

Barn at Liley Farm, Millhouse Green

Bat Survey Report

3rd July 2025



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1. Summary

- 1.1.1 A bat survey of a barn at Liley Farm was commissioned by the planning consultant Patrick Townsend of Townsend Planning Consultants, on behalf of the client Ben Marsden on Friday 16th May.
- 1.1.2 The survey was undertaken to inform proposals to redevelop the majority of the barn as two holiday lets.
- 1.1.3 The bat survey works carried out comprise a preliminary roost assessment, undertaken on 23rd May 2025 and two nocturnal surveys, on 8th June and 1st July 2025.
- 1.1.4 No historic bat records were received in relation to the surveyed building. No evidence of bat presence was recorded during the internal and external visual assessment, however, the barn was considered to display a moderate level of bat roost suitability.
- 1.1.5 No bat roosting activity was recorded during the nocturnal surveys, and it appeared that roosting bats were absent from the surveyed building.
- 1.1.6 A barn owl perch was recorded from the barn, together with four historic swallow nests.
- 1.1.7 Regardless of when works are to commence, given the heightened risk of nesting barn owl using the site, a pre-works nesting bird check should be undertaken by an appropriately qualified surveyor.
- 1.1.8 In order to mitigate for the lost barn owl perch, a replacement roost site should be created. This may comprise either a barn owl loft in the re-developed building, or a barn owl box either on or within a retained modern barn. Two swallow cups should also be fitted in a retained barn.
- 1.1.9 To enhance the site for bats an integrated bat box should be fitted in the redeveloped barn, with bat safe membrane to be used in the new roof and external lighting to be minimised, where possible.
- 1.1.10 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 cease, and further advice sought without delay.
- 1.1.11 No further bat survey effort is considered necessary for the buildings providing the recommendations provided in this report are enacted and 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.

2. Introduction

- 2.1.1 A bat survey of a barn at Liley Farm was commissioned by the planning consultant Patrick Townsend of Townsend Planning Consultants, on behalf of the client Ben Marsden on Friday 16th May.
- 2.1.2 The survey was undertaken to inform proposals to redevelop the majority of the barn as two holiday lets.
- 2.1.3 The bat survey works carried out comprise a preliminary roost assessment, undertaken on 23rd May 2025 and two nocturnal surveys, on 8th June and 1st July 2025.
- 2.1.4 A Preliminary Ecological Appraisal was undertaken on a modern barn at the southern end of Liley Farm in 2024 (TG, 2024a), with a follow-up Bat Survey Report written following a nocturnal survey of the structure (TG, 2024b). No evidence of roosting bats was recorded during these survey works.
- 2.1.5 The barn at Liley Farm was located off Liley Lane, approximately 1 km southwest of the centre of the village of Millhouse Green and 13 km southwest of Barnsley town centre.

3. Habitat Assessment

- 3.1.1 The surveyed barn was located on the northern edge of the Liley Farm farmstead, adjacent to Liley Lane (See Figure 1 & 2). Higher quality bat foraging habitat was present close to site, including a small broadleaved copse on the opposite side of the lane and a pond to the east of the farmhouse. The wider area comprised predominantly pasture, however, the tree lined Trans-Pennine-Trail, which connected to multiple woodlands and the River Don, was located 365 m from the barn.
- 3.1.2 The local area was considered likely to support an above average density of foraging bats of a fairly varied range of species.

Table 1. Location and habitat table

Name and address: Liley Farm, Liley Lane, Millhouse Green, Penistone, Barnsley, S36 9NS			
OS Grid Ref. SE 21501 02358		Altitude. 254 m	
Local Planning Authority: Barnsley Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	Located on farmstead.
River			River Don 610 m northwest of barn.
Standing water			Pond 85 m northeast of barn.
Bridges tunnels and culverts			Bridge over Trans-Pennine-Trail 365 m northeast of site.
Trees		✓	Broadleaved copse on opposite side of Liley Lane.
Woodland		✓	
Grassland		✓	Nearest pasture 13 m northeast of barn.

Figure 1. Site location, with building outlined in red



Figure 2. Drone image of surveyed building



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 structure.
- The presence/absence of nesting by birds.
- The level of bat roost potential associated with the structure.
- The number and species of bat roosting within the structure.
- Identify further survey work or mitigation requirements.

4. Methodology

4.1 Data Consultation

4.1.1 Bat records had been obtained from Barnsley Biological Records Centre in connection with the 2024 Preliminary Ecological Appraisal (TG, 2024a). A repeat record search was not undertaken with Barnsley Biological Records Centre.

4.1.2 Bat records had not formerly been requested from South Yorkshire Bat Group and hence bat records for locations within 2 km of the site were obtained from the bat group.

4.1.3 A search of the Multi-Agency Geographical Information for the Countryside website was also undertaken to identify historic European Protected Species licences obtained for locations within 2 km of the site.

4.2 Field Survey

Preliminary Roost Assessment

4.2.1 The following personnel conducted the preliminary roost assessment on 23rd May 2025:

- Robert Bell (MCIEEM; Bat Survey Class License WML-A34-Level 4, 2016-25236-CLS-CLS; Barn Owl Survey Class Licence WML – CL29, 00070)

4.2.2 The following activities were carried out during the surveys in compliance with relevant Bat Survey Guidelines (Collins, 2023):

- A brief inspection and assessment of the site and habitats present to within 300 m.
- An extensive examination of all parts of the building 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 building's bat roost potential (negligible, low, moderate, high or confirmed roost).

4.2.3 In addition, signs of bird nesting were recorded, where seen.

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

- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera
- Drone

Nocturnal Surveys

4.2.5 The following personnel conducted one or both of the nocturnal surveys:

- Robert Bell (RB)
- Amanda Murphy (AM) (QualCIEEM; Bat license WML-A34-Level 2, 2020-47913-CLS-CLS)

4.2.6 The surveys were undertaken on the following dates in compliance with relevant Bat Survey Guidelines (Collins 2023), with surveyor initials on each survey visit also detailed:

- Dusk emergence survey on 8th June 2025 - RB
- Dusk emergence survey on 1st July 2025 – RB + AM

4.2.7 The dusk emergence surveys continued from 15 minutes prior to sunset until 1.5 hours after this time. Nocturnal surveyor positions are shown on Figure 3.

4.2.8 The following equipment was used during the surveys:

- Wildlife Acoustics EM Touch bat detectors and iPad/iPod recorders.
- Two night vision aids were used during each visit, comprising a mix of a Guide TK612 thermal sight, a Pixfra A613 thermal sight and Canon XA10 infra-red video cameras (with external floor lights).

4.2.9 Camera footage from the unmanned survey position on the 8th June 2025 was initially analysed by Wildlife Imaging Systems. Their software identified all movement (frame by frame) within the videos and produced a set of images showing the movement traces for each 30 seconds of video. These images were then reviewed by Robert Bell and where the image identified a trace that could potentially have been a bat flight, the relevant section of footage was also reviewed. An example image produced by the software is shown in Plate 1 overleaf. Only sections of footage relating to confirmed or potential bat roosting activity were reviewed from the manned survey position.

Figure 3. Nocturnal survey plan

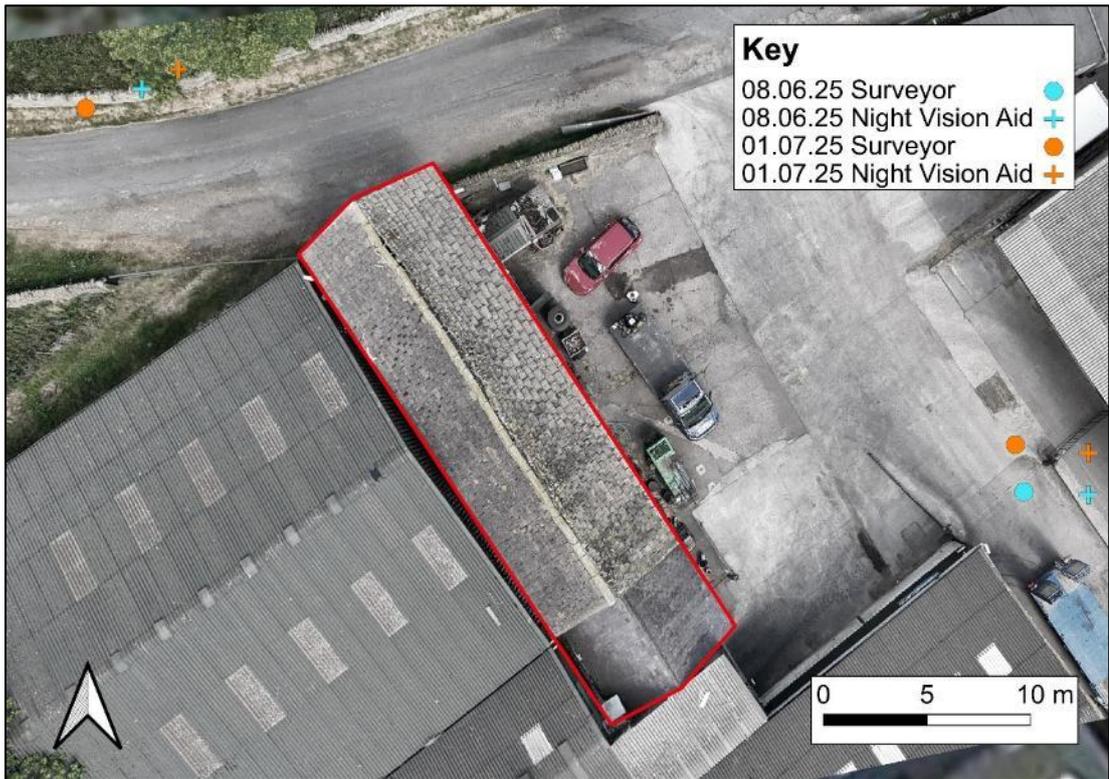


Plate 1. Example 30 second summary image from camera position on 8th June 2025, with the bat indicated by dotted red-green-blue line on upper image



4.3 Survey Limitations

4.3.1 No significant survey limitations were encountered.

5. Results

5.1 Data Consultation

5.1.1 The 2024 Preliminary Ecological Appraisal detailed no Barnsley Biological Records Centre bat records linked to the site. The report stated that Barnsley Biological Records Centre returned records relating to either Daubenton's bat *Myotis daubentonii*, an unidentified *Pipistrellus* species or an unidentified bat species.

5.1.2 South Yorkshire Bat Group returned 25 bat records, none of which related to the site. Species positively identified in the records comprised common pipistrelle *Pipistrellus pipistrellus*, noctule *Nyctalus noctula*, Daubenton's bat and a species of whiskered bat *Myotis mystacinus* or Brandt's bat *Myotis brandtii*. Other records were attributed to either an unidentified *Pipistrellus* species, an unidentified *Myotis* species, or an unidentified bat species. The closest record to site comprised a grounded common pipistrelle, recorded from a site 450 m southwest of the site in 2017.

5.1.3 A single European Protected Species mitigation licences has been issued for a location within 2 km of the site. This licence was issued in 2012 to permit destruction of a common pipistrelle roost in a location 1.9 km northeast of the site.

5.2 Preliminary Roost Assessment

5.2.1 No evidence of bat roosting was recorded from the surveyed barn during the visual inspection. The barn was considered to display a moderate level of bat roosting suitability.

5.2.2 Evidence of a barn owl *Tyto alba* perch was recorded from the barn, together with four historic swallow *Hirundo rustica* nests.

Description

5.2.3 The surveyed building comprised a C19th predominantly stone-built and mainly two-storey barn (Figure 2; Plates 2-5). A single-storey extension was constructed off the southeast gable from a mix of brick and stone. The two-storey section of barn had a dual-pitched roof, with the northeast pitch comprising stone slates, whilst the southwest pitch comprised replacement concrete tiles. The single-storey section of the building had a dual-pitch roof covered with Welsh slate, with concrete ridge tiles. Gable verges were mortar filled, and flashing was present at the junction between single-storey and two-storey sections of the building. Steel wall ties joined the two principal elevations, and the remains of wooden and plastic guttering were present.

5.2.4 All doors were wooden and windows, where present, were single-pane and wood-framed. Many of the doors, hatches and windows were part open. A pair of wooden double doors, three single doors, two windows and a line of arrow slit ventilation openings were present in the façade (northeast elevation). An open dovecote and a single window were present across the southeast gables, with one blocked-up door opening and a first floor hatch in the southwest elevation. A single ventilation hole was present in the northwest gable.

5.2.5 The surveyed barn adjoined a modern barn on its southeast first-floor gable, with a modern barn located adjacent to the southwest elevation.

Plate 2. Eastern corner of barn



Plate 3. Southern corner of barn, largely obscured by adjoining modern barns



Plate 4. Northern corner of surveyed barn



Plate 5. Looking southeast down narrow passage between southwest elevation of barn and adjacent modern barn



External inspection

- 5.2.6 No droppings were recorded from the external walls of the barn.
- 5.2.7 Bats could access the interior of the barn via the many openings in hatches, windows, the uncovered dovecote, arrow slits or sections of missing roof slates.
- 5.2.8 Potential roost locations on the exterior of the barn included the following.
- Gaps between roof slates, particularly on gable verges (Plate 6).
 - Access to the space between concrete slates and plastic sheeting used to line the southwest pitch.
 - Open joints in the masonry (Plate 6).
 - Access to lintel gaps, above windows, doors and hatches.

Plate 6. Close view of roof, showing uneven stone slates. Open joints in masonry visible



Internal inspection

- 5.2.9 The southwest pitch of the two-storey section of the barn was lined with plastic sheeting, whilst the northeast pitch was unlined (Plate 7). The roof was suspended on queen-post trusses, purlins, rafters and battens. The top course of slates had slipped away from the ridge tiles on the northeast pitch and the first floors of the barn were long disused and in a derelict state (Plates 7 & 8). A cluster of ten relatively fresh (black) barn owl *Tyto alba* pellets were present below a rafter at the southeast end of the two-storey section of barn, indicating a perch in this location. The ground floors of the two-storey section of barn were used for storage, with four disused swallow nests present on the joists supporting the first floor (Plate 9). No bat droppings were recorded from this section of the building.
- 5.2.10 The roof of the single-storey section of barn was unlined and supported by purlins, rafters and battens. The southwest pitch had been vaulted, with this half of the building used as an office (Plate 10), whilst the northeast half of the single storey building housed electrical systems supporting the farm. No signs of bird or bats were recorded from this section of the building.
- 5.2.11 The client reported that a barn owl nest was located within a box in a modern barn elsewhere on the farmstead.

Plate 7. First floor of northwest section of two-storey part of barn



Plate 8. First floor of southeast section of two-storey part of barn, with barn owl pellets just out of view below right hand truss. The arch of the dovecote opening is visible on top left of image



Plate 9. Old swallow nests on ground floor of barn



Plate 10. Office within single-storey section, at southeast end of barn



Nocturnal Surveys

8th June 2025 – dusk emergence survey

- 5.2.12 The temperature at the beginning of monitoring was 10 °C, with a light breeze (Beaufort Scale Force 2) and six oktas of cloud cover (6/8 oktas). The temperature increased to 11 °C, with the wind level remaining the same and cloud cover increasing to eight oktas. The weather was dry throughout.
- 5.2.13 No bat roosting activity was recorded.
- 5.2.14 The first bat recorded comprised a common pipistrelle which commuted past the northern survey position at 21:59 (27 minutes after sunset). A bat of this species was recorded intermittently from the northern survey position for the remainder of the survey, with some limited foraging (i.e. Plate 1). No other bat species was recorded.

1st July 2025 – dusk emergence survey

- 5.2.15 The temperature at the beginning of monitoring was 16 °C, with a light air (Force 1) and full cloud cover (8/8 oktas). The temperature decreased to 15 °C, with the wind and cloud level remaining the same. The weather was dry throughout.
- 5.2.16 No bat roosting activity was recorded.
- 5.2.17 The first bat recorded comprised a common pipistrelle heard at the northern survey position at 212:10 (31 minutes after sunset). A bat or bats of this species was/were recorded intermittently from both survey positions for the remainder of the survey. A single noctule pass was also recorded at 22:35.

6. Assessment

6.1 Summary and Evaluation of Findings

- 6.1.1 No historic bat records were received in relation to the surveyed building.
- 6.1.2 No evidence of bat presence was recorded during the internal and external visual assessment, however, the barn was considered to display a moderate level of bat roost suitability.
- 6.1.3 No bat roosting activity was recorded during the nocturnal surveys, and it appeared that roosting bats were absent from the surveyed building.
- 6.1.4 A barn owl perch was recorded from the barn, together with four historic swallow nests.

6.2 Legislation and Policy Guidance

Bats

- 6.2.1 Bats receive protection under the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 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 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 The National Planning Policy Framework for England was revised in 2023. 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

- 6.2.6 Special penalties relate to offences concerning birds listed on Schedule 1 (i.e. barn owl) of the Wildlife and Countryside Act 1981 (as amended). In addition to the offences detailed below relating to all wild birds, it is illegal to intentionally or recklessly disturb any Schedule 1 bird or their dependent young while nesting.
- 6.2.7 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.

6.3 Further Survey, Recommendations and Enhancements

Bats

- 6.3.1 No further bat survey is considered necessary providing that works commence within 24 months of the bat survey works. If works are to commence after this date, then Middleton Bell Ecology should be contacted to determine the requirement for update survey.
- 6.3.2 Although bats do not appear to be roosting within the surveyed building, in accordance with the aims of the National Planning Policy Framework (2024), it is recommended that one new bat roosting feature be incorporated within the redeveloped barn. It is advised that an enclosed and integrated bat box, of a design such as either the Build-in WoodStone Bat Box (Plates 11-12) be installed, at wall top height on the southeast gable. The box should be sited away from areas of light spill. For further information on appropriate bat roosting features please contact Middleton Bell Ecology.

Plates 11-12. Build-in WoodStone Bat Box



- 6.3.1 Over time bats will often get into redeveloped traditional buildings, accessing roofing materials. Bats have been shown to regularly become entangled and die in the component filaments of standard modern woven roofing membranes (Appendix 1). There are however now a number of modern roofing membranes which have been shown to be relatively safe for bats. As a result, it is strongly recommended that one of these ‘bat safe’ membranes should be used.

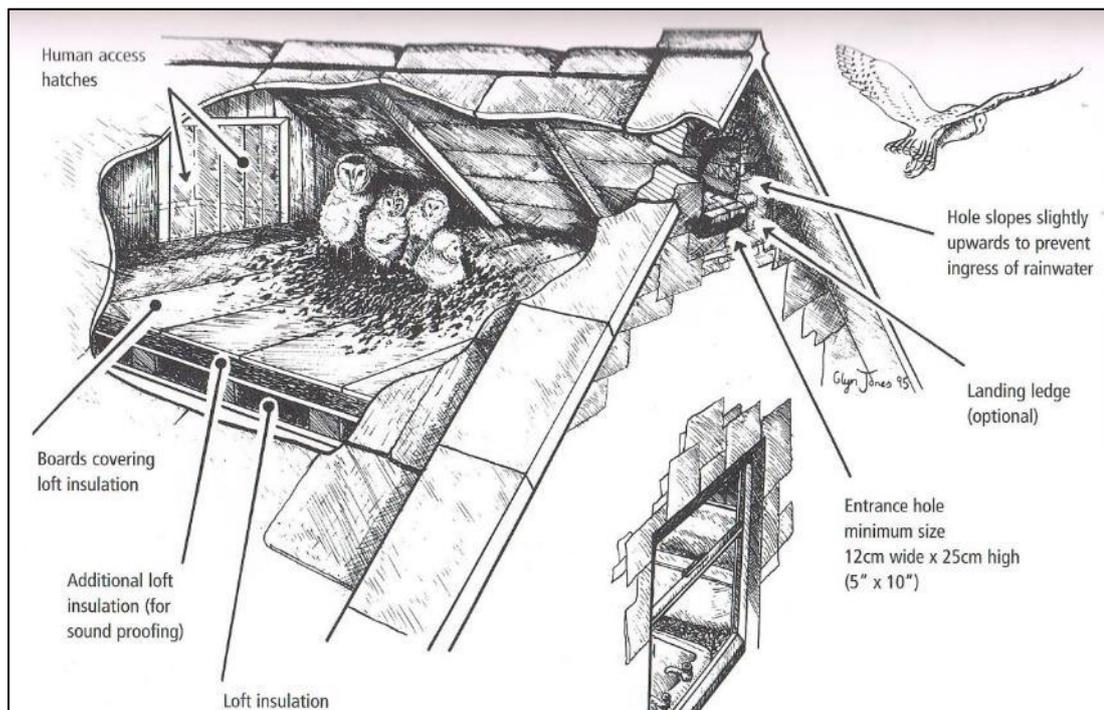
6.3.2 The site is located close to reasonable bat foraging habitat in a rural location. Many bat species show a strong aversion to artificial light. Therefore, it is advised that new external lighting around the building is avoided so far as reasonably possible. Where lighting is necessary, then it is recommended that it is subject to passive infra-red sensor activation only, in order reduce the times of operation. New lighting should be designed to avoid any illumination of the building and adjacent vegetation. It is advised that any new lighting be low height, low output, directional and of a warm colour tone (ILP, 2023).

Birds

6.3.3 Although barn owls do not appear to nest in the barn, a perch used by this species was recorded. Barn owl are known to nest at all times of year and consequently, as a precaution, a nesting bird check should be undertaken by a suitably experienced surveyor prior to works commencing.

6.3.4 To mitigate for the lost barn owl perch a replacement roost site should be created on Liley Farm. This replacement roost site may comprise either a barn owl loft (Figure 4) to be included in the renovated barn, or a purpose made barn owl box, which could be attached to either the inside or outside of one of the modern barns on the site. A barn owl loft could be created within the former dove cote in the southeast gable of the barn (Plate 3). Were a barn owl box to be fixed to an existing modern barn then a suitable design of box would comprise the [Eco Barn Owl Nest Box](#) and Middleton Bell Ecology would be happy to advise further on suitable locations.

Figure 4. Proposed design for built-in barn owl provision



6.3.5 Four disused swallow nests were recorded from the barn, although swallows did not appear to be nesting in the barn during Summer 2025. This species was nesting in at least one other barn on Liley Farm. In order to promote further swallow nesting on the wider site it is recommended that two additional swallow nest cups (i.e. the [Vivara Pro](#)

[WoodStone® Swallow Bowl](#)) be installed within one of the retained modern barns on the site.

6.4 Conclusions

- 6.4.1 No evidence of bat roosting was recorded during the bat survey works undertaken on the barn at Liley Farm. It appeared that roosting bats were absent from the surveyed building.
- 6.4.2 No further bat survey effort is considered necessary for the buildings providing the recommendations provided in this report are enacted and 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 cease, and further advice be sought without delay.
- 6.4.4 Regardless of when works are to commence, given the heightened risk of nesting barn owl using the site, a pre-works nesting bird check should be undertaken by a suitably experienced surveyor.
- 6.4.5 A barn owl perch will be lost during the development with four disused swallow nests also recorded from the building. Recommendations have however been provided in relation to inclusion of new bat, barn owl and swift nest/roost provision.

7. References

Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust.

TG (2024a) Liley Farm – Preliminary Ecological Appraisal. Tyler Grange.

TG (2024b) Liley Farm – Bat Survey Report. Tyler Grange.

Appendix 1. Bats and Roofing Membranes

Standard roof membranes can cause the death of significant numbers of bats. Traditional bitumen coated roofing felt is recommended where roosting bats are expected to be present.

The problem

Non-bitumen coated membranes used below roof slates and tiles present a significant problem for bats. Over time, strands are pulled away from the surface of these materials as bats crawl over them. These fuzzy strands are very strong and can tangle and trap bats, sometimes causing the death of bats over multiple years¹.

One example we have encountered comprised a pipistrelle roost which formed in a building extension constructed in 2009. Over the course of just 13 years the roofing felt degraded to the extent that it trapped and killed more than 10 bats. Fortunately, the problem in this roost was identified and remedial work was undertaken to replace the roofing membrane in 2022.

Plate A1.1. Four dead pipistrelles tangled in breathable roofing felt



Although a new roof might be considered to lack potential bat access points, that is often not the case. Roofs covered with stone slates almost always have gaps large enough to be accessed by bats, this is often also the case where imitation stone slates are used. On older buildings the uneven roof timbers and/or building design also often results in gaps on wall tops and between slates. Even on new builds it is often possible for bats to access potential roosts via features such as dry verge capping. Some bats can access a space no wider than a biro pen, therefore it is not surprising that they can find their way into most buildings.

Safe roofing membranes (and membranes behind cladding)

The best roofing membrane option for areas where bat roosts are expected is traditional Type 1F bitumen coated hessian backed roofing felt. Bitumen coated roofing felts have been widely and safely used as a secondary weather barrier since approximately the 1950s/1960s. Wooden sarking has also been used for many decades and if appropriately treated, is safe for use in bat roosts, or where bats could be, present. Most commercially available products come

¹ Wearing S. Essah E., Gunnel K. & Bonser R. (2013) Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom. Architecture and Environment

pretreated but if required, a list of suitable timber treatment products are listed on the government website². Wooden sarking also has the benefit of adding additional insulation and is usually breathable.

There are breathable membrane products which have passed a test known as the snagging propensity test. The test attempts to replicate the wear and tear which results from bats crawling over the membrane. At the time of writing (to our knowledge) two products have passed the test and are accepted for use in bat roosts by Natural England: SIGA Majcoat 200 SOB Diffusion and TLX BatSafe^{3,4}. Although both have passed this test, it is unclear how they would fair over a long timeframe, and particularly within larger bat roosts. For this reason, we do not recommend that they are used for known bat roosts, and particularly for large (maternity roosts). However, they may provide a much needed option for roofs where future bat use cannot be ruled out, sarking boards are not an option, and a breathable solution is required.

Additional considerations

In recent years a fairly substantial proportion of the lofts we have surveyed which had existing breathable felt, were found to have been damaged by wasps (Plate A2.2). In these situations, the wasps appear to have chewed holes in the felt and formed nests in the holes. This doesn't appear to be a problem associated with the traditional bitumen coated roofing felt. Obviously, any holes within roofing felt would be likely to significantly reduce its functionality as a secondary weather barrier. Where bats or birds do come into contact with breathable roofing membranes, they can damage the membrane causing it to leak and they can also significantly reduce the breathability of the felt in that location.

Plate A1.2. Damage to a breathable roofing membrane adjacent to a wasp nest



Traditional bituminous Type 1F roofing felt is a non-breathable product and therefore ventilation is required. This can be achieved, even in buildings with vaulted ceilings, but requires some consideration during the design stage. Products to increase the ventilation within roofs where bituminous Type 1F felt has already been installed are also available but should not be considered as the primary ventilation option.

² Accessible at: <https://www.gov.uk/government/publications/bat-roosts-insecticides-and-timber-treatments/timber-treatment-products-suitable-for-use-in-or-near-bat-roosts>

³ <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence#full-publication-update-history~:text=Use%20of%20safe%20roofing%20membranes>

⁴ TLX BatSafe requires all joints and cut edges to be taped in order to prevent the fraying of bare edges.

Appendix 2. Bat Records

In accordance with best practice and the requirements of bat licensing, bat records collected during surveys are supplied to the relevant biological record centres and bat groups. The records to be supplied in accordance with this survey are shown below. House names/numbers are not given out by record holding organisations except under very particular circumstances. Please let us know if you object to the distribution of these records.

Date	Species	Site Address	OS Grid Reference	Notes
08/06/2025	Common pipistrelle	Liley Farm, Liley Lane, Millhouse Green, Penistone, Barnsley, S36 9NS	SE 21501 02358	Foraging
01/07/2025	Noctule	Liley Farm, Liley Lane, Millhouse Green, Penistone, Barnsley, S36 9NS	SE 21501 02358	Pass