Whitcher Wildlife Ltd.
Wildlife Consultants.

EASTFIELD FARM, THURGOLAND.

BAT SURVEY.

Ref No:- **120945.**

Date: **27th September 2012.**

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1. INTRODUCTION.

1.1. There are proposed plans to renovate, convert and remove several buildings at Eastfield Farm, Thurgoland. Planning requires that an initial bat survey is carried out and any other associated surveys recommended after the initial bat survey, prior to planning permission being granted.

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. This survey was carried out on 25th September 2012 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I and II of this report provides back ground information with respect to bats and nesting birds and the legal protection afforded to them.

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2. SURVEY METHODOLOGY.

2.1. The buildings were thoroughly checked internally and externally for potential bat roosting sites in line with L Hundt (2012). *Bat Conservation Trust Good Practice Guidelines* 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 the Bat Conservation Trust, Good Practice Guidelines

2.6. This was not followed by a dusk emergence survey as bats are in hibernation at this time of year.

2.7. This survey was carried by James Campbell. Since 2003 James has had experience in a professional capacity as a Wildlife Consultant carrying out Ecology Surveys and Phase 1 Habitat surveys. James holds Natural England Survey Licences in respect of bats, great crested newts, crayfish and barn owls. He has also successfully completed numerous courses run by IEEM, BCT and FSC regarding protected species and in carrying out Phase 1 Habitat surveys.

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3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. South Yorkshire Bat Group was contacted for records of bats within 1km of the survey area.

3.1.2. There were two records returned during the data search which were both in Cranemoor which is approximately 1 mile from the site. The records were a dead bat found on the pavement and a roost of 200 bats found during property maintenance.

3.2. Site Description.

3.2.1. The surveyed area is Eastfield Farm House and the associated barns and cattle sheds located on Eastfield Lane near Thurgoland.

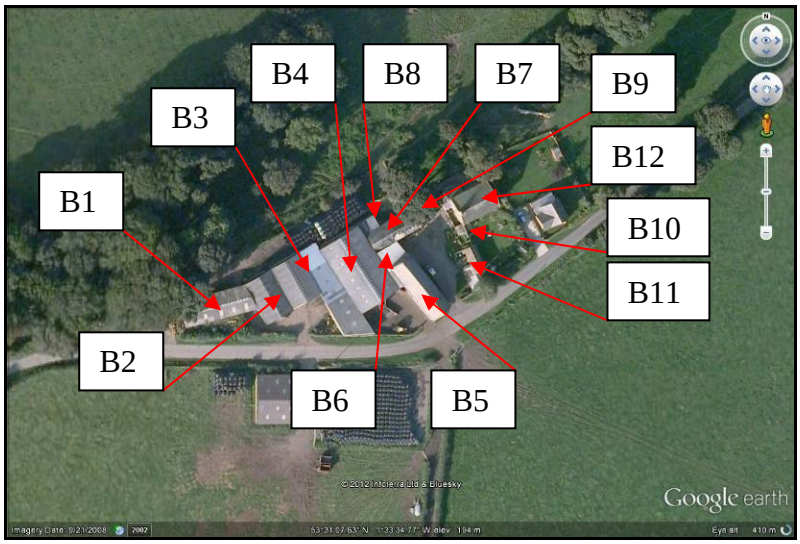
3.2.2. The aerial photograph below shows Eastfield Farm and the direct surrounding area.

3.2.3. The surrounding area is mainly grazing land and arable farm land with one clump f woodland to the northwest. There are several other farms and residential properties located to the east.

3.2.4. The aerial photograph below shows Eastfield Farm and the extended surrounding area.

3.3. Survey Results.

Below is an aerial photograph showing the surveyed buildings and the reference they have been given for the purpose of this report.



3.4. Daytime Survey Results.

3.4.1. Building 1.

3.4.1.1. Building 1 comprises a two storey metal and wood framed cattle shed. The lower section of the wall comprises breeze blocks with vertical wooden boards on the upper section. The roof comprises a single pitch covered with corrugated cement sheets and cement sheet ridge tiles.

3.4.1.2. The photograph below shows Building 1 from the north looking to the west.

3.4.1.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.1.4. This building is to remain after works are complete.

3.4.2. Building 2.

3.4.2.1. Building 2 comprises a two storey metal and wood framed cattle shed. The lower section of the wall comprises breeze blocks with vertical wooden boards on the upper section. The roof comprises two pitches covered with corrugated cement sheets and cement sheet ridge tiles.

3.4.2.2. The photograph below shows Buildings 2 looking from the south.

3.4.2.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.2.4. This building is to remain after works are complete.

3.4.3. Building 3.

3.4.3.1. Building 3 comprises a two storey metal and wood framed cattle shed. The lower section of the wall comprises breeze blocks with vertical wooden boards on the upper section. The roof comprises a lean to which is covered with corrugated metal and cement sheets.

3.4.3.2. The photograph below shows Building 3 looking from the south.

3.4.3.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.3.4. This building is to be removed as part of the works.

3.4.4. Building 4.

3.4.4.1. Building 4 comprises a two storey metal and wood framed cattle shed. The lower section of the wall comprises breeze blocks on three elevations with a pointed stone wall on the northern elevation. The upper section is then covered with vertical wooden boards. The roof comprises a single pitch covered with corrugated cement sheets and cement sheet ridge tiles.

3.4.4.2. The photograph below shows Building 4 looking from the south.

3.4.4.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.4.4. This building is to be removed as part of the works.

3.4.5. Building 5.

3.4.5.1. Building 5 is a stone built, two storey barn with a mezzanine floor in the northern elevation. There are areas of missing mortar between the stonework and some areas of deteriorating stone. The roof is a single pitch with a king post timber roof structure with wooden rafters, which is not lined and is covered with tight fitting blue slate. The roof has stone ridge tiles with some areas of missing mortar on both sides. The gable ends are finished with stone coping stones on the northern and southern elevations.

3.4.5.2. The photograph below shows Building 5 looking from the west.

3.4.5.3. There were no bat field signs identified internally or externally in this building during this survey. This building will provide a suitable habitat for roosting bats.

3.4.5.4. This building is to remain after works are complete.

3.4.6. Building 6.

3.4.6.1. Building 6 comprises a single storey metal and wood framed shelter. The shelter spans from the northern elevation of Building 5 and the western elevation of Building 7. The roof comprises a lean to which is covered with corrugated metal sheets.

3.4.6.2. The photograph below shows Building 6 looking internally from the west.

3.4.6.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.6.4. This building is to be removed as part of the works.

3.4.7. Building 7.

3.4.7.1. Building 7 is a stone built single storey building. There are areas of missing mortar between the stonework and some areas of deteriorating stone. The roof comprises a single pitch and is lined with plastic sheeting and covered with corrugated cement sheets and cement sheet ridge tiles.

3.4.7.2. The photograph below shows Building 7 looking from the south.

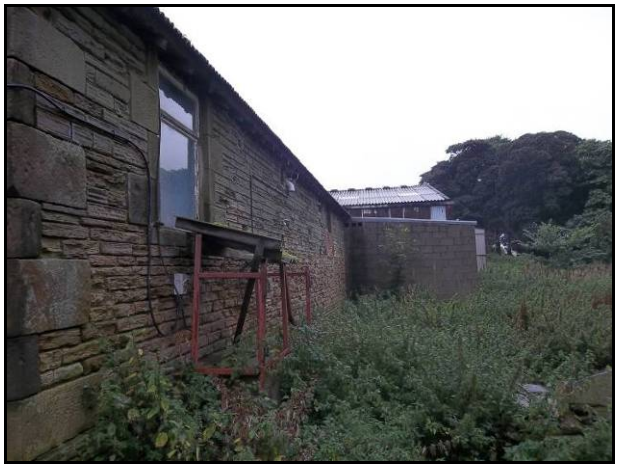
3.4.7.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.7.4. This building is to remain after works are complete.

3.4.8. Building 8.

3.4.8.1. Building 8 comprises a single storey building with breeze block walls. The shelter extends from the northern elevation of Building 7. The roof comprises a wood framed lean to which is covered with corrugated metal sheets.

3.4.8.2. The photograph below shows Building 8 from the east.



3.4.8.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.8.4. This building is to be removed as part of the works.

3.4.9. Building 9.

3.4.9.1. Building 9 comprises a single storey building with red brick walls. The pointing is all intact between the brickwork and around the edge of the roof covering. The roof comprises a wood framed, lean to, which is covered with corrugated cement sheets.

3.4.9.2. The photograph below shows Building 9 from the east.

3.4.9.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.9.4. This building is to be removed as part of the works.

3.4.10. Building 10.

3.4.10.1. Building 10 is a stone and brick built single storey building. The walls are pointed and in a reasonable condition. The roof comprises a single pitch which is not lined and is covered with stone roof tiles which have gaps between due to the shape and fit of the tiles with stone ridge tiles, which have missing mortar on both elevations.

3.4.10.2. The photograph below shows Building 10 looking from the north.

3.4.10.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.10.4. This building is to remain after works are complete.

3.4.11. Building 11.

3.4.11.1. Building 11 is a two storey stone building. The walls are pointed and in a reasonable condition. The roof comprises a pitched roof, which is not lined and is covered with stone roof tiles, which have gaps between due to the shape and fit of the tiles with stone ridge tiles and which have missing mortar on both elevations.

3.4.11.2. The photograph below shows Building 11 looking from the north.

3.4.11.3. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.11.4. This building is to remain after works are complete.

3.4.12. Building 12.

3.4.12.1. Building 12 is a two storey farm house with rendered walls on all elevations and a pitched roof with a chimney on both the eastern and western gable end. The roof of the building is a wooden queen post design with wooden rafters. The roof is

not lined and is covered with blue slate, which is pointed internally. There are stone coping stones on both gable ends and stone ridge tiles, which are all recently pointed with no gaps or crevices.

3.4.12.2. The photograph below shows Building 12 from the west.

3.4.12.3. On the northern elevation of Building 12 there is a single storey extension with a lean to roof open to the rafters internally. The walls comprise stone which has been recently pointed leaving no gaps or crevices. The roof is covered with stone roof tiles with gaps between due to the shape and fit of the tiles. There is a small window at both the western and eastern gable end which provides large amounts of light into the loft space.

3.4.12.4. Below is a photograph of the single storey extension on the northern elevation of the building.

3.4.12.5. There is a single storey porch connecting Building 12 on the western elevation and Building 9 on the eastern elevation. The walls comprise stone, which has been recently pointed leaving no gaps or crevices. The roof of the building is covered with corrugated cement sheets on the northern elevation and polycarbonate on the southern aspect.

3.4.12.6. The photograph below on the left shows the northern elevation of the porch. The photograph on the right shows the southern elevation of the porch.

3.4.12.7. There were no bat field signs identified internally or externally in this building during this survey. This building will not provide a suitable habitat for roosting bats.

3.4.12.8. This building is to be removed as part of the works.

3.4.13. No nests or nesting birds were identified within any of the buildings during this survey.

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4. EVALUATION OF FINDINGS.

4.1. Buildings 1, 2, 3 and 4 are all metal and wood framed cattle sheds with corrugated metal and cement sheet roofs. These structures are well maintained and will not provide a suitable habitat for roosting bats.

4.2. Buildings 6 and 8 are simple lean to shelters which will not provide a suitable habitat for roosting bats.

4.3. Building 10 and 11 are both deteriorating with missing pointing in the stone walls. However, these gaps could be examined and will not provide a suitable habitat for roosting bats.

4.4. Buildings 7, 9, and 12 could provide a habitat for roosting bats if they were in a deteriorating condition. However, these buildings are well maintained with no gaps or crevices which would provide a suitable habitat for roosting bats.

4.5. Building 5 presents some potential for roosting bats as the stone work and pointing is deteriorating providing gaps and crevices for bats to roost.

4.6. All the buildings on site provide access for birds. Therefore, nesting birds may be present during the nesting bird season which extends from March to September each year weather dependant.

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5. RECOMMENDATIONS.

5.1. Building 5 should have a bat dusk emergence survey carried out between May and September, weather dependant. This survey should be carried out prior to works commencing on this building.

5.2. All works should be carried out outside the nesting bird season which extends from March to September each year, weather dependant. This will avoid the risk of discovering a nesting bird during the works.

5.3. If the works do have to be carried out during the nesting bird season a thorough nesting bird survey should be carried out by a suitably knowledgeable person prior to works commencing. If an active nest is identified the nest must be left undisturbed until the young have fledged.

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Prepared by:	
James Campbell.	Date: 27th September 2012.

Checked by:	
Derek Whitcher. BSc, MIEEM, MCMI.	Date: 27th September 2012.

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.

Over 15 species of bat have been recorded in Britain. These fall into two families, the horseshoe bats and the 'ordinary bats'. 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, The Habitats Regulations 1994 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. NESTING BIRD INFORMATION.

It is necessary to understand a little about the legal protection offered to nesting birds in order to evaluate the findings of this report.

Part 1.-(1) Of the Wildlife and Countryside Act 1981states that:-

If any person intentionally:-

(a) kills, injures or takes any wild bird;
(b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
(c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.

Part 1.-(5) of the Act states that:-

If any person intentionally:-

(a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or
(b) disturbs young of such a bird,

he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.

The nesting season will vary according to the weather each year but generally commences in early April, peaks during May and June and continues until mid August.

It is also worth remembering that some birds nest in trees and scrub but others are ground nesting.

The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Appendix III. DATA SEARCH RESULTS.

Bat Conservation Trust
Partner Group

Sue Whitcher
Whitcher Wildlife Ltd,
Cliff Edge,
Cliff Road,
Darfield,
Barnsley,
S73 9HR

18th September 2012

Project: SE293025; Eastfield Farm, Eastfield Lane, Thurgoland, S35 7AY. Your reference is 120945

Dear Sue,

Further to your request, all grid squares around 1 km of SE293025 were searched in the South Yorkshire Bat Group Database.

The records found from the search can be seen on the following page.

Our charge for performing this data search is £30.00 and an invoice will be sent for this data search in due course.

To ensure that our database is as comprehensive as possible and therefore of greatest benefit to users in the future, we would appreciate a copy of any bat records made during your project.

Please do not hesitate to contact us if you require any further information.

South Yorkshire Bat Group

Grid square	Date	Location	Recorder	Survey type	Species	Roost/type	Notes
SE3002	2004	Hood Green	English Nature	Call out			Dead bat on path
SE3001	2007	Woodland View, Crane Moor	Natural England	Call out		Roost (200 counted)	Works taking place at property advice given to prevent disturbance to bats.

Four additional records were recovered from within 2 km of the grid square between 2004 and 2011.