

Bat Survey Report
The Stable (Blacker Hill Farm), Mapplewell.
28th January 2016



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1. Report summary

- 1.1 The bat survey was commissioned by planning consultant Michael Townsend on behalf of the client Mr Paul Needham.
- 1.2 The preliminary roost assessment survey was conducted on the 28th Sept 2015.
- 1.3 There were no visible signs of bat presence in the inside or outside of the stables and whilst the stables have a suitable features that can accommodate bats; the 'cobweb' filled gap behind the fascia suggests that bats are not roosting in the stable.
- 1.4 The building was assessed as having low bat roost potential but for reason described in the report, no further survey effort is necessary.

2. Introduction

- 2.1 The Building is subject to a planning application and subsequent demolition. Middleton Ecological Consultancy were therefore contracted initially to conduct a baseline assessment to confirm presence of bats and to identify roost locations, access points, species present, level of use and the importance of nearby landscape features. This report confirms the findings of the survey carried out by one surveyor.

3 Site description

- 3.1 The site is in the former location of Blacker Hill Farm and the stable which is subject to the planning application is situated in an area of heavily grazed and poached improved grassland. The stable is a modern structure with four compartments and is built of single skin concrete blocks with a timber framed shallow pitched roof with a bitumen felt.

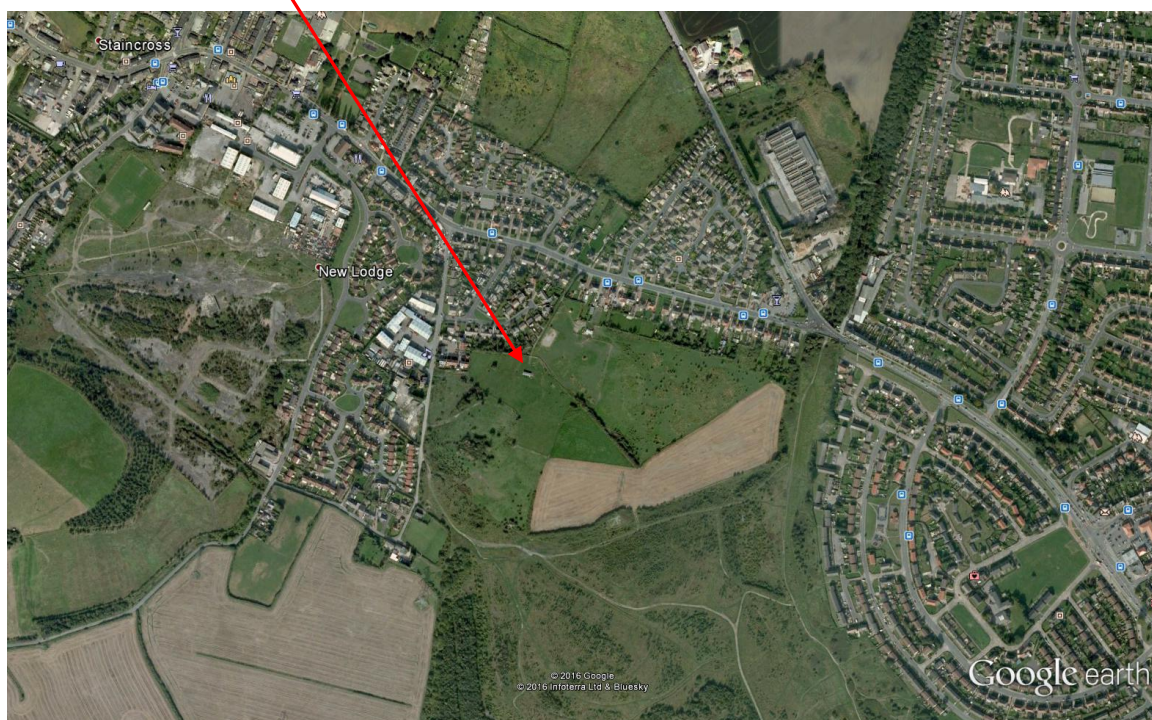
3.2 Habitat assessment

- 3.2.1 The surrounding area consists of a variety of habitats including residential, grassland, woodland and arable. Table 1 summarises the habitats present, adjacent to and further afield to the stable at Mapplewell.

Table 1

Name and address: The Stable (Blacker Hill Farm), Mapplewell, Barnsley.			
OS Grid Ref. SE 3359 0957		Altitude. 102m	
Local Planning Authority: Barnsley			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✓	✓	In the village of Mapplewell.
River bordered by trees			River Dearne 700m south
Standing water			More than 1km
Bridges tunnels and culverts			River Dearne
Trees		✓	Nearest 30m
Woodland			400m south
Grassland	✓	✓	Improved and heavily grazed

Plate 1 Location of site



3.3 Aims of survey

3.3.1 The surveys were conducted to find out the following:

- The presence of bats.
- Where in the building are bats likely to roost.
- Where bats are likely to enter and exit.
- Whether additional survey work is required.

4. Methodology

4.1 Field survey

4.1.1 The following personnel conducted the survey:

Surveyor: Peter Middleton (Class license level 2, CL18 No CLS0 3082)

4.1.2 The following activities were carried out during the surveys.

- A brief inspection and assessment of the site and habitats present to within 300m.
- An extensive examination of all parts of the buildings both inside and out to record structural features and condition and to record features that may be suitable for roosting bats.
- A thorough search of all sections of the inside of the buildings for the presence or evidence of roosting bats including droppings, scratch marks and staining.

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

- Cluelite
- Binoculars
- Endoscope
- Ladder
- Camera

5. Results

5.1 Desk Study

- 5.1.1 The data search shows that there are many records of bats and bat roosts within a 2km radius of the application site including some at nearby Staincross. See appendix for all records.

5.2 Preliminary daytime assessment

- 5.2.1 The building was internally and externally inspected for bats using a high powered lamp. The potential of the building to accommodate bats was assessed along with a search for signs (e.g. droppings, moth wings, scratch marks, staining etc) or bats that were present. 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 and signs indicative of a bat roost.

5.3 Inside inspection of stables

- 5.3.1 The internal space of the stable is open to the underside of the roof timbers and boards. The only feature is the roof timbers at the top of the walls at the ends of the building (see plate 2). The gap behind the timbers were inspected with the aid of a high powered lamp and all were found to be very 'cobwebby'. No signs of bats were found.

Plate 2

Timbers against wall with gap behind



5.4 Outside inspection of stable

- 5.4.1 The walls have no features and a fascia board that the gutter is fastened too on the south elevation is tight against the wall. However, there are barge boards on the gables that have a small gap behind (see plate 3). The gap was easily checked with the aid of a high powered lamp and the space was found to be full of 'cobwebs' and dust. No signs of bats were found.

Plate 3 West gable and south elevation. Barge board



6. Assessments

6.1 Summary and evaluation of findings

- 6.1.1 No bats were found roosting in the building during the preliminary daytime assessment and there were no signs of bat occupation. The stable building has features with a little bat roost potential and consequently it has been assessed as having low bat roost potential. However, the features were easily checked with the aid of a high powered lamp, and for sure, bats have not been using the features identified because of the presence of ‘cobwebs and dust.

6.2 Survey limitations

- 6.2.1 A daytime bat survey is used only to determine whether bats are present and if a more detailed survey is required in preparation for a protected species license application. A dusk/dawn bat activity survey in the summer months when bats are most active can give a much greater indication of the level of use of the building, in addition to the species present, roosting locations and access and exit points.
- 6.2.2 Large or complex buildings require a number of surveyors equipped with appropriate bat detectors and monitoring devices to ensure that the range of frequencies used by British Bats are covered, thus ensuring that no bat species are overlooked during the dusk survey. The ‘Frequency Division’ detector is a broadband detector i.e. all frequencies used by British bats can be heard at the same time. The heterodyne detector can only monitor one frequency at a time but by continually rotating the frequency dial between 35 and 50 kHz, this covers many of the species likely to be found roosting inside a building. Rotating the dial through all frequencies at regular intervals allows the surveyor to identify the specific frequency of the call.

6.3 Legislation and policy guidance

6.3.1 Bats receive protection under the Conservation of habitats and Species Regulations 2010 (and 2011 Amendment Regulations) and the Wildlife and Countryside Act 1981 (as amended) and the Conservation (Natural Habitats &c.) Regulations 1994.

6.3.2 It is an offence to:

- Deliberately capture (or take), injure or kill a bat.
- Intentionally or recklessly disturb a group of bats where the disturbance is likely to significantly effect the ability of any significant group of animals to survive, breed, rear or nurture their young or likely to significantly effect the local distribution or abundance of the species, whether in a roost or not.
- 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.

6.3.3 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.

6.3.4 Individual Species Action Plans (SAPs) have been developed to address the causes of decline for those species that have been identified as priorities for UK conservation action. Country-level lists contain species considered of national importance in biodiversity strategies. The current list includes Bechstein's Bat, Greater Horseshoe Bat, Lesser Horseshoe Bat, Barbastelle, Noctule, Soprano Pipistrelle and Brown long-eared bat. 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.

6.3.5 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".

6.3.6 Where it is proposed to carry out works which will have an adverse impact on bats or on a bat roost, a European Protected Species (EPS) license must first be

- obtained from Natural England, even if no bats are expected to be present when the work is carried out.
- 6.3.7 An EPS license application requires details of the proposed works, the bats which may be affected and the mitigation proposed to maintain the favourable status of bats in the region. The application is usually drawn up on behalf of the client by a specialist ecological consultant. The consultant is likely to be required to check that work is proceeding in accordance with the method statement and to also carry out monitoring of the impact on bats for sometime after completion of the works.
- 6.3.8 When considering an application, the Natural England licensing section may consult with the local planning authority and specialist conservation staff. This process may take a considerable length of time. Natural England presently states that it aims to make a decision on an application within 30 working days of receipt. There is no guarantee that a license will be granted and no fast track process to obtaining a license. Applications can only be made once planning permission has been granted (where appropriate).
- 6.3.9 EPS licenses can only be issued if Natural England is satisfied that there is no satisfactory alternative to the development and that the action authorised will not be detrimental to the maintenance of the population of the species at a favourable conservation status in their natural range.
- 6.3.10 NPPF: 11 Conserving and enhancing the natural environment. The planning system should contribute to and enhance the natural and local environment by:
- Protecting and enhancing valued landscapes, geological conservation interests and soils.
 - Recognising the wider benefits of ecosystem services.
 - Minimising impacts on biodiversity and providing net gains in biodiversity where possible, contributing to the Government's commitment to halt the overall decline in biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.

7. Recommendations/enhancements

- 7.1 No bats were recorded roosting on site during the survey works and consequently there is no compulsory requirement for mitigation. However, in order to enhance the ecological value of the site and in accordance with the aims of planning policy NPPF: 11, it is suggested that the developer integrates bat roosting features into the proposed development high on the gable or under eaves on the south or west elevation (see fig 1). For further information on appropriate bat roosting features please contact Middleton Ecological Consultancy.

Figure 1



The small cavity bat roost will fit in the space of one standard brick. It has the advantage that no lintel is required above the entrance, and therefore has little impact on the visual appearance of the building.

8. Conclusion

- 8.1 There were no visible signs of bat occupation on either the inside or outside of the stable but the building does have features with a little bat roost potential, consequently it was assessed as having low bat roost potential. However, for reasons described in the report there is no reason to believe that the features have been used by bats.
- 8.2 No further survey effort is necessary for the building subject to the planning application and therefore a European Protected Species License is not required.
- 8.3 Works and roof stripping should proceed with caution and vigilance for unexpected bat presence, as single bats can roost almost anywhere. If bats are subsequently discovered, work should be stopped and further advice sought without delay.
- 8.4 The precautionary measures are recommended.

References

Mitchel- Jones AJ, 2004, Bat Mitigation Guidelines, English Nature.

Bat Conservation Trust, 2007. Bat Surveys, Good Practice Guidelines.

APPENDIX

Table 1 Data supplied by South Yorkshire Bat Group for a 2km radius of the site

Recorder	Date	GridRef 6Fig	Address line 1	Type	Notes	Species	Number
Jerry Brown	28/07/1981	SE3108				Vespertillionidae	2
Owner report	21/06/2004	SE3108			Bats in roof. No further details.	Vespertillionidae	20+
Eric Bennett	11/01/2004	SE319090	Dearne Hall Road		Probable roost site in bridge outside scheme.	Vespertillionidae	Unknown
Eric Bennett	09/08/1999	SE310099		Shop		Vespertillionidae	+ Dr
Eric Bennett	01/07/2003	SE325073	Oakworth Close	House	Nursery Roost	Leisler's bat	25
English Nature	02/07/2003	SE325073	Oakworth Close, Redbrook	Roost	Leislars maternity roost. 5 females with babies seen in roost by EB Owner has counted 25 emerging.Wants exclusion on grounds of concerns about droppings, noise, general fear of bats entering rooms & swooping over garden.EB revisit 29-7 no bats present.	Leisler's bat	25
Householder Unknown	20/12/1994	SE3207	Wood View			Vespertillionidae	1
Karen Larkin	19/07/2012	SE326077	Wilthorpe Road	Via vets so no exact details	adult female (grid reference approximate)	Soprano pipistrelle	1
Eric Bennett	03/07/1992	SE323076	Wood View			Pipistrelle sp.	1
Eric Bennett	11/10/2001	SE322076	Redbrook Road		1-2 P.pyg feeding along houses.	Soprano pipistrelle	2
P Middleton	08/05/2011	SE323077	Redbrook	foraging		Common pipistrelle	1
P Middleton	23/08/2011	SE323077	Redbrook	foraging		Common pipistrelle	1
P Middleton	16/05/2012	SE323077	Wilthorpe Road		foraging	Common pipistrelle	1
P Middleton	16/05/2012	SE323077	Wilthorpe Road		commuting	Noctule	1
P Middleton	19/05/2012	SE323077	Wilthorpe Road		foraging	Common pipistrelle	1

P Middleton	21/05/2012	SE323077	Wilthorpe Road		foraging	Common pipistrelle	1
P Middleton	21/05/2012	SE323077	Wilthorpe Road		foraging	Noctule	1
P Middleton	21/05/2012	SE323077	Wilthorpe Road		foraging	Soprano pipistrelle	1
P Middleton	27/05/2012	SE323077	Wilthorpe Road		foraging	Soprano pipistrelle	1
P Middleton	27/05/2012	SE323077	Wilthorpe Road		foraging	Common pipistrelle	1
P Middleton	27/05/2012	SE323077	Wilthorpe Road		commuting	Leisler's bat	1
P Middleton	27/05/2012	SE323077	Wilthorpe Road		commuting	Noctule	1
P Middleton	23/07/2011	SE326080	Redbrook	foraging		Common pipistrelle	1
English Nature	11/04/2005	SE321112	Staincross	Roost	Bats seen under ridge tile. Total strip of roof planned. Work stopped. EB visit. No evidence of bats found.	Vespertilionidae	Unknown
Eric Bennett	12/04/2005	SE321112			Bat found under ridge tile by builders.	Vespertilionidae	1
Eric Bennett	12/04/2005	SE321112		House	Bat found during building work	Vespertilionidae	1
Eric Bennett	29/06/1992	SE339071	Kensington Road	House		Pipistrelle sp.	75
Eric Bennett	06/07/1992	SE339071	Kensington Road			Vespertilionidae	2
Karen Larkin	28/05/2012	SE339071	Pollitt Street		adult male Via vets	Common pipistrelle	1
English Nature	12/07/2005	SE339073	Bond Road	Roost	2 young bats found. EB identified roost. No emergence. Babies taken to MM for care. Advice about repairs needed.	Leisler's bat	2
Eric Bennett	12/07/2005	SE339073	Bond Road	House	2 abandoned babies recovered. Dr on window.	Leisler's bat	2
English Nature	15/07/2003	SE334070	Gawber Road		Bat on high wall. Advice given.	Vespertilionidae	1
English Nature	16/07/2003	SE334070	Gawber Road		Grounded bat found. Help needed. EB released bat successfully.	Vespertilionidae	1
English Nature	14/07/2003	SE333070	Gawber Road		Bat low on wall. Advice given for dusk relaunch.	Vespertilionidae	1
Eric Bennett	16/07/2003	SE332070	Gawber Road		Juvenile bat found in doorway.	Pipistrelle sp.	1

English Nature	18/08/2005	SE336074	Westbourne Grove		Bat found inside 13 Westbourne Grove on return from holiday. Taken to No. 7 but failed to fly. EB collected bat for care. No roost identified.	Leisler's bat	1
Karen Larkin	01/06/2011	SE3307	Woodstock road, S75			Pipistrelle sp.	Unknown
Eric Bennett	15/07/1999	SE338078	Melvinia Crescent	House		Pipistrelle sp.	+ (21-50)
Eric Bennett	15/07/1999	SE338078	Melvinia Crescent			Pipistrelle sp.	Unknown
Eric Bennett	20/04/1992	SE339080	Tinkers Pond			Daubenton's bat	Unknown
Eric Bennett	20/04/1992	SE339080	Tinkers Pond			Pipistrelle sp.	Unknown
Eric Bennett	05/09/2002	SE336080	Greenfoot Lane	Footpath tunnel (rly)		Daubenton's bat	5
Eric Bennett	15/01/2002	SE336081	Greenfoot Lane		No bats present	nil	0
Eric Bennett	06/09/2002	SE336081	Greenfoot Lane		6 M.daub in roof crevice.	Daubenton's bat	6
Eric Bennett	06/09/2002	SE336081	Greenfoot Lane		Roosting in small joint crevice	Daubenton's bat	6
Eric Bennett	14/11/2002	SE336081	Greenfoot Lane		No bats present.	nil	0
Eric Bennett	16/11/2002	SE336081	Greenfoot Lane		No bats present.	nil	0
Eric Bennett	24/11/2002	SE336081	Greenfoot Lane		No bats present	nil	0
Eric Bennett	17/11/2004	SE336081	Greenfoot Lane		No bats present	nil	0
Eric Bennett	18/06/1988	SE3308	Willowbank			Myotis sp.	Unknown
Eric Bennett	18/06/1988	SE3308	Willowbank			Noctule	2
Eric Bennett	18/06/1988	SE3308	Willowbank			Pipistrelle sp.	2
P Middleton	22/03/2011	SE336087	Wilthorpe marsh	foraging		Common pipistrelle	15
P Middleton	23/07/2011	SE332088	Wilthorpe marsh	foraging		Daubenton's bat	1
P Middleton	23/07/2011	SE330088	Wilthorpe marsh	foraging		Common pipistrelle	2

Karen Larkin	08/04/2013	SE332095			Female via Chris N	Common pipistrelle	1
Karen Larkin	14/10/2014	SE348072		Bat Care	PTS	Daubenton's Bat	1
P Middleton	07/08/2011	SE349073	River Dearne	foraging (4 minimum)		Daubenton's bat	4
P Middleton	07/08/2011	SE349073	River Dearne	commuting		Daubenton's bat	3
Eric Bennett	24/07/1990	SE349074	River Dearne			Daubenton's bat	Unknown
P Middleton	07/08/2011	SE349074	River Dearne	commuting		Daubenton's bat	1
P Middleton	07/08/2011	SE349074	River Dearne	foraging		Common pipistrelle	2
P Middleton	07/08/2011	SE349074	River Dearne	foraging		Noctule	1
P Middleton	20/08/2011	SE349074	Fleets	foraging		Soprano pipistrelle	1
P Middleton	07/08/2011	SE349075	River Dearne	commuting		Daubenton's bat	2
P Middleton	07/08/2011	SE349075	River Dearne	foraging		Common pipistrelle	1
P Middleton	07/08/2011	SE349075	River Dearne	foraging		Noctule	1
Eric Bennett	14/06/1991	SE341070	Huddersfield Road		Seen following railway	large Bat	Unknown
Eric Bennett	21/04/1990	SE3407	The Fleets			Daubenton's bat	Unknown
Eric Bennett	21/04/1990	SE3407	The Fleets			Noctule	Unknown
Eric Bennett	21/04/1990	SE3407	The Fleets			Pipistrelle sp.	10
Eric Bennett	12/06/1990	SE3407	The Fleets			Daubenton's bat	Unknown
Eric Bennett	12/06/1990	SE3407	The Fleets			Noctule	6
Eric Bennett	12/06/1990	SE3407	The Fleets			Pipistrelle sp.	2
Eric Bennett	23/06/1990	SE3407	The Fleets			Daubenton's bat	Unknown
Eric Bennett	23/06/1990	SE3407	The Fleets			Noctule	10
Householder Unknown	30/09/1990	SE3407	Treecrest Rise, Hallbank			Vespertilionidae	Unknown
Eric Bennett	10/04/1991	SE3407	The Fleets			Pipistrelle sp.	Unknown
Eric Bennett	10/04/1991	SE3407	The Fleets			Daubenton's bat	Unknown
Eric Bennett	10/04/1991	SE3407	The Fleets			Noctule	2
Eric Bennett	20/04/1992	SE3407	The Fleets			Pipistrelle sp.	6

Eric Bennett	20/04/1992	SE3407	The Fleets			Daubenton's bat	Unknown
Eric Bennett	19/06/1992	SE3407	The Fleets			Daubenton's bat	Unknown
Eric Bennett	19/06/1992	SE3407	The Fleets			Noctule	1
Eric Bennett	19/06/1992	SE3407	The Fleets			Pipistrelle sp.	Unknown
Eric Bennett	05/08/1993	SE3407	St Barnabus Walk			Pipistrelle sp.	1
BCT/NE	29/09/2010	SE340073				Vespertilionidae	0
Natural England	29/09/2010	SE340073	Cavendish Road			Vespertilionidae	0
Eric Bennett	20/04/1992	SE348080	Smithies Lane			Pipistrelle sp.	1
Karen Larkin	23/07/2014	SE348095		Bat Care	PTS	Common pipistrelle	1
English Nature	04/06/2004	SE352085	Ryecroft		Bats seen over garden. Poss droppings in airing cupboard? EB found no evidence of bats-poss temp use? To contact EN if loft conversion Asbestos soffits noted..	Vespertilionidae	Unknown
Eric Bennett	12/06/2004	SE352085	Ryecroft	House	Droppings on front window cill	Vespertilionidae	Dr
Martin Derbyshire	19/07/2010	SE357089	Carlton road	unknown	Leaving loft at house, Exact grid ref unknown	Vespertilionidae	40+
Martin Derbyshire	21/07/2010	SE357089	Carlton road	unknown	Leaving loft at house, Exact grid ref unknown	Vespertilionidae	54
Eric Bennett	01/10/1998	SE352090		Bat in living area	Bat in living area	Pipistrelle sp.	1
Eric Bennett	01/10/1998	SE352090			Pipistrelle sp.		1