



**STONELEA BUNGALOW, LEE LANE,
MILLHOUSES GREEN.**

OS REF: SE 21725 03211.

BAT SURVEY.

Ref No: 230324.

Date: 21st March 2023.

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1. INTRODUCTION.

1.1. There are plans to demolish the existing bungalow and redevelop the land with a new residential building at Stonelea Bungalow, Lee Lane, Millhouses Green.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. The initial daytime was carried out on 16th March 2023. This report outlines the findings of this survey and makes appropriate recommendations.

1.4. 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 fascia's 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 Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*, with an assessment of the buildings suitability for roosting bats made in accordance with these guidelines.

2.6. The site survey was carried out by Sam White BSc ACIEEM. Sam has had experience in a professional capacity as an Ecologist focusing primarily on survey work for protected species and Phase 1 Habitat surveys. Sam has a BSc in Environmental Conservation from Sheffield Hallam University and Graduated in 2015. Sam joined Whitcher Wildlife Ltd in May 2018 as an Ecological Consultant. Sam holds a survey licence for Great Crested Newts (*Triturus cristatus*) and a Level 1 Class Licence for Bats. Sam is an Associate Member of the Chartered Institute of Ecology and Environmental Management.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A desktop data search has been requested from South Yorkshire Bat Group for records of bats and bat roosts within 2km of the survey area. A request was also sent to Barnsley Biological Records Centre for any other relevant records.

3.1.2. The data search returned a single recent record of roosting bats within 2km of the survey area, this record is located 850m northeast of the site at High Bank Quarry, a single Pipistrelle sp. was found to be roosting in the rock face.

3.1.3. The closest record of bats to the survey area were myotis sp. foraging over a watercourse, approximately 390m southeast of the survey area.

3.1.4. There are no records relevant to the survey area itself.

3.1.5. The full data search can be made available to the client upon request.

3.2. Site Description.

3.2.1. The survey area comprises a bungalow off Lee Lane, Millhouses Green. The below aerial photograph shows the location of the survey area marked in red.



3.2.2. The surrounding area comprises arable land and other rural housing, the aerial photograph below shows the location of the site in the wider landscape.



3.2.3. The survey area comprises a single building, a bungalow with stone walls and a pitched roof covered by interlocking tiles. Internally, the building has a large loft space lined with breathable roofing felt. The western aspect of the building is shown below.



3.2.4. The existing garage on site will not be impacted by the proposed works.

3.3. Daytime Survey Results.

3.3.1. The stone walls of the building are in very good condition with no areas of missing mortar providing potential features for roosting bats. The below photograph shows the good condition of the walls.



3.3.2. The soffits were in good condition and well-sealed against the wall of the building.



3.3.3. The roof tiles are in good condition with no slipped or damaged tiles, the photograph below shows the good condition of the tiles. There are plastic caps on the gable ends of the roof, however, given the good condition of the rest of the building it

is considered extremely unlikely any areas of missing mortar are concealed beneath these caps. The flashing around the chimney was also found to be in good condition.



3.3.4. There are two ventilation holes in the gables of the building, both of these were visibly sealed internally and therefore do not offer access for roosting bats, however may be used externally by nesting birds.



3.3.5. Internally, access was available to inspect the entirety of the loft space with no bat field signs present. The loft had timber rafters and was notably large. The roofing felt was in good condition with no visible access points or daylight showing. There were no bat feeding remains or droppings within the loft. The photographs below shows the loft space internally and also where the ventilation has been sealed.



3.3.6. The gardens of the property comprise low lying vegetation with very little connectivity to optimal bat foraging habitat. In addition, this habitat will be retained by the development.

3.3.7. Overall, the building provides **negligible** potential for roosting bats in accordance with the Bat Conservation Trust Good Practice Guidelines 3rd Edition. The building is in very good condition with no potential features for roosting bats.

3.3.8. No other protected species were found within the survey area, however, the vegetation and building within the survey area does provide suitable habitat for nesting birds during the nesting bird season, which extends from March to September each year. No active bird nests were found during this survey.

4. EVALUATION OF FINDINGS.

4.1. The building is assessed as providing **negligible** potential for roosting bats and therefore, the demolition of the bungalow will have no impact on roosting bats, providing due care is taken by the workforce.

4.2. The development of the site will retain the existing gardens and therefore, will not impact on any potential bat foraging habitat.

4.3. No disused nests were found within the survey area. The building provides potential for nesting birds and therefore, works within the nesting bird season, which extends from March to September each year, may have an impact on nesting birds if present.

5. RECOMMENDATIONS.

5.1. No further surveys of the building are needed, in line with the Bat Conservation Trust Good Practice Guidelines. However, opportunistic bats can be found almost anywhere and therefore, it is recommended that due care is taken by the workforce. If at any point bats or field signs are found, the works should cease immediately, and the undersigned contacted for further advice.

5.2. If any works are carried out during the nesting bird season, which extends from March to August each year, a nesting bird survey should be carried out by a suitably experienced surveyor, before any works are undertaken.

5.3. Biodiversity enhancements are required in line with the National Planning Policy Framework (NPPF). It is recommended that integrated bat boxes and universal swift boxes are included in the final design of the building.

Prepared by:	
Sam White BSc. ACIEEM	Date: 21 st March 2023

Checked by:	
Ruth Georgiou. BSc, MCIEEM.	Date: 23 rd March 2023

6. REFERENCES.

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Appendix I. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing 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 habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

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.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are also listed

under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.