41 Hoyland Road, Hoyland Common

Bat Survey Report

21st August 2025

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Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	R Bell MCIEEM	P Middleton MCIEEM	R Bell MCIEEM	21/08/2025

Contents

1. Summary

1.1.1 A bat survey of 41 Hoyland Road, Hoyland Common was commissioned by the client Phil Thompson on 20th May 2025.

1.1.2 The survey was undertaken to inform proposals to redevelop the former Wesleyan Chapel as a self-storage facility.

1.1.3 The bat survey works carried out comprise a preliminary roost assessment, undertaken on 30th May 2025, with two nocturnal surveys, undertaken on 3rd July and 12th August 2025.

1.1.4 No historic records of roosting bats were received from either Barnsley Biological Records Centre or South Yorkshire Bat Group. A record was however provided by a neighbour, who relayed an observation of 3-5 bats seen entering the former Wesleyan Chapel in a location on the southeast elevation. This observation was made in a previous year.

1.1.5 No evidence of bat roosting was recorded from the former Wesleyan Chapel during the internal and external inspection, however, the building was considered to display a moderate level of bat roosting suitability. No evidence of bat roost presence was recorded during either of the nocturnal surveys and it would appear that no roosts were present in the surveyed building at the time of survey.

1.1.6 It is not considered that the proposed works trigger the requirement for a bat mitigation licence to permit development. However, bats are known to switch roost locations throughout the year and may return to the same roosts over multiple years. Therefore, taking into account the anecdotal roost observation, it is recommended that building redevelopment works proceed in accordance with a Non-Licensed Method Statement. If evidence of bat roosting is recorded during a pre-works check then the need for a bat mitigation licence should be re-evaluated by the ecologist.

1.1.7 Once scaffold is in place, a licensed bat ecologist should attend site to check the roost location detailed in the anecdotal record, and to deliver a toolbox talk to the development team. If evidence of bat roosting is recorded at this stage then works should cease and the need for a bat mitigation licence should be re-evaluated by the ecologist. It is also recommended that a bat safe roofing membrane should be used during any re-roofing, with two integrated bat boxes to be installed in the building walls.

1.1.8 Nocturnal surveys showed the presence of a large roost and possible nest site of house sparrow in dense ivy cover on the southeast gable. In addition, feral pigeon were recorded nesting throughout the building's roof.

1.1.9 Any work to remove ivy from the southeast gable of the chapel should take place outside the main bird nesting period (March to August). Re-development of the wider chapel should either commence outside this period, or be preceded by a nesting bird check, to be undertaken by an ecologist. It is also recommended that three integrated swift boxes are installed in the southeast gable.

1.1.10 No further bat survey is considered necessary providing works commence within 12 months of the survey date.

2. Introduction

2.1.1 A bat survey of 41 Hoyland Road, Hoyland Common was commissioned by the client Phil Thompson on 20th May 2025.

2.1.2 The survey was undertaken to inform proposals to redevelop the former Wesleyan Chapel as a self-storage facility.

2.1.3 The bat survey works carried out comprise a preliminary roost assessment, undertaken on 30th May 2025, with two nocturnal surveys undertaken on 3rd July and 12th August 2025.

2.1.4 The surveyed building was located at 41 Hoyland Road, in the centre of the village of Hoyland Common, approximately 6.3 km south of Barnsley town centre.

3. Habitat Assessment

3.1.1 The former Wesleyan Chapen was located in an urban setting with Hoyland Road to the north and residential housing to the east, south and west (Figures 1 & 2). Potential foraging habitat in the immediate vicinity was mainly limited to connected residential gardens, associated with neighbouring terraced housing. Beyond the residential area of Hoyland Common, habitat included pasture and several belts of woodland.

3.1.2 The local area was expected to support a below average density of foraging bats for the Barnsley area, with species likely to use the site regularly expected to be limited to common pipistrelle *Pipistrellus pipistrellus* and potentially soprano pipistrelle *Pipistrellus pygmaeus*.

Table 1. Location and habitat table

Name and address: 41 Hoyland Road, Hoyland Common, S74 0AA			
OS Grid Ref. SE 35746 00232		Altitude. 152 m	
Local Planning Authority: Barnsley Council			
Features on site and adjacent to site			
Feature	On site	Adjacent	Comments
Buildings	✔	✔	Surrounded by residential housing and commercial premises.
River			
Standing water			
Bridges tunnels and culverts			Bridge over M1 motorway c.710 m southwest of site
Trees		✔	Trees present in neighbouring gardens
Woodland			Nearest wooded area c.310 m west of site.
Grassland		✔	Lawn bordering surveyed building

Figure 1. Site location

Figure 2. Drone image of site

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 for locations within 2 km of the site were requested from Barnsley Biological Records Centre and South Yorkshire Bat Group.

4.1.2 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 30th May 2025:

- Robert Bell (MCIEEM; Bat Survey Class License WML-A34-Level 4, 2016-25236-CLS-CLS)

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:

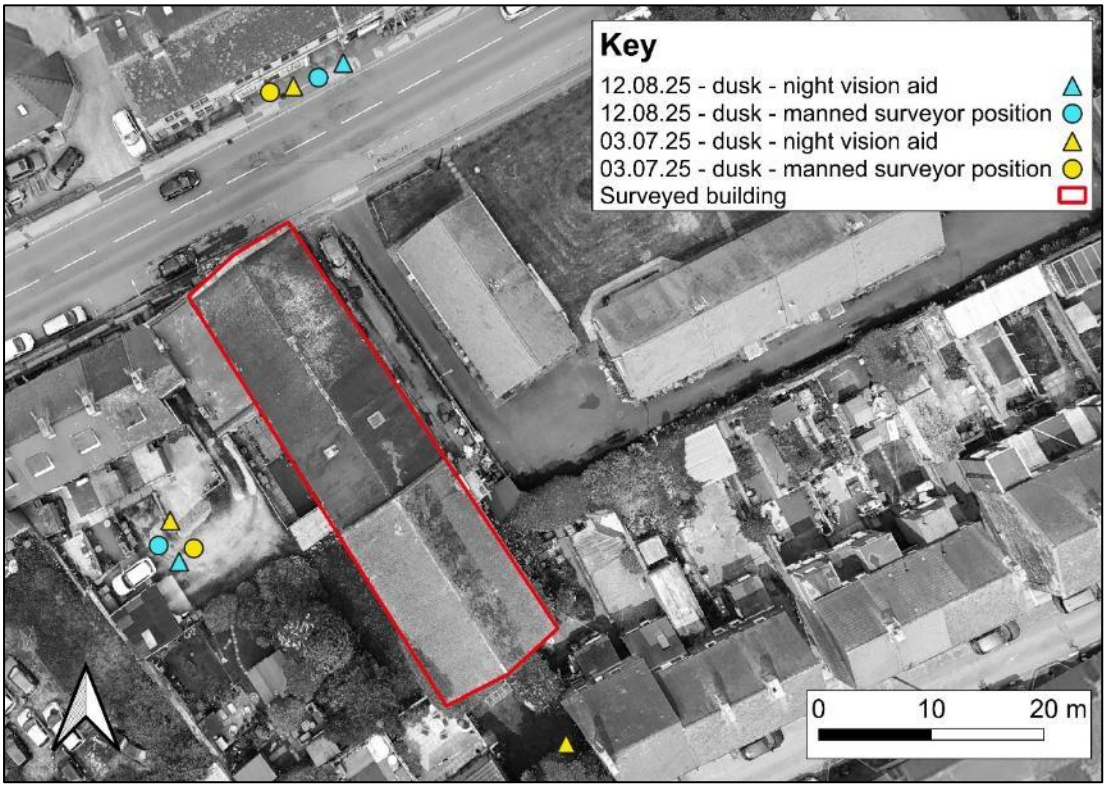
- Clulight
- Binoculars
- Endoscope
- Ladders
- Camera
- Drone

Nocturnal Surveys

4.2.5 Two nocturnal surveys were undertaken on the 3rd July and 12th August 2025, in accordance with the relevant Bat Survey Guidelines (Collins, 2023). The dusk emergence survey continued from 15 minutes prior to sunset until 1.5 hours after this time.

4.2.6 During the first nocturnal survey, all elevations of the chapel were covered. During the second survey visit the southeast gable was not included due to the lack of access to the private garden facing this elevation. This lack of coverage of the southeast gable during the second survey visit was not considered a significant constraint as the associated gable was not considered to display more than a low level of bat roost suitability. Surveyor locations are shown on Figure 3.

Figure 3. Nocturnal survey plan

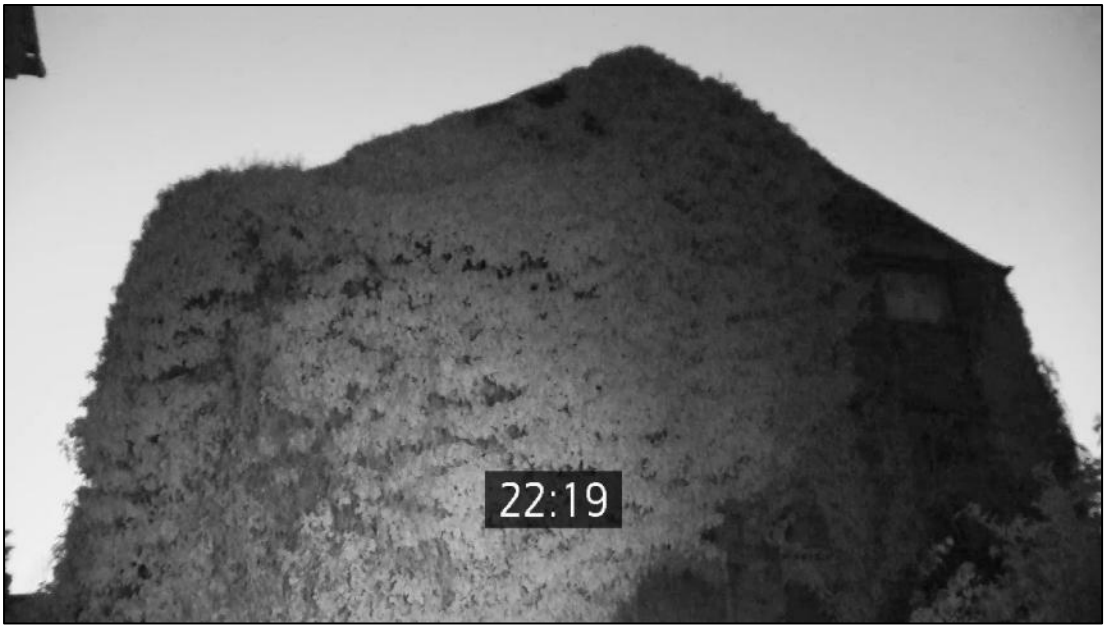


4.2.7 Two manned surveyors and one unmanned surveyor location were used during the first nocturnal survey, with two manned surveyor locations used during the second survey visit. The following personnel conducted the nocturnal surveys:

- Robert Bell – nocturnal survey 1
- Amanda Murphy (QualCIEEM; Bat license WML-A34-Level 2, 2020-47913-CLS-CLS) – nocturnal survey 2
- Ian Wright (Bat Survey Class licence WML-A34-Level 2, 2023-11218-CLS-CLS) - nocturnal surveys 1 & 2

4.2.8 All sections of footage from the unmanned surveyor position on the first nocturnal survey were watched back by Amanda Murphy, with a survey image from this location provided in Plate 1. Only sections of video footage relating to potential roosting bats were watched back from the manned surveyor positions.

Plate 1. Image from footage of southeast gable, taken 42 minutes after sunset



5. Results

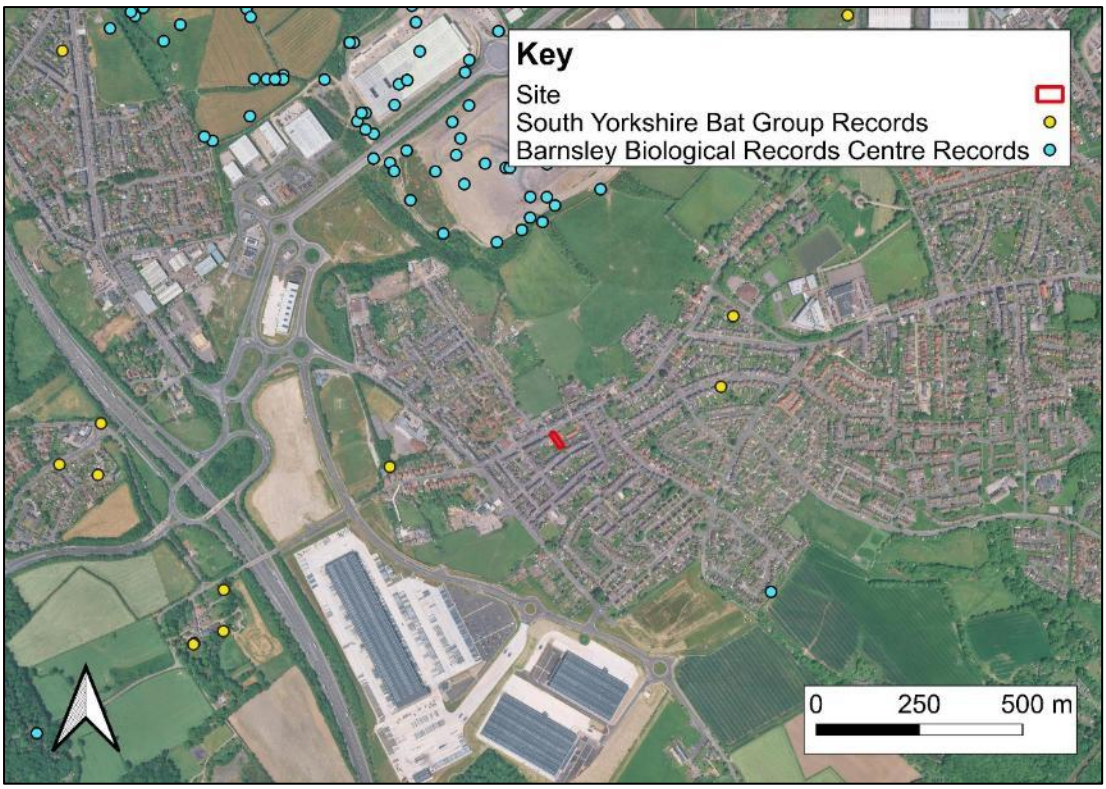
5.1 Data Consultation

5.1.1 Barnsley Biological Records Centre submitted a total of 189 records, whilst South Yorkshire Bat Group submitted 48 records (see Figure 4). None of the records provided related to the site itself. Species positively identified in the records included common pipistrelle, soprano pipistrelle, brown long-eared bat *Plecotus auritus*, noctule *Nyctalus noctula*, Leisler's bat *Nyctalus leisleri* and whiskered bat *Myotis mystacinus*. Other records were attributed to either an unidentified *Pipistrellus* species, an unidentified *Nyctalus* species or an unidentified bat species.

5.1.2 The closest record to site comprised a 2005 probable pipistrelle maternity roost (67 bats), recorded from a location 395 m west of the site.

5.1.3 A single European Protected Species mitigation licence has been issued for a location within 2 km of the site. This licence was issued in 2020 for a location 1 km southwest of the site to permit damage to resting places used by common pipistrelle, whiskered bat and brown long-eared bat.

Figure 4. Bat records provided for locations close to site



5.2 Preliminary Roost Assessment

5.2.1 No evidence of bat roosting was recorded from the former Wesleyan Chapel. Taking into account both the buildings location, condition and the extensive use by nesting pigeon, it was considered to display a moderate level of bat roosting suitability.

5.2.2 Nesting feral pigeon *Columba livia* were recorded throughout the roof of the surveyed building.

Description

5.2.3 The former Wesleyan Chapel comprised a large stone-built two-storey former church, built in 1894 (Plates 2-6). The roof was dual pitched, with the ridge height stepping up towards the southeast end of the building (Plates 2, 4 & 6). The building roof was covered with Welsh slates, with mortar-bedded clay ridge tiles. An ornate stone parapet was present on the façade/northwest gable, with coping present on top of the section of wall where the ridge line stepped up. There was a mortar-filled verge on the southeast gable and the building had a wooden fascia board with plastic guttering. Windows were wood-framed and single-paned, although most windows were boarded or otherwise covered with mesh. Two skylights were present together with a single chimney. A stone-built single storey extension with a single-pitch Welsh-slate-covered roof was present on the building's northeast elevation.

External inspection

5.2.4 Holes in the roof covering allowed potential flight access for bats.

5.2.5 Potential roost locations and/or bat access points on the exterior of the former church comprised the following:

- Crevice gaps behind sections of fascia board.
- Crevice gaps between wooden window boards, glazing and adjoining masonry (Plate 8).
- Open joints in masonry on external walls (Plates 7 & 8).
- Extensive ivy cover, with thick stems on the southeast gable (Plate 5). This may present a bat roost feature in its own right, as well as potentially obscuring other building features.
- Missing verge mortar on the southeast gable.
- Narrow crevice gap behind Hoyland Kitchens sign (Plate 4)

Internal inspection

5.2.6 The roof was unlined and suspended on a ridge beam, purlins, rafters and battens. A roof void of varying height was present across the building, with a maximum height of c.3 m. The roof void supported multiple actively nesting pigeons and was very dirty as a result.

5.2.7 The small roof on the single storey extension on the northeast elevation was lined with a breathable roof membrane, having been re-roofed in the fairly recent past.

5.2.8 The building had a flooded cellar but this could not be accessed by bats, due to the presence of a closed and tight-fitting door.

5.2.9 No evidence of roosting bats was recorded from any internal or external location on the building. The former Wesleyan Chapel was considered to display a moderate level of bat roost suitability.

Plate 2. Building viewed from east corner

Plate 3. Looking northwest along southwest elevation

Plate 4. Building viewed from north corner

Plate 5. Southeast gable

Plate 6. Aerial image of roof

Plate 7. Eroded holes in masonry

Plate 8. Open joints in wall and gaps between window boards and masonry

Plate 9. Section of roof void

Plate 10. First floor section of building

Plate 11. Looking down into flooded cellar

Nocturnal Surveys

3rd July 2025 – dusk emergence survey

5.2.10 The temperature at the beginning of monitoring was 16 °C, with a light air (Beaufort Scale Force 1) and two oktas of cloud (2/8 oktas). The temperature dropped to 15 °C and the cloud cleared, with the wind remaining the same. The weather was dry throughout. Sunset was at 21:37.

5.2.11 Prior to the survey commencing a neighbour from 25 Hoyland Road informed the surveyors that they had previously observed a low number of bats (3-5) roosting in the former Wesleyan Chapel. The neighbour stated that they had seen bats entering the building at the location shown in Plate 12 in previous years.

Plate 12. Location of reported bat roost on southwest elevation of the former Wesleyan Chapel

5.2.12 No bats were recorded emerging from the surveyed building.

5.2.13 The first bat recorded comprised a common pipistrelle commuting east toward the surveyed building at 22:02 (25 minutes after sunset). This was followed by intermittent common pipistrelle foraging and commuting activity.

5.2.14 In addition to bat observations, a mass roost (10s of birds) and possible nests of house sparrow *Passer domesticus* was recorded behind thick ivy cover on the southeast gable of the surveyed building (Plate 4).

12th August 2025 – dusk emergence survey

5.2.15 The temperature at the beginning of monitoring was 22 ºC, with no wind and one okta of cloud. The temperature dropped to 19 ºC with the other weather conditions remaining the same. The weather was dry throughout. Sunset was at 20:40.

5.2.16 No bat roosting activity was recorded.

5.2.17 The first bat activity recorded comprised a common pipistrelle commuting from a location to the west of the site at 20:59, with constant foraging to the west of the building until 21:13. Thereafter intermittent foraging activity was recorded. The only other bat species recorded during the survey comprised noctule, with passes over the site recorded at 21:19 & 21:51.

6. Assessment

6.1 Summary and Evaluation of Findings

6.1.1 No historic records of roosting bats were received from either Barnsley Biological Records Centre or South Yorkshire Bat Group. A record was however provided by a neighbour, who relayed an observation of 3-5 bats seen entering the former Wesleyan Chapel in a location on the southeast elevation. This observation had been made in a previous year.

6.1.2 No evidence of bat roosting was recorded from the former Wesleyan Chapel during the internal and external inspection, however, the building was considered to display a moderate level of bat roosting suitability.

6.1.3 No evidence of bat roost presence was recorded during either of the nocturnal surveys and it would appear that no roosts were present in the surveyed building at the time of survey.

6.1.4 Nocturnal surveys showed the presence of a large roost and possible nest site of house sparrow in dense ivy cover on the southeast gable. In addition, feral pigeon were recorded nesting throughout the building's roof.

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 2025. 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 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 Bat survey works undertaken did not record any evidence of bat roost presence and the level of survey would ordinarily be sufficient to confidently show the probable absence of roosting bats (Collins, 2023). It is however noted that a precise observation of historic bat roosting in the building during a previous year was passed on by a neighbour, although survey finding suggest this roost is no longer in use.

6.3.2 It is not considered that the proposed works trigger the requirement for a bat mitigation licence to permit development. However, bats are known to switch roost locations throughout the year and may return to the same roosts over multiple years. Therefore, taking into account the anecdotal roost observation, it is recommended that building redevelopment works proceed in accordance with a Non-Licensed Method Statement.

6.3.3 The proposed Non-Licensed Method Statement is set out in Appendix 1. Once scaffold is in place, a licensed bat ecologist should attend site to check the roost location detailed in the anecdotal record (Plate 12), and to deliver a toolbox talk to the development team. If evidence of bat roosting is recorded at this stage then works should cease and the need for a bat mitigation licence should be re-evaluated by the ecologist. Assuming works may proceed, then, as a further precaution and taking into account ecological enhancement recommendations detailed in the National Planning Policy Framework (2025), it is advised that a bat safe roofing membrane should be fitted (Appendix 2), together with the installation of two integrated bat boxes (Plates 13-15) in the building's wall. These boxes should be fitted at wall top height, away from external lighting on either the southwest or southeast elevations.

Plates 13-15. Build-in bat roost products

Birds

6.3.4 It is recommended that any work to remove ivy from the southeast gable of the chapel should take place outside the main bird nesting period (March to August). Re-development of the wider chapel should either commence outside this period, or be preceded by a nesting bird check, to be undertaken by an ecologist.

6.3.5 In accordance with the aims of the National Planning Policy Framework, and to mitigate for lost house sparrow nesting opportunities, it is recommended that three integrated swift *Apus apus* boxes (i.e. S Brick (Plate 16) be installed within the southeast gable. These box should be fitted close to wall top height. Studies have shown that swift boxes are used by other bird species that utilise buildings and consequently this measure will provide potential nesting space for house sparrows and starlings *Sturnus vulgaris*, in addition to potentially providing future nest space for swift.

Plate 16. S Brick

6.4 Conclusions

6.4.1 The only evidence of bat roosting recorded during bat survey works undertaken at the former Wesleyan Chapel comprised an anecdotal record provided by a neighbour. It is therefore recommended that works proceed in accordance with the terms of a Non Licensed Method Statement. In addition to delivery of a toolbox talk by an ecologist and a re-inspection of the reported roost site, it is advised that bat safe roofing membrane should be used during the development with two integrated bat boxes to be included in building walls.

6.4.2 No further bat survey is considered necessary providing works commence within 12 months of the survey date.

6.4.3 Birds are most likely to nest within ivy on the southeast gable and pigeon nesting within the former chapel has been confirmed. It is therefore recommended that any work to remove ivy from the southeast gable of the chapel should take place outside the main bird nesting period (March to August). Re-development of the wider chapel should either commence outside this period, or be preceded by a nesting bird check, to be undertaken by an ecologist.

6.4.4 It is recommended that three integrated swift boxes are installed in the southeast gable.

7. References

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

Appendix 1. Non-Licensed Method Statement

TOOLBOX TALK NOTES – FORMER WESLEYAN CHAPEL

- An anecdotal record of roosting bats was received in relation to the former Wesleyan Chapel, with a neighbour recording a historic roost in the southwest elevation (Plate A1.1). Bat survey works undertaken in 2025 suggested this roost was not in current use.

  Plate A1.1. Location of reported bat roost on southwest elevation of the former Wesleyan Chapel

- The proposed works are not covered by any bat mitigation licence. Outside of a bat licence, it is illegal to deliberately capture, injure or kill a bat, with bats also protected from deliberate or reckless disturbance and from deliberate or reckless damage or destruction of a breeding site or resting place (roost). Disturbing a bat roost can lead to unlimited fines, up to six months in prison and seizing of items used to commit the offence, e.g. vehicles, plant or machinery.

- Prior to the works commencing a licenced bat ecologist will deliver this Toolbox Talk to the construction team and once the scaffold is in place, a bat ecologist should reinspect the reported bat roost. (Plate A1.1).

- If evidence of bat roosting is recorded at any stage of the development then works should cease and the ecologist should re-consider the need to obtain a bat mitigation licence to permit the scheme.

- If bats are recorded at a time that an ecologist is not present on site, then all works in the surrounding area should cease and a licensed bat worker should be contacted immediately (Robert Bell – 07816 328926).

- Several species of bat in the UK has been shown to occasionally carry rabies. For this reason and to avoid injuring the bats, construction staff should not handle bats.

- UK bats are very small animals, and the bodies of the smallest bats are able to fit inside a match box. Several species of UK bat are able to conceal themselves in gaps and crevices little wider than 1 cm.

Plate A1.2. This image shows a pipistrelle bat approximately 5cm in length

- Bat droppings appear similar in size and shape to mouse droppings, but if rolled between your thumb and forefinger will crumble to dust, unlike mouse droppings.

- Any material with potential to form a crevice should be removed by hand with care. Suitable crevices/features should be searched, if possible using a torch, prior to removal. All material concealing an enclosed crevice/void should be lifted in such a way as to avoid crushing any animals' underneath. If bats or bat droppings are encountered during stripping works, then all works in the surrounding area should cease and the licensed bat worker should be contacted.

- In order to enhance the re-developed building for bats any new roofing membrane used on the development should be of a type specified as being 'bat safe'. Further information on appropriate products can be provided by Middleton Bell Ecology. In addition, two integrated bat boxes should be installed in the walls of the re-developed building.

Development staff that have received toolbox talk

Signature	Name	Organisation	Date

Appendix 2. 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 years[1].

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 A2.1. 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

[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

use in bat roosts, or where bats could be, present. Most commercially available products come pretreated but if required, a list of suitable timber treatment products are listed on the government website[2]. 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 A2.2. 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 3. 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
12/08/2025	Common pipistrelle	41 Hoyland Road, Hoyland Common	SE 35746 00232	Foraging
12/08/2025	Noctule	41 Hoyland Road, Hoyland Common	SE 35746 00232	Pass