

**Whitcher Wildlife Ltd.
Wildlife Consultants.**



THE BOTHY, MIDDLEWOOD HALL.

OS REF: SE 420 049.

BAT SURVEY.

Ref No:- 140662.

Date: 6th July 2014.

TABLE OF CONTENTS.

	Page Number
1. INTRODUCTION.	3
2. SURVEY METHODOLOGY.	4
3. SURVEY RESULTS.	5
4. EVALUATION OF FINDINGS.	10
5. RECOMMENDATIONS.	11
Appendix I. BAT INFORMATION.	12
Appendix II. DATA SEARCH RESULTS.	13

1. INTRODUCTION.

1.1. There are plans to submit a planning application for the conversion of the existing garages at The Bothy into a kitchen extension. A bat survey will be required in support of that planning application.

1.2. Whitcher Wildlife Ltd was therefore commissioned to undertake an appropriate bat survey.

1.3. An initial visual inspection survey was carried out in June and a follow on dusk emergence survey on 3rd July 2014. This report outlines the findings of those surveys and makes appropriate recommendations.

1.4. Appendix I of this report provides additional information on bats and the protection afforded to them and is designed to assist the reader in understanding the contents of this report.

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 L Hundt (2012). *Bat Conservation Trust Good Practice Guidelines*.

2.6. This was followed by a dusk emergence survey.

2.7. The survey was undertaken by Derek Whitcher who has over twenty years' experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a member of CIEEM he is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership. He holds current Natural England survey licences for barn owl, bat, great crested newt and white clawed crayfish.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. Two data searches were undertaken to determine existing records of bat roosts within 1km of the site.

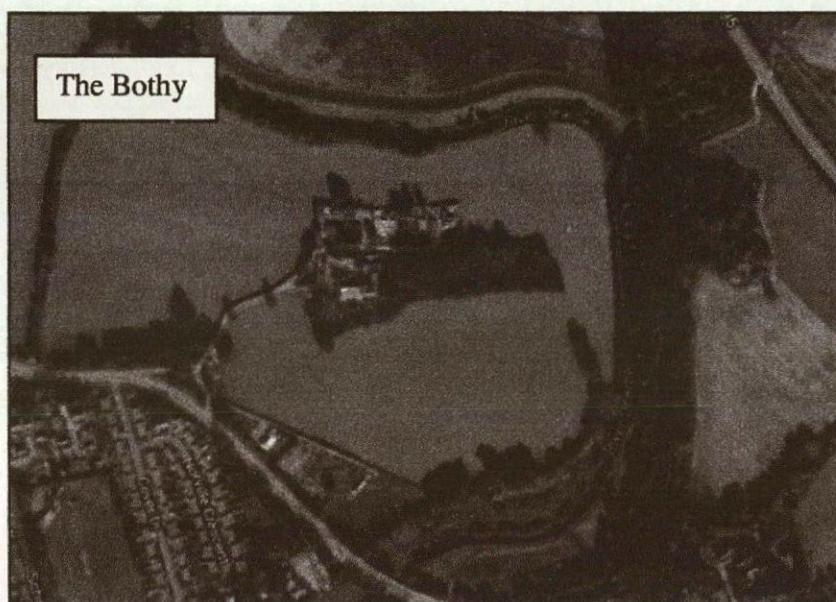
3.1.2. South Yorkshire Bat Group records include a Pipistrelle roost of 114 bats excluded from a house at Middlewood Hall in 1997 and one Pipistrelle 45 found on a garage floor at Middlewood Hall in 2003. Additional Pipistrelle roosts are recorded at Riverside Close (440m from the site) where 104 bats were recorded in 1991 and at Attlee Crescent (550m from the site) where 85 bats were recorded in 2001.

3.1.3. Barnsley Biological Records Centre response includes the same records as above.

3.1.4. The full responses from South Yorkshire Bat Group and the Barnsley Biological Records Centre are provided in Appendix II of this report.

3.2. Site Description.

3.2.1. The Bothy is located at the northwest corner of the Middlewood Hall complex, as shown on the aerial photograph below. The site is totally surrounded by arable farmland with the River Dearne sweeping around to the north and east of the site and Darfield to the south and west.

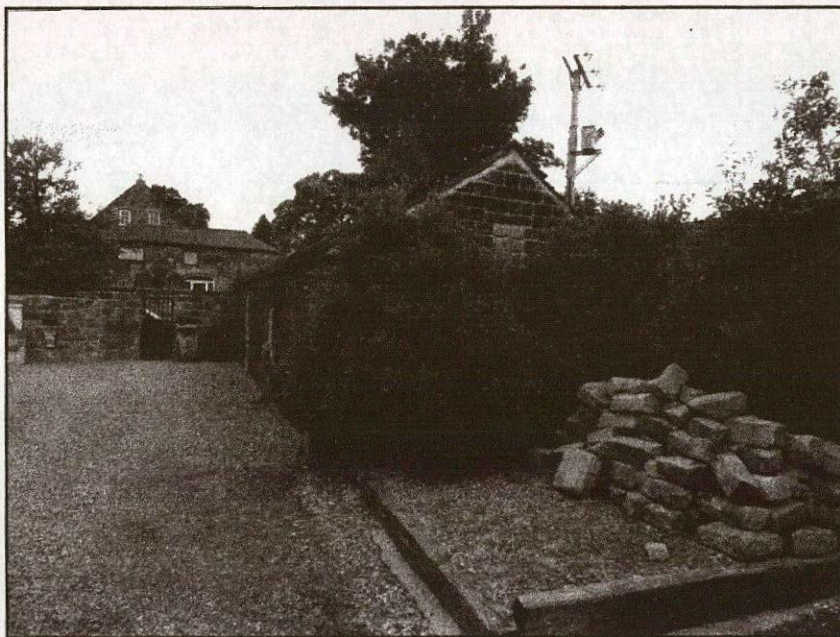


3.2.2. The survey concentrated on the detached triple garage on the site and the western portion of the main house, the two areas that will be affected by the proposed conversion works. There is a well walked footpath around two sides of the garage block.

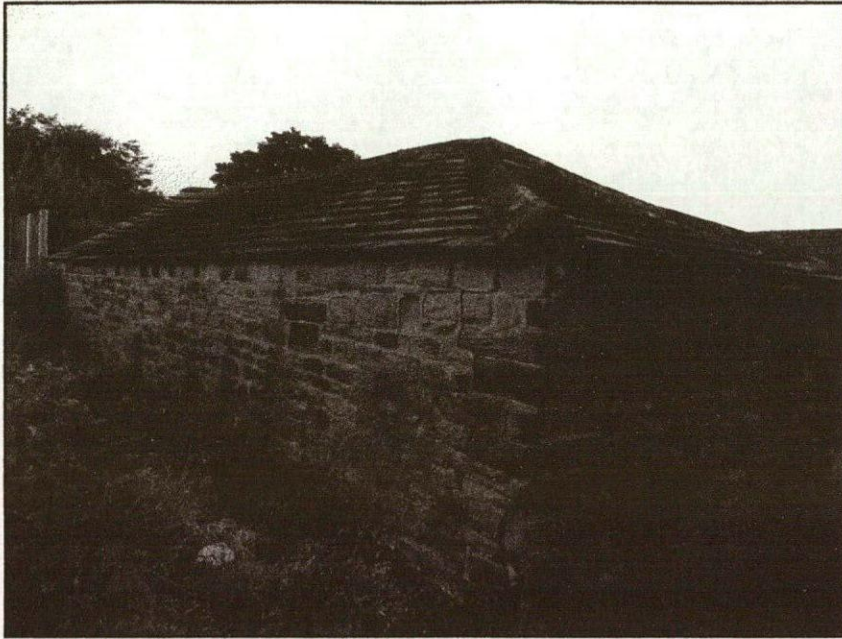
3.3. Daytime Survey Results.

3.3.1. The triple garage comprises a single storey stone building with a pitched and stone slate covered roof with a gable end to the north and a hipped roof end to the south.

3.3.2. The photograph below shows the northern end of the garages with the gable end. The stone walls are coursed at this end with a bricked up window. The wall is well pointed except for a few gaps in the pointing between the tops of the walls and the stone slates.

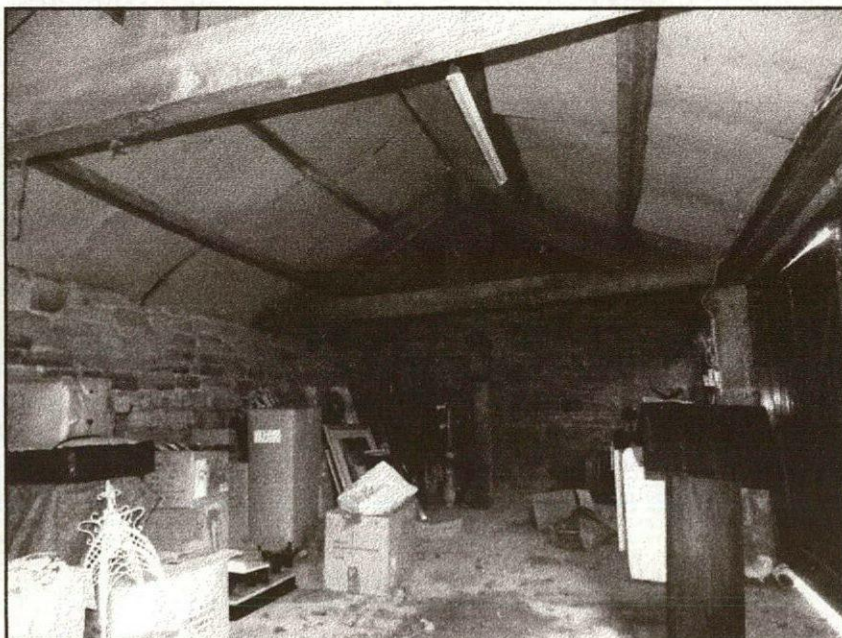


3.3.3. The photograph below shows the southern and western sides of the garages with the hipped roof end. The stone walls are constructed from random stone on these sides. There are a few gaps in the pointing and some of the roof slates are broken and displaced.



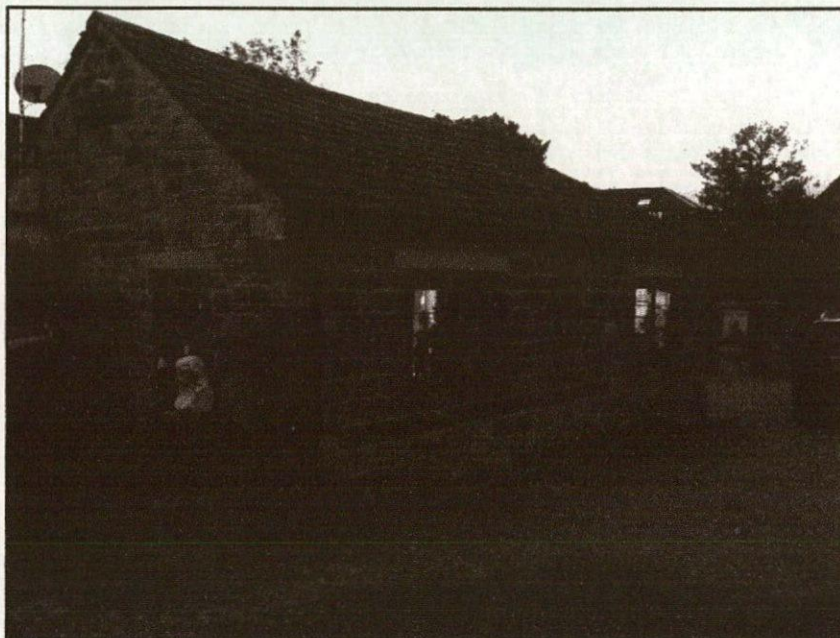
3.3.4. All ridge tiles are in place and well pointed.

3.3.5. Internally is one large room open to the ridge. The roof is supported on a king post and stringer timber frame with a timber lining beneath the roof slates that has a number of holes.



3.3.6. No bats or bat field signs were identified inside or outside the building but there was a low potential for crevice dwelling bats under the roof slates and in holes in the outer walls.

3.3.7. The western side of the existing dwelling that will be affected by the proposed extension comprises a modern bungalow conversion with well pointed stone walls, sealed eaves and a pitched concrete tile covered roof. This building is in very good condition with no opportunities for roosting bats.



3.4. Dusk Emergence Survey Results.

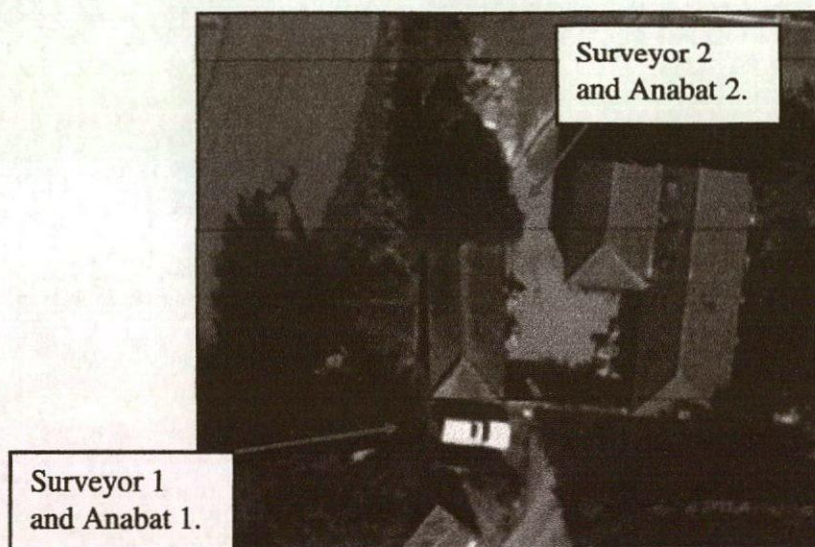
3.4.1. A dusk emergence survey was carried out by two surveyors on the evening of 3rd July 2014. The evening was overcast but still with a temperature of 16°C at 21-30.

3.4.2. One of the surveyors holds a current Natural England Class Survey licence for bats and the other is an experienced surveyor.

3.4.3. The two surveyors were positioned where they could observe all sides of the garage and the western side of the bungalow.

3.4.4. Each surveyor was equipped with a Batbox Duet detector and a two way radio for communication. Two static Anabat recorders were also deployed for subsequent computer analysis of recorded bat activity using Analook software.

3.4.5. The positions of the surveyors and the Anabat recorders are shown on the aerial photograph below.



3.4.6. The following are the observations of the two surveyors.

- 21:45 to 22:06. Noctule intermittently seen and heard foraging high over the site and surrounding area.
- 22:08. Distant Pipistrelle 45 heard not seen.
- 22:17. Pipistrelle 45 from the south, circled and returned.
- 22:21. Pipistrelle 45 flew from the southwest over the site and away to the northeast.
- 22:23. Noctule foraging high over site.
- 22:24. Pipistrelle 55 foraging over yard north of the garages.
- 22:25. Pipistrelle 55 foraging over yard north of the garages.
- 22:26. Pipistrelle 55 foraging over yard north of the garages.
- 22:28. Noctule heard over the site.
- 22:29. Pipistrelle 45 foraging over yard north of the garages.
- 22:30. Noctule heard overhead.
- 22:30 to 22:33. Pipistrelle 55 foraging over yard north of the garages.
- 22:35. Pipistrelle 55 foraging over yard north of the garages.
- 22:36. Pipistrelle 45 foraging over yard north of the garages.
- 22:37. Pipistrelle 55 foraging over yard north of the garages.

3.4.7. The recordings on the Anabat recorders confirmed the observations of the surveyors.

4. EVALUATION OF FINDINGS.

4.1. The garage block is a small single storey block with low potential for bats limited to a few gaps in the external walls and between the stone slates.

4.2. The side of the existing house that would be affected by the proposed extension is in good condition with no opportunities for roosting bats.

4.3. Both are located within a complex surrounded by arable field although there is woodland and the River Dearne close by. There is therefore good bat foraging habitat within the surrounding area but few flight paths to the complex.

4.4. The dusk emergence survey showed there to be a small number of bats foraging over the site. Noctules were the predominant species with bats clearly visible foraging high over the site during the survey. This suggests a roost somewhere within woodland near the site.

4.5. The remaining bat activity observed was limited to a small number of Pipistrelle 45s and 55s passing and foraging briefly over the site.

4.6. No bats emerged from either building.

5. RECOMMENDATIONS.

5.1. The day time survey identified only a low potential for a small number of bats to roost in the garage block and no potential in the existing house. The precautionary dusk emergence survey identified no bats emerging from either building. There is a high confidence in the survey results and therefore no further surveys are recommended.

5.2. Nevertheless, individual bats can seek temporary shelter almost anywhere and therefore it is recommended that the works are carried out with due care and in the unlikely event a bat is found, the bat should be covered and protected, work should cease and the undersigned contacted for further advice.

5.3. The final design of the conversion is not available at this time. However, the conversion will be single storey and on the same footprint as the existing buildings and therefore it is unlikely to be suitable for biodiversity enhancements and none are recommended.

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI.	Date: 6 th July 2014.

Checked by:	
Steven Whitcher, MCIEEM.	Date: 8 th July 2014.

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.

18 species of bat currently reside in Britain, 17 of which are known to breed here. 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; Regulation 41 of The Conservation of Habitats and Species Regulations 2010, 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.

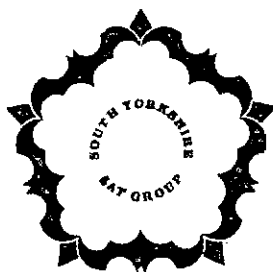
Bat roosts can be identified by looking for:-

- 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. DATA SEARCH RESULTS.



Bat Conservation Trust
Partner Group



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

29th June 2014

Project: 1km search of SE 420 049

Dear Sue,

Further to your request, all grid squares around 1km search of SE 420 049 were searched in the South Yorkshire Bat Group Database. The records found from the search are in the attached spreadsheet.

Our charge for performing this data search is £30.00 and an invoice is attached.

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 note the South Yorkshire Bat Group data-set contains information gathered as part of the National Bat Monitoring Programme via the Bat Conservation Trust. Please see the enclosed notes on interpreting the metadata from NBMP surveys.

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

South Yorkshire Bat Group

Email: sybatgroup@gmail.com

Recorder	Date	Grid Reference	Address line 1	Type	Notes	Species	Number
Michael Fitzgibbons	01/07/2011	SE4103	Wombwell Ings	Foraging bats	Notes from record: We estimate a minimum of 30,	Myotis Sp. (Daube)	30
Chris Needham	01/03/1993	SE4103	River Dearne, Wombwell			Indet large Bat	1
Michael Fitzgibbons	01/07/2011	SE419030	Broomhill - Wombwell	Foraging/commuting	Up to 5 pips recorded	Common pipistrell	5
Eric Bennett	08/05/1983	SE4104	Snape Hill Road	House		Indet	1
Eric Bennett	07/09/1993	SE4104	Snape Hill Road			Pipistrelle sp.	1
Jerry Brown	08/05/1993	SE4104	Snape Hill Road			Indet small Bat	1
English Nature	14/08/2005	SE411047	Ridgeway Avenue	Roost	Council house due for re-wiring	Unknown	Unknown
Natural England	24/09/2007	SE414045	Nannymire Road		Bat flying inside	Pipistrelle sp.	1
Eric Bennett	01/06/1997	SE418043	School Street	House		Indet	Unknown
Eric Bennett	25/11/2001	SE411058	Edderthorpe Lane		Few or from night	Unknown	Unknown
Eric Bennett		SE411058	Edderthorpe Lane	Barn		Unknown	Unknown
Eric Bennett	25/11/2001	SE411058	Edderthorpe Lane			Indet Bat	Unknown
P Middleton	17/07/2011	SE420031	river	foraging		Daubenton's bat	5
P Middleton	17/07/2011	SE420031	river	foraging		Soprano pipistrelle	1
P Middleton	17/07/2011	SE420031	river	foraging		Common pipistrell	1
P Middleton	17/07/2011	SE420032	river	foraging		Noctule	3
Eric Bennett	10/08/1991	SE420031	River Dearne			Daubenton's bat	3
Eric Bennett	10/08/1991	SE420031	River Dearne			Pipistrelle sp.	5
English Nature	18/07/2003	SE420040	Middlewood Hall		Bat found on	Unknown	1
Eric Bennett	29/07/1991	SE420044	Riverside Close	House		Pipistrelle sp.	104
Eric Bennett	05/06/1993	SE420044	Riverside Close			Indet Bat	1
Eric Bennett	23/07/1997	SE420049	Middlewood Hall	House	prob. Excluded	Pipistrelle sp.	114
Eric Bennett	23/07/1997	SE420049	Middlewood Hall			Noctule	1
Jerry Brown	09/05/1982	SE4204	Middlewood Hall			Indet small Bat	2
Eric Bennett	17/10/1992	SE4204				Pipistrelle sp.	1
Eric Bennett	30/07/1991	SE421046	River Dearne, A635			Daubenton's bat	6
Eric Bennett	2000	SE422040	Cliff Road	House		Indet	+ Dr
English Nature	28/06/2003	SE422044	Attlee Crescent		Roost at house.	Unknown	2
Eric Bennett	08/07/2001	SE422044	Attlee Crescent	House		Pipistrelle sp.	85
Eric Bennett	06/07/2001	SE422044	Attlee Crescent			Pipistrelle sp.	1
Eric Bennett	08/04/2005	SE424044	Doncaster Road		Grounded bat.	Soprano pipistrell	1
English Nature	24/11/2004	SE425038	Commercial Road		Bats flying inside	Unknown	Unknown
Eric Bennett	02/06/2004	SE437047	Chapel Lane		Single P.pip	Common pipistrell	1

Hi Sue,
 Attached should be the data you requested for bats in the Darfield area. An invoice for £60 + VAT should be sent out shortly.
 Many thanks,
 Michael

Michael Senkans
 Biodiversity Monitoring Officer
 Sheffield City Ecology Unit
 Parks, Woodlands & Countryside
 Meersbrook Park
 Brook Road
 Sheffield
 S8 9FL
 Tel: 0114 2053618

Grid Ref	Location Name	Date	Scientific Name	Common Name	Comments
SE424044	Darfield	08/04/2005 00:00	Pipistrellus pipistrellus	Pipistrelle	grounded
SE41600480	Berrycroft, 7 Doncaster Road,	07/04/2005 00:00	Pipistrellus	Pipistrelle Bat species	Bat on wall being harassed by cats.
SE422044	4 Atlee Crescent	08/07/2001 00:00	Pipistrellus pipistrellus	Pipistrelle	85 exit count
SE422044	4 Atlee Crescent	06/07/2001 00:00	Pipistrellus pipistrellus	Pipistrelle	1 exit count
SE420049	Hall	23/07/1997 00:00	Pipistrellus pipistrellus	Pipistrelle	114 exit count
SE420049	Apple House, Middlewood Hall	23/07/1997 00:00	Nyctalus noctula	Noctule	exit count
SE4104	Snape Hill Road	07/09/1993 00:00	Pipistrellus pipistrellus	Pipistrelle	1
SE420044	Riverside Close, 7	05/06/1993 00:00	Chiroptera	Bats	exit count
SE4104	Snape Hill Road, 7	08/05/1993 00:00	Chiroptera	Bats	
SE4204	railway cutting	17/10/1992 00:00	Pipistrellus pipistrellus	Pipistrelle	1
SE421046	River Dearne, A635 bridge	30/07/1991 00:00	Myotis daubentoni	Daubenton's Bat	visual in crevices
SE420044	Riverside Close, 7	28/07/1991 00:00	Chiroptera	Bats	exit count
SE4204	Middlewood Hall	09/05/1982 00:00	Chiroptera	Bats	