusk. Poss injured wing. EB to visit. Bat to LH for care.				
Eric Bennett	25/07/1999	SE3909		Cudworth	Barnsley		Bat found stuck to fly paper. Died later 92	Pipistrelle sp.	1	0.806	7
Eric Bennett	23/07/1996	SE379082	Station Road	Lundwood	Barnsley	House		Pipistrelle sp.	+ Dr	1.000	270
Gary Oliver	05/06/2008	SE387093	Rose Tree Court	Cudworth			3 pips emerging from buildings. NE EPSM licence used at site.	Common pipistrelle	3	1.118	350
Gary Oliver	25/06/2012	SE387093	Rose Tree Court	Cudworth			Follow-up survey to previous EPSM works. Pip observed foraging.	Common pipistrelle	1	1.118	350
Gary Oliver	23/07/2012	SE387093	Rose Tree Court	Cudworth			Follow-up survey to previous EPSM works. 'Medium' levels of Pips observed foraging close to the site (in trees).	Common pipistrelle	Unknown	1.118	350
Eric Bennett	30/09/1993	SE3809	Snydale Road	Cudworth	Barnsley			Pipistrelle sp.	1	1.204	312
Eric Bennett		SE376074	Abbotts Road	Lundwood	Barnsley	House		Vespertilionidae	Unknown	1.526	238
P Middleton	08/07/2011	SE404087	Ferry Moor pond			foraging		Common pipistrelle	3	1.581	72

P Middleton	08/07 /2011	SE404087	Ferry Moor pond			foraging		Noctule	3	1.581	72
Natural England	19/06 /2007	SE376072	Lund Crescent	Burton Grange	Lundwood, Barnsley	Roost- maternit y	125 bats counted out from eaves last night. Baby bat found in kitchen on Sunday. EB visit. May request an exclusion-see how things develop with roost over the summer. Internal blocking behind rafter suggested as precaution/reassur ance.	Pipistrelle sp.	125	1.640	232
Karen Larkin	13/07 /2012	SE392100					Juvenile male Possible roost	Soprano pipistrelle	Unknown	1.825	9