

Catshaw Farm, Millhouse Green

Nocturnal Bat Survey Report



HABITAT WORKS

September 2026



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Nocturnal Bat Survey Report

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Contents

EXECUTIVE SUMMARY	IV
1. INTRODUCTION.....	1
1.1 BACKGROUND.....	1
2. METHODOLOGY.....	2
2.1 NOCTURNAL BAT SURVEYS.....	2
2.2 ASSUMPTIONS AND LIMITATIONS	2
3. FINDINGS AND EVALUATION	4
3.1 SITE DESCRIPTION	4
3.2 NOCTURNAL BAT SURVEY	4
4. IMPACT ASSESSMENT AND ENHANCEMENTS.....	5
4.1 PROPOSALS.....	5
4.2 LEGISLATION.....	5
4.3 ASSESSMENT.....	5
5. REFERENCES.....	6
FIGURE 1. NOCTURNAL BAT SURVEY RESULTS	7
APPENDIX 1. DARKEST POINT PHOTOGRAPHS OF NIGHT VISION AIDS (NVAS)	10

Executive Summary

Habitat Works Limited (Habitat Works) was commissioned by Paul Matthews Architectural to undertake a nocturnal bat survey of Catshaw Farm, 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 bat surveys were 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 Site is currently a single-storey brick-built barn, with a paved courtyard.

The recommendation for further bat surveys was made by Habitat Works Ltd following a Roost Assessment (PRA) of the Site, detailed within the report '*Catshaw Farm, Millhouse Green - Preliminary Roost Assessment*' dated August 2026. The PEA found that the building was of 'Moderate' suitability to support roosting bats (Collins, 2023; Habitat Works Ltd, 2026).

As the buildings are considered to be of '*Moderate*' suitability for roosting bats, two nocturnal surveys have been undertaken to confirm presence/likely absence of roosting bats, in line with good practice guidelines (Collins, 2023). The surveys did not find any evidence of roosting bats within the building on the Site and as such, it is considered that the buildings are likely absent of roosting bats.

Bats are highly transient, and as such, there is potential for individuals to utilise the PRFs on the Site in the future, despite the surveys concluding likely absence of bats in the buildings in line with good practice guidance (Collins, 2023). In the event that bats are found or suspected to be resident within the building during works, works should cease immediately, and an ecologist should be contacted for further advice.

To compensate for the loss of potential summer roosting features across the Site as per the proposals, it is recommended that a minimum of one bat box should be incorporated into the new building 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 above the ground (at least 4 m) on the new building, facing southern 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 nocturnal bat survey of Catshaw Farm, 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 Site is located in Millhouse Green, Sheffield. The Site is currently a single-storey brick-built barn, with a paved courtyard in the centre.
- 1.1.3 The recommendation for further bat surveys was made by Habitat Works Ltd following a Preliminary Roost Assessment (PRA) of the Site, detailed within the report '*Catshaw Farm, Millhouse Green - Preliminary Roost Assessment*' dated August 2026. The PEA found that the building was of '*Moderate*' suitability to support roosting bats in line with good practice guidance (Collins, 2023; Habitat Works Ltd, 2026).
- 1.1.4 This report details the findings of the bat surveys, comprising a total of two emergence surveys undertaken in August and September 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.
- 1.1.5 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 Nocturnal Bat Surveys

- 2.1.1 As the building is considered to be 'Moderate' suitability for roosting bats, two emergence surveys are required to confirm the presence/likely absence of roosting bats from the building in line with good practice guidance (Collins, 2023). The surveys were led by a suitably qualified and experienced ecologist and assisted by experienced bat surveyors positioned to ensure coverage of all aspects of the building which displayed suitability for roosting bats.
- 2.1.2 Surveyors used a combination of visual assessment and detection using industry-standard recordable ultrasonic bat detectors and night vision aids (NVAs), comprising a combination of Pixfra Arc A613 thermal cameras and NightFox inbuilt infra-red cameras. Surveyors recorded the species and number of bats using any roost features within the buildings (where present) and recorded incidental bat activity observed in the locality during the survey period. The dusk emergence surveys commenced 15 minutes prior to sunset and finished 1.5 hours after sunset. The surveys were conducted during a period where the weather conditions were predominantly dry, with relatively low winds and temperatures in excess of 10°C.
- 2.1.3 The nocturnal surveys were digitally recorded to allow bat echolocation calls to be analysed using Kaleidoscope sound analysis software, with species identification confirmed with reference to bat call parameters presented in 'British Bat Calls: A Guide to Species Identification' (Russ, 2021) as required. Video recordings were also taken to give greater confidence in the results of the surveys, allowing the option to view the footage post survey to review key moments or any events flagged by the surveyor during the survey. Darkest point photographs of the NVAs are provided within Appendix 1 as per good practice guidance.
- 2.1.4 Details for the emergence surveys are shown below in Table 1, with surveyor locations and bat activity findings illustrated in Figures 1a and 1b.

Table 1 – Nocturnal Bat Survey Details

Date/Time	Surveyors	Air Temp (°C)	General Conditions	Detector Type
12/08/2026 20:25 – 22:10 hrs Sunset: 20:40 hrs	StS , CW, SoS	Start: 25 End: 23	0 % cloud cover; Beaufort Scale: 1; dry	Echo Meter Touch 2 Pro
01/09/2026 19:41 – 21:26 hrs Sunset: 19:56 hrs	JT , AB, AS	Start: 17 End: 15	70 % cloud cover; Beaufort Scale: 1; dry	Echo Meter Touch 2 Pro

*Surveyors (Licenced bat surveyors in bold): **StS – Stuart Silver MCIEEM (Bat Licence Ref. 2015-14674-CLS-CLS)**, **JT – Joe Travis ACIEEM (Bat Licence Ref. 2024-11983-CL18-BAT)**, AB - Ashleigh Brentnall, AS – Alice Shaw, CW – Charlotte West, SoS – Sophie Silver

2.2 Assumptions and Limitations

- 2.2.1 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 September 2027, an update assessment should be undertaken.

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- 2.2.2 During the second emergence survey, one of the infra-red night vision aids failed to appropriately illuminate the building as the conditions became darker. This is however not considered to be a significant limitation to the survey due to the presence of two surveyors and an additional infra-red camera in this location, which would provide adequate coverage throughout the survey.

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 Nocturnal Bat Survey

12th August 2026

- 3.2.1 No roosting bats were recorded roosting in the Building on the Site during the survey (Figure 1a).
- 3.2.2 The first bat was recorded at 21:05 hrs (25 minutes after sunset) and pertained to a common pipistrelle *Pipistrellus pipistrellus* recorded over the road travelling westwards, not associated with the Site. A further two common pipistrelle were recorded that were associated with the Site, however both of these were observed entering the Site and foraging over the courtyard rather than roosting in the buildings.
- 3.2.3 Throughout the survey, common pipistrelle was recorded regularly on the adjacent off-site habitats, while noctule *Nyctalus noctula* and unidentified *Myotis* sp. were also recorded during the surveys.
- 3.2.4 The final bat was recorded at 22:05 hrs (85 minutes after sunset) pertaining to a common pipistrelle not seen in flight by any of the surveyors.

1st September 2026

- 3.2.5 No roosting bats were recorded roosting in the Building on the Site during the survey (Figure 1b).
- 3.2.6 The first bat was recorded at 20:10 hrs (14 minutes after sunset) and pertained to a common pipistrelle recorded flying over the houses to the north of the Site, before briefly foraging on the Site.
- 3.2.7 Throughout the survey, common pipistrelle was recorded regularly on the adjacent off-site habitats, while brown long-eared bat *Plecotus auritus*, noctule and unidentified *Myotis* sp. were also recorded during the surveys.
- 3.2.8 The final bat was recorded at 21:26 hrs (90 minutes after sunset) pertaining to a common pipistrelle foraging around a tree to the southwest of the Site.

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 *Pipistrellus pygmaeus* bats are included as priority species under Section 41 of the NERC Act 2006.

4.3 Assessment

- 4.3.1 As the buildings are considered to be of '*Moderate*' suitability for roosting bats, a total of two nocturnal surveys have been undertaken to confirm presence/likely absence of roosting bats, in line with good practice guidelines (Collins, 2023). The surveys did not find any evidence of roosting bats within the building on the Site and as such, it is considered that the buildings are likely absent of roosting bats.
- 4.3.2 Bats are highly transient, and as such, there is potential for individuals to utilise the PRFs on the Site in the future, despite the surveys concluding likely absence of bats in the buildings in line with good practice guidance (Collins, 2023). In the event that bats are found or suspected to be resident within the building during works, works should cease immediately, and an ecologist should be contacted for further advice.
- 4.3.3 To compensate for the loss of potential summer roosting features across the Site as per the proposals, it is recommended that a minimum of a single bat box should be incorporated into 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 above the ground (at least 4 m) on the new building, facing southern aspects to maximise chances of occupation.

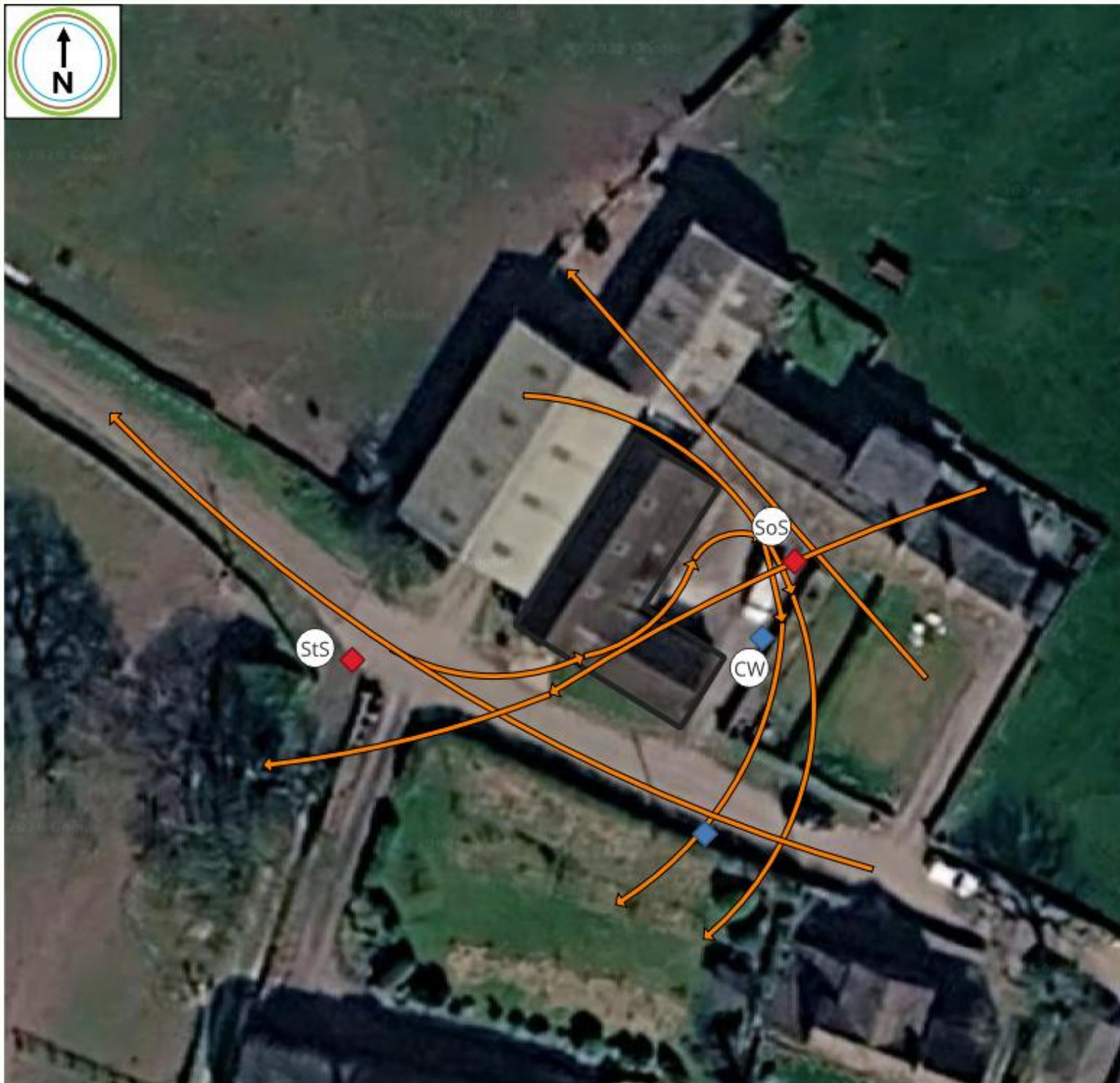
5. References

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

Habitat Works Ltd (2026) *'Catshaw Farm, Millhouse Green - Preliminary Roost Assessment'*.

Russ, J. (2021). *'Bat Calls of Britian and Europe: A Guide to Species Identification'*. Pelagic Publishing, London.
ISBN 9781784272258.

Figure 1. Nocturnal Bat Survey Results



Legend

Site Boundary

Building

Surveyor Positions

Night Vision Aids

Infra-red

Thermal

Bat Flight Paths

Common pipistrelle

0 5 10 15 20 m



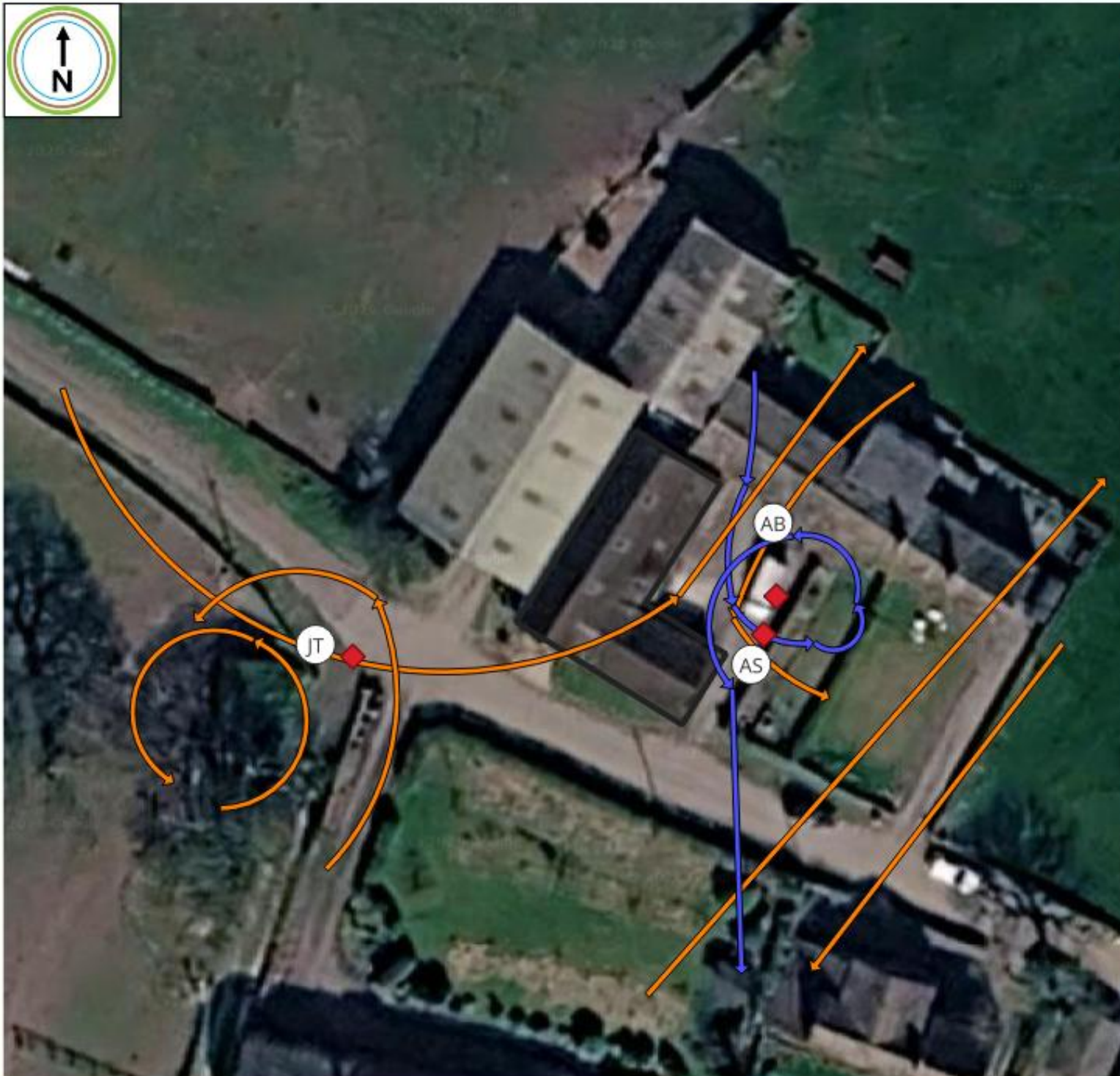
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Paul Matthews Architecture

Catshaw Film, Millhouse Green

Figure 1a

Nocturnal Survey Results - 12.08.2026



Legend

- Site Boundary
- Building
- Surveyor Positions
- Night Vision Aids
 - Infra-red
 - Thermal
- Bat Flight Paths
 - Common pipistrelle
 - Myotis sp.

0 5 10 15 20 m



HABITAT WORKS

Paul Matthews Architecture

Catshaw Film, Millhouse Green

Figure 1b
Nocturnal Survey Results - 01.09.2026

Appendix 1. Darkest Point Photographs of Night Vision Aids (NVAs)





01/09/2026 – AS Location