

Catshaw Farm, Millhouse Green

Preliminary Roost Assessment



HABITAT WORKS

August 2026



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Preliminary Roost Assessment

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Executive Summary

Habitat Works Limited (Habitat Works) was commissioned by Paul Matthews Architectural to undertake a Preliminary Roost Assessment (PRA) for bats at Catshaw Farm, Catshaw Lane, Millhouse Green, Sheffield, S36 9ND (central Ordnance Survey National Grid Reference (OS NGR) SE 20846 03234), hereafter referred to as 'the Site' and as displayed in Figure 1.

The PRA was required to inform proposals for the conversion of an existing barn on the Site into liveable space as detailed within the Paul Matthews Architectural drawing '*Proposed Block Plan*' (Dwg. No. 26/1315/05a, dated 03/2026).

The Barn is considered to offer '*Moderate*' suitability for roosting bats, and as such, in line with good practice guidance, further surveys are required to confirm presence/likely absence of roosting bats ahead of the proposed conversion (Collins, 2023).

As the Barn is considered to be of 'Moderate' suitability for roosting bats, a total of two nocturnal survey will be required to confirm presence/likely absence of roosting bats, in line with good practice guidelines (Collins, 2023). These surveys should be separated by a minimum of three weeks (Collins, 2023). These surveys should be undertaken as dusk emergence surveys and should be undertaken in the bat survey season of May to September inclusive, with a minimum of one survey undertaken within the core bat survey period (May to August inclusive).

A sufficient number of surveyors will be required on each nocturnal survey to ensure full coverage of the PRFs on the given target building. Surveyors should be equipped with full spectrum bat detectors and Night Vision Aids (NVAs) to record the species and number of bats using any roosts on the Site as well as recording incidental bat activity observed during the survey period. Surveyors should be in place at least 15 minutes prior to sunset for a minimum of 1.5 hours after sunset. The surveys should be conducted during periods when weather conditions are dry, with relatively low winds and temperatures in excess of approximately 10°C.

In the event that bat roosts are identified during nocturnal survey, a sufficient number of surveys will need to be undertaken in order to fully characterise the roosts present; the number of surveys detailed above are the minimum number required to confidently determine presence/likely absence only.

Irrespective of the results of the additional surveys, it is recommended that as compensation for the loss of PRFs across the Site a minimum of two bat boxes should be incorporated into the new building as part of the development proposals. The model of boxes used should be suitable for crevice dwelling bat species, such as the Schwegler 1FR Bat Tube. The bat boxes should be placed as high as possible on the buildings (just below the eaves), facing southeastern aspects to maximise chances of occupation.

1. Introduction

1.1 Background

- 1.1.1 Habitat Works Limited (Habitat Works) was commissioned by Paul Matthews Architectural to undertake a Preliminary Roost Assessment (PRA) for bats at Catshaw Farm, Catshaw Lane, Millhouse Green, Sheffield, S36 9ND (central Ordnance Survey National Grid Reference (OS NGR) SE 20846 03234), hereafter referred to as 'the Site' and as displayed in Figure 1.
- 1.1.2 The PRA was required to inform proposals for the conversion of an existing barn on the Site into liveable space as detailed within the Paul Matthews Architectural drawing '*Proposed Block Plan*' (Dwg. No. 26/1315/05a, dated 03/2026).
- 1.1.3 This report details the findings of a PRA, comprising a data consultation undertaken and PRA survey undertaken by Habitat Works in June 2026. Methodologies employed during the surveys are described along with the survey findings, evaluation, assessment and recommendations for any further survey work and/or mitigation/enhancement as required.
- 1.1.4 Recommendations are made in terms of impacts of the proposed development through habitat losses/potential gains on the Site post-development and the retention and protection of key ecological features.

2. Methodology

2.1 Data Consultation

- 2.1.1 Data consultation was undertaken by Habitat Works with the local records centre Barnsley Biological Records Centre (BBRC) as part of the ecological appraisal process, to determine whether any records relating to bats had previously been recorded within 2 km of the Site.
- 2.1.2 The Multi-Agency Geographic Information for the Countryside (MAGIC) website (<http://www.magic.defra.gov.uk>) was also consulted by Habitat Works for information on the presence of European Protected Species (EPS) mitigation licences for bats within 2 km of the Site.
- 2.1.3 Information returned from MAGIC and BBRC with relevant assessments will be incorporated into the report as appropriate. All records will be reviewed, however particular interest will be placed on records within the past 10 years, with records prior to these considered historic.

2.2 Preliminary Bat Roost Assessment

- 2.2.1 A PRA was undertaken on 30th June 2026 by licenced bat surveyor and Ecology Team Manager Joe Travis BSc (Hons) MSc ACIEEM (Bat Level 2 Survey Class Licence CL18 Ref: 2024-11983-CL18-BAT) in line with industry good practice guidelines (Collins, 2023).
- 2.2.2 Buildings within the Site were subject to a ground-based external assessment for their suitability to support roosting bats during the survey.
- 2.2.3 An individual structure may have several features of potential interest to roosting bats associated with it and it is not always possible to confirm usage of a feature by bats due to their transient nature. Consequently, it is customary when undertaking such surveys to assign each feature to a defined category of roosting potential as follows: negligible, low, moderate, high or confirmed (Collins, 2023).
- 2.2.4 Photographs are provided in Appendix 1.
- 2.2.5 The Site was also assessed for its suitability for foraging and commuting bats in accordance with good practice guidelines (Collins, 2023).

2.3 Assumptions and Limitations

- 2.3.1 In line with CIEEM guidance, this report is valid for a period of 12 months. In the event that works have not been commenced by June 2027, an update assessment should be undertaken.

3. Findings and Evaluation

3.1 Site Description

- 3.1.1 The Site is located off Catshaw Lane, Millhouse Green, Sheffield and comprises a single barn building, part of the larger Catshaw Farm complex. The location of the Site is provided within Figure 1.
- 3.1.2 The Site is immediately bounded by pastoral grasslands on all aspects. In the wider local landscape is further pastoral grasslands, in addition to small pockets of woodland. The River Don is also present approximately 500 m south of the Site.

3.2 Data Consultation

- 3.2.1 BBRC returned a total of 24 records of bats, of which 22 are historic, for locations within 2 km of the site. The recent records pertain to a Daubenton's bat *Myotis daubentonii* roost and an unidentified pipistrelle *Pipistrellus sp.* roost. The closest of these was recorded approximately 1.3 km west of the Site in 2019 and relates to four individual Daubenton's bats recorded roosting in a crevice within a bridge. A total of six further records relate to roosting bats outside the past 10 years, and include four records of brown long-eared bat *Plecotus auritus*, as well as a single record for both common pipistrelle *Pipistrellus pipistrellus* and Natterer's bat *Myotis nattereri*. The closest of these records to the Site pertains to a brown long-eared bat observed in a crevice approximately 1.3 km west of the Site in 1991.
- 3.2.2 The remaining records pertain to field observations of common pipistrelle, Daubenton's bat, Natterer's bat and noctule *Nyctalus noctula*, in addition to unidentified pipistrelle species *Pipistrellus sp.*, unidentified *Myotis* species *Myotis sp.*, unidentified *Nyctalus* species *Nyctalus sp.* and unidentified bat species.
- 3.2.3 No EPS license relating to bats were identified using MAGIC within 2 km of the Site.

3.3 Preliminary Bat Roost Assessment

Roosting Bats

- 3.3.1 No evidence of roosting bats were recorded on the Site during the survey. The barn is described below in relation to its suitability to support roosting bats.

The Barn

- 3.3.2 The Barn is a single storey, brick-built building with flat clay tiles upon a pitched and gable ended roof. The Barn has two aspects, with the southern section of the barn on a southeast-northwest aspect, while the northern section of the Barn is on a northeast-southwest aspect. The roof contains a number of skylights, all of which are lined with lead flashing. There is a lower extended section of the Barn on the southeastern aspect which is constructed of a mixture of stone and breezeblock, and supports a sloping corrugated asbestos sheet roof. Around the eaves of the Barn is a fascia board, however this is absent on the gable ends.
- 3.3.3 Potential Roosting Features (PRFs) are present across the external of the barn, most notably in cracks within the mortar between the stonework of the building, most notable on the gable ends of the Barn. These extend into the stonework of the Barn over 5 cm, and are approximately 3 cm in width in most places. There are additional PRFs in gaps behind the fascia boards of the Barn, in addition to occasional lifted tiles across the roof.
- 3.3.4 The building does not have a roof void, and is instead open to the rafters of the building. The roof is lined

with roofing felt throughout, which is supported upon a king post truss construction. The internal walls are partially rendered and plastered, however there are sections of the walls that are bare to the stonework beneath, which have crevices between in places. Internal access is possible throughout the barn, most notably in gaps above the door to the barn, and swallow cups are present throughout indicating internal access opportunities.

- 3.3.5 The Barn is immediately bounded by pastoral grasslands on all aspects. In the wider local landscape is further pastoral grasslands, in addition to small pockets of woodland which offer foraging and commuting routes across the local landscape. The River Don is also present approximately 500 m south of the Site, which will be a major commuting and foraging corridor for bats across the local landscape.

Summary

- 3.3.6 Due to the PRFs present on the Site, in addition to the good quality habitats for bats in the local landscape, the Barn is considered to be of 'Moderate' suitability to support roosting bats, in line with good practice guidelines (Collins, 2023).

Foraging and Commuting Bats

- 3.3.7 The Site offers negligible potential for foraging and commuting bats. The on-site areas surrounding the buildings have no vegetation present which could offer foraging opportunities for roosting bats. Given the absence of vegetated habitats on the Site itself, it is considered that the Site possesses 'Negligible' suitability for foraging and commuting bats (Collins, 2023) and taken together Site habitats are of no more than site level importance to foraging and commuting bats.

4. Impact Assessment and Enhancements

4.1 Proposals

- 4.1.1 Proposals for the Site comprise the conversion of an existing barn on the Site into liveable space as detailed within the Paul Matthews Architectural drawing '*Proposed Block Plan*' (Dwg. No. 26/1315/05a, dated 03/2026).

4.2 Legislation

- 4.2.1 All species of bat occurring within the UK are included in Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under regulation 41 bats are protected from deliberate capture, injury or killing, from deliberate disturbance and from deliberate damage or destruction of a breeding site or resting place (roost).
- 4.2.2 All UK bats are also included on Schedule 5 of the WCA 1981 (as amended). However, their protection is limited to certain offences. Under the 1981 Act (as amended) it is an offence to intentionally or recklessly disturb bats while they are occupying a structure or place used for shelter or protection, or to obstruct access to any such place.
- 4.2.3 Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared bat, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano pipistrelle bats are included as priority species under Section 41 of the NERC Act 2006.

4.3 Assessment

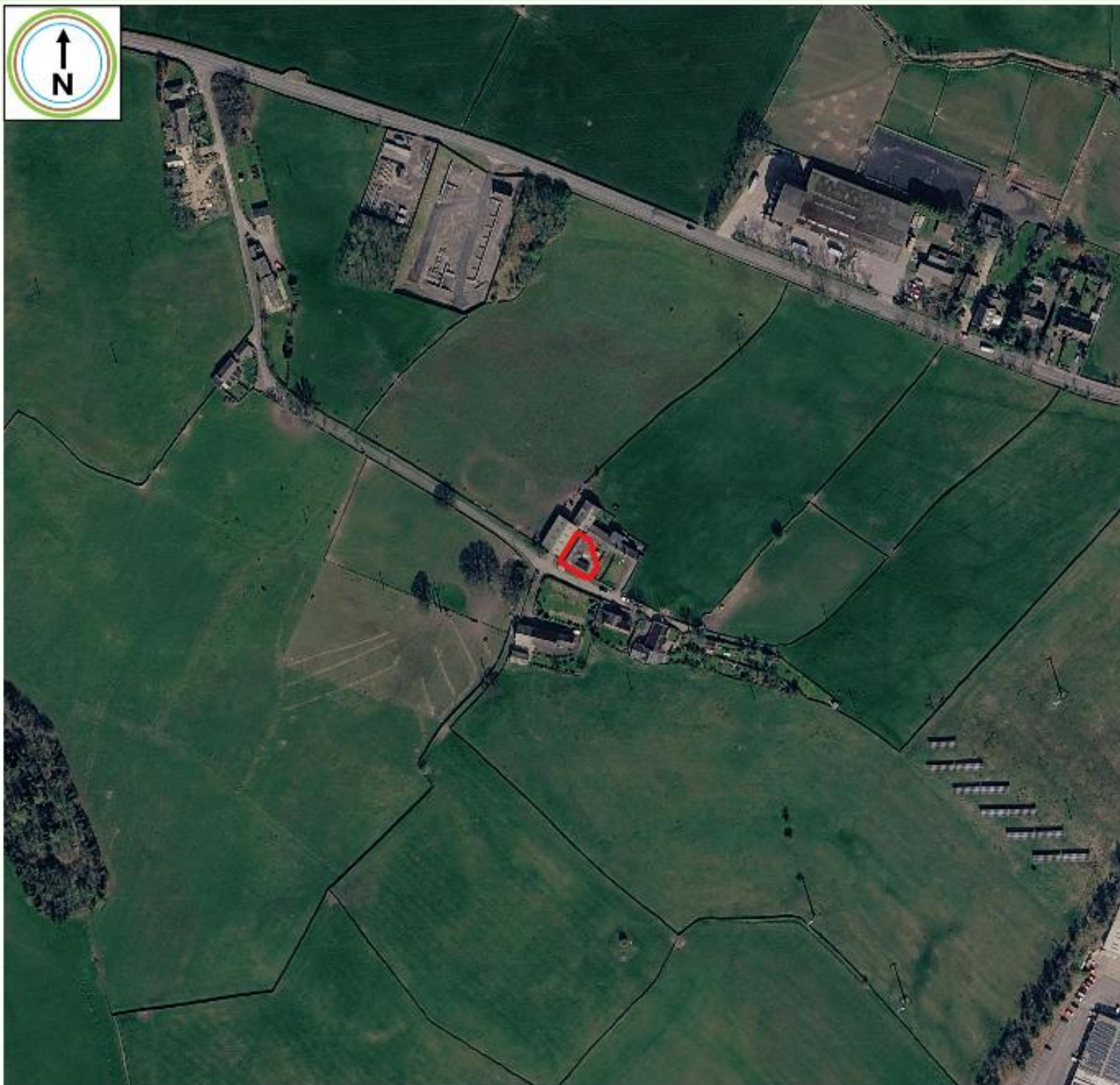
- 4.3.1 The Barn is considered to offer '*Moderate*' suitability for roosting bats, and as such, in line with good practice guidance, further surveys are required to confirm presence/likely absence of roosting bats ahead of the proposed conversion (Collins, 2023).
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- 4.3.5 Irrespective of the results of the additional surveys, it is recommended that as compensation for the loss of PRFs across the Site a minimum of two bat boxes should be incorporated into the new building as part

of the development proposals. The model of boxes used should be suitable for crevice dwelling bat species, such as the Schwegler 1FR Bat Tube. The bat boxes should be placed as high as possible on the buildings (just below the eaves), facing southeastern aspects to maximise chances of occupation.

5. References

Collins, J. (2023) *'Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)'*. The Bat Conservation Trust, London.

Figure 1. Site Context Map



Legend

 Site Boundary

0 50 100 150 200 m



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Paul Matthews
Architectural
Catshaw Farm, Millhouse Green

Figure 1
Site Context Map

Appendix 1. Site Photographs



Photograph 1. Barn from courtyard



Photograph 2. Barn from road



Photograph 3. Internal of Barn



Photograph 4. Internal of Barn



Photograph 5. Example of external crevices



Photograph 6. Example of roof and tiles