



BANK VIEW, WELL HILL, GREEN MOOR.

OS REF: SK 28288 99509.

BAT SURVEY.

Ref No: 210944.

Date: 10th September 2021.

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1. INTRODUCTION.

1.1. There are plans to demolish the existing bungalow, Bank View on Well Hill in Green Moor and build a new residential dwelling.

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 7th September 2021 and this report outlines the findings of that survey 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 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 fascia's 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 Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*, with an assessment of the buildings suitability for roosting bats made in accordance with these guidelines.

2.6. This survey was carried out by Jenny Whitcher Roebuck MCIEEM. Since 2001 Jenny has had experience in a professional capacity as a Wildlife Consultant carrying out Ecology Surveys and Phase 1 Habitat surveys. Jenny holds Natural England Survey Licences in respect of bats, great crested newts, crayfish and barn owls, NRW and SNH Survey Licences in respect of bats and great crested newts. She has also successfully completed a number of courses run by the Chartered Institute of Ecology and Environmental Management (CIEEM), the Bat Conservation Trust (BCT) and the Field Studies Council (FSC) in the relative protected species, plant species and in carrying out Phase 1 Habitat Surveys. As a full member of CIEEM she is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. Desktop data searches were requested from Barnsley Biological Records Centre and South Yorkshire Bat Group for records of bats and bat roosts within 2km of the survey area.

3.1.2. Barnsley Biological Records Centre.

3.1.2.1. No response has been received yet. When received, this will be added to the report and the report will be reissued.

3.1.3. South Yorkshire Bat Group.

3.1.3.1. There are numerous records of bats and bat roosts within 2km of the survey area. There are no records specific to the survey area.

3.1.3.2. The nearest record is of a single Common Pipistrelle bat roosting in a cliff face at Green Moor Quarry 100m to the north of the survey area, recorded in 2021. There are also records 220m to the west, recorded in 2020 and are of bats recorded at Green Moor School. All other records lie over 350m from the survey area.

3.2. Site Description.

3.2.1. The survey area is the bungalow, Bank View off Well Hill in Green Moor. The aerial photograph below shows the bungalow.



3.2.2. The site is on the eastern edge of the village with a few residential properties surrounding it and the wooded River Don valley to the north. The aerial photograph below shows the survey area and the wider surrounding area.



3.3. Daytime Survey Results.

3.3.1. The bungalow is built on a hill and is single storey at the south and west sides and two storey on the east and north. There is an integrated garage on the western end of the building.



3.3.2. The bungalow is constructed with stone walls and a pitched interlocking tile roof. There is a small gable end on the southern side of the building over a porch. The building has pvc soffits all around with small round vents.

3.3.3. The walls are in good condition with no cracks or gaps. The roof is in good condition with all tiles in place and tight fitting.

3.3.4. Around the eaves of the building the roof lining can be seen and there are no gaps at the eaves suitable for roosting bats to enter.

3.3.5. There was no access into the building during the survey to inspect the loft space. However, this is not seen as a constraint as the eaves and roof are well sealed.

3.3.6. There are gaps where the soffits meet the stone walls on all sides of the building. This provides potential for roosting bats. The photographs below show some of these gaps around the building.



3.3.7. During the survey approximately 25 fresh bat droppings were found on the window cill of the southern porch gable end, on the wall, window, window frame and alarm box. Above these droppings there is a gap between the soffit and the wall at the ridge of the gable end. No droppings were found on the floor below as the slabs here have recently been removed.

3.3.8. The photographs below show the location of the bat roost.



3.3.9. The photographs below show the droppings found below the roost.



3.3.10. As there is a bat roost present on the southern side of the building and potential on all sides for further roosts behind the soffits the building is assessed as providing **high** potential for roosting bats.

4. EVALUATION OF FINDINGS.

4.1. The building is generally in good condition, however, there are gaps where the soffits meet the stone walls on all sides of the building, which could provide potential for roosting bats.

4.2. During the survey a bat roost was identified in a gap behind the soffit on the southern gable end of the building with approximately 25 fresh bat droppings found.

4.3. Therefore, the building has been assessed as providing **high** potential for roosting bats due to the features present and the bat roost.

4.4. Works to demolish the building will have a high impact on roosting bats.

5. RECOMMENDATIONS.

5.1. As a bat roost has been found and the building assessed as **high** potential for roosting bats further bat activity surveys are required in line with the Bat Conservation Trust Good Practice Guidelines. Three bat surveys are required during the survey season, between May and August. One dusk emergence survey, one dawn swarming survey and the final survey either a dusk or a dawn. Each survey must be at least two weeks apart.

5.2. The bat activity survey season is now over, therefore, these surveys must wait until the 2022 survey season.

5.3. Three surveyors will be required for the bat activity surveyors to thoroughly cover all bat roost potential around the building and the bat roost.

5.4. Once all surveys are carried out a mitigation strategy will be prepared to be submitted with the planning application.

5.5. Once planning permission has been granted a Natural England EPS licence must be applied for based on the mitigation strategy. No works can be carried out that will have any impact on roosting bats until the Natural England EPS licence has been granted.

Prepared by:	
Jenny Whitcher Roebuck MCIEEM.	Date: 10 th September 2021.

Checked by:	
Derek Whitcher BSc, MCIEEM, MCMI	Date: 13 th September 2021.

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Appendix I. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing 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 habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

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.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATS agreement. Numerous species are

also listed under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Toolbox Talk: Bats

Whitcher Wildlife Ltd

Ecological Consultants



18 species of bat have been recorded in Britain, 17 of which are known to breed here.

Identification.

Some species can be extremely difficult to identify in the hand and even more so in flight.

Species such as the Brown Long Eared bat pictured above can be more easily identified in the hand. Whereas, the Common Pipistrelle and Soprano Pipistrelle are more difficult to identify.



Bats are more easily identified by field signs such as droppings or feeding remains.



Habitat.

Bats are highly specialised creatures and require a relatively narrow range of suitable conditions in order to sustain a viable population. Bats require an abundant supply of flying insect food in places where they can easily be caught and they need safe and reliable roosting sites, particularly during breeding and hibernation.

Bats are heavily dependent on buildings and trees for their roost sites and therefore extremely susceptible to disturbance from human activities. Development schemes can also isolate bat populations and sever roost sites from favoured feeding areas by removing hedgerows or other features used as commuting routes.

Bats are susceptible to disturbance and have been known to abandon roost sites after instances of disturbance. The effects of disturbance are more pronounced at different times of year. Serious disturbance during breeding can result in the breeding females being killed or the abandonment and subsequent starvation of dependant young. Repeated disturbance during winter hibernation can result in the death of adult animals from starvation.

The level of protection afforded to bats in the UK and European legislation reflects the fact that it is now generally accepted that bats have declined substantially, maybe by as much as 60%, over recent years. Most species are declining and vulnerable with all species being protected.

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 occasionally the roofs of buildings.

Certain species, particularly Pipistrelle, can quickly adapt to manmade structures and will readily use these to roost and to rear their young.

Legislation.

Bats and their roosts are fully protected at all times (whether the bats are currently present or not). This protection comes from the Wildlife & Countryside Act 1981 (updated by the Countryside Rights of Way Act 2000) and the Habitats Regulations 1994. Under this legislation it is an offence to intentionally or recklessly kill, injure, capture or disturb bats or to damage, destroy or obstruct access to any place used by bats for shelter or protection.

Under the Habitats Regulations, where bats may be affected by development proposals, a licence is required from Natural England. Natural England's published guidelines on the licence procedure indicate that if, on the basis of survey information and specialist knowledge of the species concerned, the proposed activity is reasonably likely to result in an offence then a licence is required. If, on the other hand the proposed activity is reasonably unlikely to result in an offence, then a licence is not required.

If bats or bat field signs are identified during works, stop all works and contact Whitcher Wildlife Ltd directly on 01226 753271 or at info@whitcher-wildlife.co.uk