Whitcher Wildlife Ltd.
Wildlife Consultants.

BEECH HOUSE FARM, 3 ROCKLEY LANE, BIRDWELL.

BAT SURVEY.

Ref No:- **130340 REV1.**

Date: **25th March 2013.**

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1. INTRODUCTION.

1.1. The local planning office has requested a bat survey in lieu of planning permission being granted for the development of Beech House Farm, 3 Rockley Lane, Birdwell.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey of the site to establish whether there are any issues that may affect the proposed works.

1.3. This survey was carried out on 21st March 2013 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I to III of this report provide back ground information regarding protected species and the legal protection afforded to them.

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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 the Bat Conservation Trust, Good Practice Guidelines

2.6. This was not followed by a dusk emergence survey as bats are in hibernation at this time of year.

2.7. This survey was carried by James Campbell. Since 2003 James has had experience in a professional capacity as a Wildlife Consultant carrying out Ecology Surveys and Phase 1 Habitat surveys. James holds Natural England Survey Licences in respect of bats, great crested newts, crayfish and barn owls. He has also successfully completed numerous courses run by IEEM, BCT and FSC regarding protected species and in carrying out Phase 1 Habitat surveys.

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3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A request for a data search was sent to South Yorkshire Bat Group for any records of bat roosts within the survey area.

3.1.2. The

3.2. Site Description.

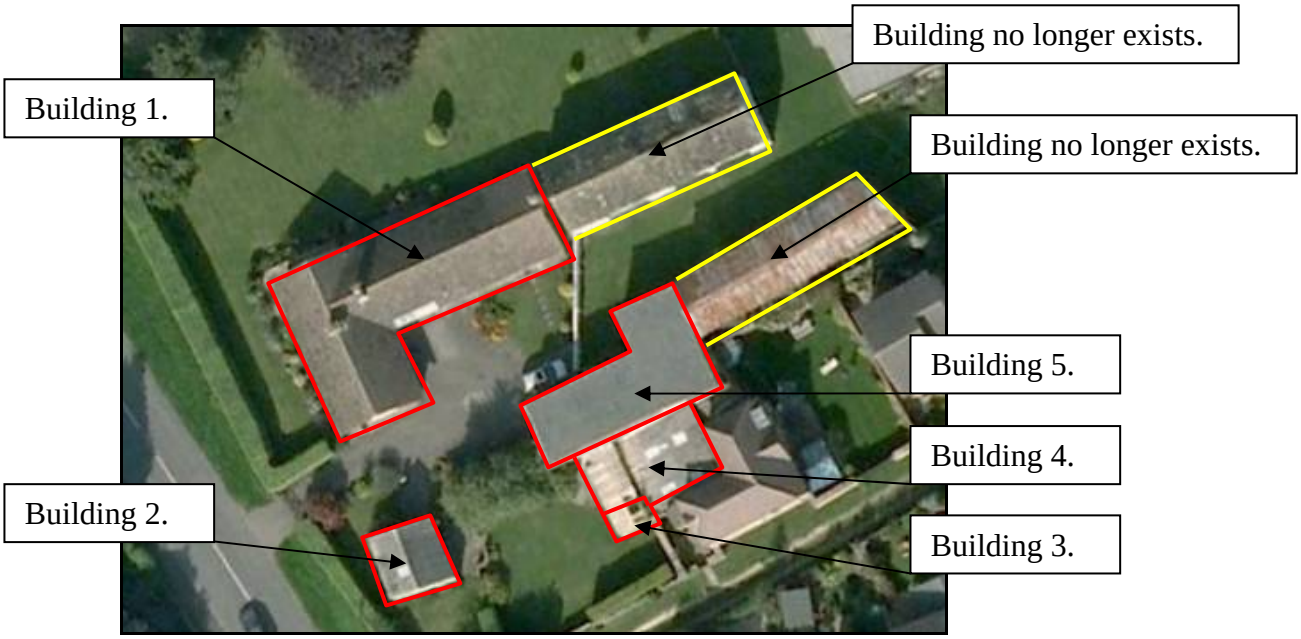
3.2.1. Beech House Farm, 3 Rockley Lane is a residential property and several farm buildings located in a well tended garden. The site is located to the west of Birdwell on the verge of the village. The M1 motorway is located to the west within a swathe of broad leafed woodland. The extended surrounding area is arable farm land intersected with extensive hedgerows.

3.2.2. The aerial photograph below shows the surveyed buildings and the direct surrounding area.

3.2.3. The aerial photograph below shows the surveyed buildings and the extended surrounding area.

3.3. Survey Results.

3.3.1. The buildings are dealt with separately below.



3.3.1.1. **Building 1** is a single storey residential bungalow comprising cavity brick walls and a pitched roof with three gable ends. The cavity walls have recently been thoroughly filled with spray insulation and the brickwork is well pointed with no gaps or crevices. There are doors and windows in all elevations of the building which are all tightly sealed with no gaps or crevices. The pitched roof is covered with tight fitting concrete roof tiles and well pointed tight fitting ridge tiles. The fascias and

soffit boards around the building are all tight fitting with no gaps or crevices. There are three chimneys on the building which are all tightly sealed to the roof tiles with lead flashings. Internally there are three loft spaces all comprising a simple rafter and purlin design from with a tight fitting hessian and bitumen felt underneath the tiles.

3.3.1.2. There were no bat field signs or suitable bat roosting potential identified during the internal or the external inspection.

3.3.1.3. The photograph below shows the northern elevation of Building 1.

3.3.1.4. A bird nest was identified on top of the satellite dish mounting bracket on the eastern elevation of the building. The nest was not currently occupied during this survey.

3.3.1.5. The photograph below shows the birds nest located on top of the satellite dish mounting bracket.

3.3.2.1. **Building 2** is a single storey cow shed which comprises stone rubble filled walls with a pitched roof and two gable ends which is currently used for storage. There are some gaps and crevices within the external elevation of the stone work. However, these could be examined during this survey and no suitable gaps or crevices were identified. There are doors and windows on the northern and eastern elevations of the building which are all tightly sealed with no gaps or crevices. The internal elevation is pointed and rendered with no gaps or crevices. The pitched roof is covered with corrugated cement sheeting and the ridge is covered with cement sheet ridge sections. Internally there is one room which is open to the rafters and there is no lining between the king post design timbers and the corrugated cement sheet roof covering.

3.3.2.2. There were no bat field signs or suitable bat roosting potential identified during the internal or the external inspection.

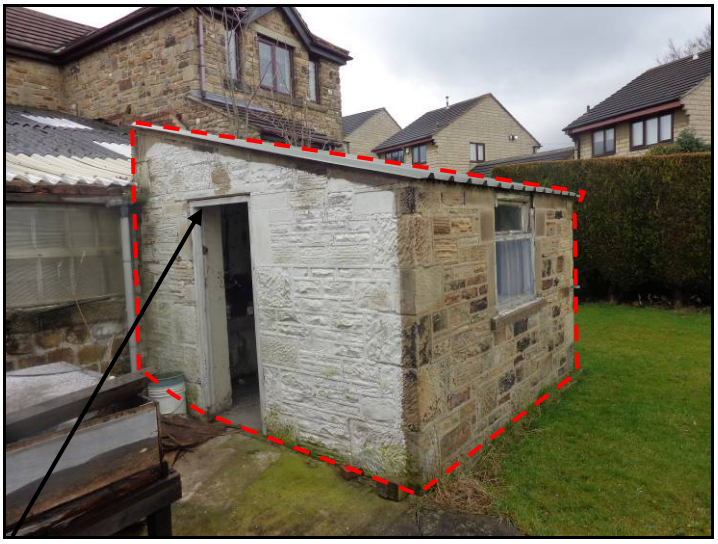
3.3.2.3. The photograph below shows the north eastern elevation of Building 2.

3.3.3.1. **Building 3** is a single storey potting shed which comprises solid stone walls with a sloping roof which is currently used for storage. Building 3 is attached to the western elevation of Building 4. There are no gaps or crevice within the stonework. There are doors and windows on the northern and western elevations of the building which are all tightly sealed with no gaps or crevices. The internal elevation is pointed and rendered with no gaps or crevices. The sloping roof is covered with corrugated metal sheeting. Internally there is one room which is open to the rafters.

3.3.3.2. There were no bat field signs or suitable bat roosting potential identified during the internal or the external inspection.

3.3.3.4. A bird nest was identified above the doorway on the northern elevation of Building 3. The nest was not currently occupied during this survey.

3.3.3.3. The photograph below shows the north western elevation of Building 3 and the location of the birds nest.



3.3.4.1. **Building 4** is a single storey greenhouse which comprises solid stone walls with a sloping roof which is currently used for storage. Building 4 is attached to the northern elevation Building 3 and the southern elevation of Building 5. There are no gaps or crevice within the stonework. There are doors and windows on the western elevation of the building which are all tightly sealed with no gaps or crevices. The internal elevation is pointed and rendered with no gaps or crevices. The sloping roof is covered with corrugated cement, metal and clear plastic sheeting. Internally there is one room which is open to the rafters.

3.3.4.2. There were no bat field signs or suitable bat roosting potential identified during the internal or the external inspection.

3.3.4.3. The photograph below shows the western elevation of Building 4.

3.3.5.1. **Building 5** is a two storey barn which comprises stone rubble filled walls with a sloping roof which is currently used for storage. Building 5 is attached to the northern elevation of building 4. There are some gaps and crevices within the external elevation of the stone work. These could not be thoroughly examined during this survey. There are doors and windows on the northern elevation of the building which are open providing access into the building. There is an extended shelter protruding from the open barn door comprising wooden lathes, and corrugated cement sheeting. The internal elevation is pointed and rendered in areas leaving gaps and crevices. The sloping roof is covered with corrugated cement sheeting. Internally there is one large room with a smaller room making a mezzanine effect at the western elevation of the building. The roof is open to the rafters and there is no lining between the wooden rafters, metal frame and the corrugated cement sheets.

3.3.5.2. There were no bat field signs. However, suitable bat roosting potential was identified within this building.

3.3.5.3. The photograph below shows the north eastern elevation of Building 5.

3.3.5.4. Six swallow nests were identified underneath the ceiling of the mezzanine section at the western elevation of the building. Also one nest was identified on the wall top on the southern elevation of the building. The nests were not currently occupied during this survey. Several butterfly wings were identified on top of the mezzanine floor. These were identified near to the swallow nests and will be foraging remains from the resident swallows.

3.3.5.5. The photograph below shows some of the swallow nests identified within the building.

3.3.6. None of the trees within the survey area will provide a suitable habitat for roosting bats.

3.3.7. The hedgerows on the northern, western and southern boundary and the trees on the northern boundary of the survey area will provide a suitable habitat for nesting birds during the nesting bird season.

3.3.8. Several areas of cotoneaster were identified around the survey area. These are localised to the southern elevation of the survey area.

3.3.8.1. The aerial photograph below shows the location of the several areas of cotoneaster.

4. EVALUATION OF FINDINGS.

4.1. Buildings 1, 2, 3 and 4 will not provide a suitable habitat for roosting bats as there are no cracks or crevices which will provide a suitable habitat for roosting bats.

4.2. Building 5 will provide a suitable habitat for roosting bats as there are large gaps and crevices from recent movement in the stonework.

4.3. Buildings 1, 3 and 5 all displayed old currently disused nests which could become occupied during the nesting bird season. The nesting bird season extends from March to September weather dependant. There is also potential for new nests to be built within these buildings during the nesting bird season.

4.4. Buildings 2 and 4 do not currently display any bird nests and do not present any potential for nesting birds during the nesting bird season. The nesting bird season extends from March to September weather dependant.

4.5. The trees within the survey area will not provide a suitable habitat for roosting bats as they are sparse with no deep gaps or crevices.

4.6. The hedgerows on the northern, western and southern boundary and the trees on the northern boundary of the site will provide a suitable habitat for nesting birds during the nesting bird season. The nesting bird season extends from March to September weather dependant.

4.7. The areas of cotoneaster identified to the south of the survey area are listed on the Schedule 9 non native invasive plant species list and should not be spread during the vegetation clearance or demolition works.

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5. RECOMMENDATIONS.

5.1. Prior to works commencing a further bat dusk emergence survey should be carried out of Building 5. This should be carried out between May and September when bats are active to check for roosting bats within the building. If bats are found to be roosting within the building a Natural England bat licence including a method statement will be require to accompany the demolition of the building.

5.2. Any demolition or vegetation clearance works should be carried out outside the nesting bird season. The nesting bird season extends from March to September weather dependant. If the works are required during this period a thorough nesting bird survey should be carried out by a suitably knowledgeable person prior to works commencing.

5.3. It is recommended that the cotoneaster plants are excavated prior to vegetation works and demolition works commencing. The materials should be bagged and taken off site and disposed of as contaminated waste.

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Prepared by:	
James Campbell.	Date: 25th March 2013.

Checked by:	
Jenny Whitcher Roebuck MIEEM.	Date: 25th March 2013.

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.

Over 15 species of bat have been recorded in Britain. These fall into two families, the horseshoe bats and the 'ordinary bats'. 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, The Habitats Regulations 1994 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. SCHEDULE 9 INVASIVE PLANT SPECIES.

1. Schedule 9 of the Wildlife and Countryside Act 1981 contains a list of invasive species of plant. Species listed under Schedule 9 are prohibited from release into the wild. Schedule 9, Section 14(2) prohibits 'planting' or 'causing to grow' in the wild of any plant listed in Part 2 of Schedule 9.

2. The following is a list of all the species of plant listed under Schedule 9 of The Wildlife and Countryside Act 1981.

Common Name	***Latin Name***
Alexanders, Perfoliate	*Smyrnium perfoliatum*
Algae, Red	*Grateloupia luxurians*
Archangel, Variegated Yellow	*Lamiastrum galeobdolon subsp. Argentatum*
Azalea, Yellow	*Rhododendron luteum*
Balsam, Himalayan	*Impatiens glandulifera*
Cotoneaster	*Cotoneaster horizontalis*
Cotoneaster, Entire Leaved	*Cotoneaster integrifolius*
Cotoneaster, Himalayan	*Cotoneaster simonsii*
Cotoneaster, Hollyberry	*Cotoneaster bullatus*
Cotoneaster, Small Leaved	*Cotoneaster microphyllus*
Creeper, False Virginia	*Parthenocissus inserta*
Creeper, Virginia	*Parthenocissus quinquefolia*
Dewplant, Purple	*Disphyma crassifolium*
Fanwort (Carolina Water-Shield)	*Cabomba caroliniana*
Fern, Water	*Azolla filiculoides*
Fig, Hottentot	*Carpobrotus edulis*
Garlic, Three-cornered	*Allium triquetrum*
Hyacinth, Water	*Eichhornia crassipes*
Kelp, Giant	*Macrocyctis pyrifera*
Kelp, Giant	*Macrocystis angustifolia*
Kelp, Giant	*Macrocystis intergrifolia*
Kelp, Giant	*Macrocystis laevis*
Kelp, Japanese	*Laminarial japonica*
Knotweed, Giant	*Fallopia sachalinensis*
Knotweed, Hybrid	*Fallopia japonica x Fallopia*

	sachalinensis
Knotweed, Japanese	*Fallopia japonica*
Leek, Few-flowered	*Allium paradoxum*
Lettuce, Water	*Pistia stratiotes*
Montbretia	*Crocosmia x crocosmiiflora*
Parrot's Feather	*Myriophyllum aquaticum*
Pennywort, Floating	*Hydrocotyle ranunculoides*
Potato, Duck	*Sagittaria latifolia*
Primrose, Floating Water	*Ludwigia peploides*
Primrose, Water	*Ludwigia grandiflora*
Primrose, Water	*Ludwigia uruguayensis*
Rhododendron	*Rhododendron ponticum*
Rhododendron	*Rhododendron ponticum x Rhododendron maximum*
Rhubarb, Giant	*Gunnera tinctoria*
Rose, Japanese	*Rosa rugosa*
Salvinia, Giant	*Salvinia molesta*
Seafingers, Green	*Codium fragile*
Seaweed, Californian Red	*Pikea californica*
Seaweed, Hooked Asparagus	*Asparagopsis armata*
Seaweed, Japanese	*Sargassum muticum*
Seaweeds, Laver (except native species)	*Porphyra spp except*
	p. amethystea
	p. leucosticte
	p. linearis
	p. miniata
	p. purpurea
	p. umbilicalis
Stonecrop, Australian Swamp (New Zealand Pygmyweed)	*Crassula helmsii*
Wakame	*Undaria pinnatifida*
Waterweed, Curly	*Lagarosiphon major*
Waterweeds	*All species of the genus Elodea*

3. The Government has acknowledged the problems that can be caused by non-native invasive species. In 2008 the Government launched "The Invasive Non-Native Species Framework Strategy for Great Britain". The strategy provides a framework

for a more co-ordinated approach to invasive species management. It seeks to create a stronger sense of shared responsibility across government, key orgainisations, land managers and the public.
4. The Non Native Species Secretariat has been established to oversee the implementation of the strategy. Details of the secretariat including risk assessments and action plans for some species are available at www.nonnativespecies.org.

5. In general there are four basic methods of controlling weeds; mechanical, chemical, natural and environmental.

5.1. Mechanical control includes cultivation, hoeing, pulling, cutting, raking, dredging or other methods to uproot or cut weeds.

5.2. Where this method is used all plant material must be considered “controlled waste” and must be disposed of properly.

5.3. Chemical control uses approved herbicides.

5.4. Natural control uses pests and diseases of the target weed to weaken it and prevent it from becoming a nuisance.

5.5. Environmental control works by altering the environment to make it less suitable for weed growth, for example by increasing or decreasing water velocity.

Appendix III. NESTING BIRD INFORMATION.

It is necessary to understand a little about the legal protection offered to nesting birds in order to evaluate the findings of this report.

Part 1.-(1) Of the Wildlife and Countryside Act 1981states that:-

If any person intentionally:-

(a) kills, injures or takes any wild bird;
(b) takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or
(c) takes or destroys an egg of any wild bird,

he shall be guilty of an offence.

Part 1.-(5) of the Act states that:-

If any person intentionally:-

(a) disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or
(b) disturbs young of such a bird,

he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.

The nesting season will vary according to the weather each year but generally commences in early April, peaks during May and June and continues until mid August.

It is also worth remembering that some birds nest in trees and scrub but others are ground nesting.

The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Appendix IV. DATA SEARCH RESULTS.

Bat Conservation Trust
Partner Group

Jenny Whitcher Roebuck
Whitcher Wildlife Ltd,
Cliff Edge,
Cliff Road,
Darfield,
Barnsley,
S73 9HR

25th March 2013

Project: SE343010; 3 Rockley Lane, Birdwell

Dear Jenny,

Further to your request, all grid squares around 1 km of SE343010 were searched in the South Yorkshire Bat Group Database. The records found from the search can be seen on the following page.

Our charge for performing this data search is £30.00 and an invoice will be sent in due course.

In addition to the records below, up until the mid 2000's Rockley Engine House at approx SE3370901770 used to have a summer Natterer's roost and was included in NBMP surveys. SYBG have surveyed this site on several occasions since but it appears the bats have now moved elsewhere.

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

Grid square	Date	Location	Recorder	Survey type	Species	Roost/type	Notes
SE3302	2011	Rockley	P. Middleton	survey	Natterer's		7 counted in tunnel
SE3300	2011	Redbrook	P. Middleton	survey	Common pipistrelle		2 counted flying around trees
SE3400	2003	West Wood, New Rd, Tankersley	English Nature	Call out			Bat found in school grounds. Successfully released
SE3400	2008	Walker Road, Tankersley	Natural England	Call out	Pipistrelle		Injured bat collected. Bat died
SE3500	2005	Carr Lane, Tankersley	English Nature	Call out	pipistrelle	roost	67 counted emerging from roof space of residential property