

**Whitcher Wildlife Ltd.
Wildlife Consultants.**



**STABLE AT COOPER LANE,
HOYLANDSWAINE**

BAT SURVEY REPORT

Ref No:- 131021/1

Date: 29th April 2014

TABLE OF CONTENTS

	Page Number
1. INTRODUCTION	3
2. SURVEY METHODOLOGY	4
3. SURVEY RESULTS	5
4. EVALUATION OF FINDINGS	14
5. RECOMMENDATIONS	16
Appendix I. BAT INFORMATION	17
Appendix II. DATA SEARCH RESULTS SYBG.	18
Appendix II. DATA SEARCH RESULTS BBRC.	19

1. INTRODUCTION

1.1. *Quill Architecture Ltd, on behalf of their client, are putting together an application for a change to residential use of an existing stable at Cooper Lane, Hoylandswaine.*

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

1.3. *The bat daytime inspection survey was undertaken on 15th October 2013. That survey identified low potential for roosting bats and therefore recommended a dusk emergence survey be undertaken.*

1.4. *The dusk emergence survey was carried out on 28th April 2014. This report outlines the findings of both surveys and makes appropriate recommendations.*

1.5. *Appendix I of this report provides background information with respect to bats and the legal protection afforded to them.*

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 initial visual inspection survey was carried out by Michelle Nesbitt. Michelle has recently become a Wildlife Consultant with Whitcher Wildlife but has 2-3 years previous experience as an ecological consultant and of working in conservation. Michelle holds Natural England Survey Licences in respect of bats and great crested newts and a SNH Survey Licence in respect of bats. She also holds a degree in Zoology (BSc), an MRes in Biodiversity and Conservation and has successfully completed a number of courses run by CIEEM, BCT and FSC in the relevant protected species and carrying out phase I habitat surveys. She is also a graduate member of CIEEM.

2.8. The dusk emergence survey was undertaken by Derek Whitcher who has over twenty year's 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. A request for data on bat records held by the South Yorkshire Bat Group within 1km of the survey area found numerous records, some of which may relate to roosts in nearby buildings although this detail is not included in the records. No records are specific to the survey area. A full list of bat records held by the South Yorkshire bat group within 1km of the survey area can be found in Appendix II of this report.

3.1.2. A search of the Multi Agency Geographic Information for the Countryside (MAGIC) website for designated sites within 2km of the survey found only Pye Flatts Meadow SSSI located approximately 730m south east of the survey area.

3.1.3. A further data search has been requested from BBRC as required by the Local Authority ecologist. The results include one bat record and that is of a Pipistrelle flying over Pye Flatts Meadow in 2013 and is not relevant to this site. The full results are provided in Appendix III of this report.

3.2. Site Description

3.2.1. The site is located to the north of Hoylandswaine, South Yorkshire and is surrounded by rural and agricultural land at approximate central grid reference SE 267 057.

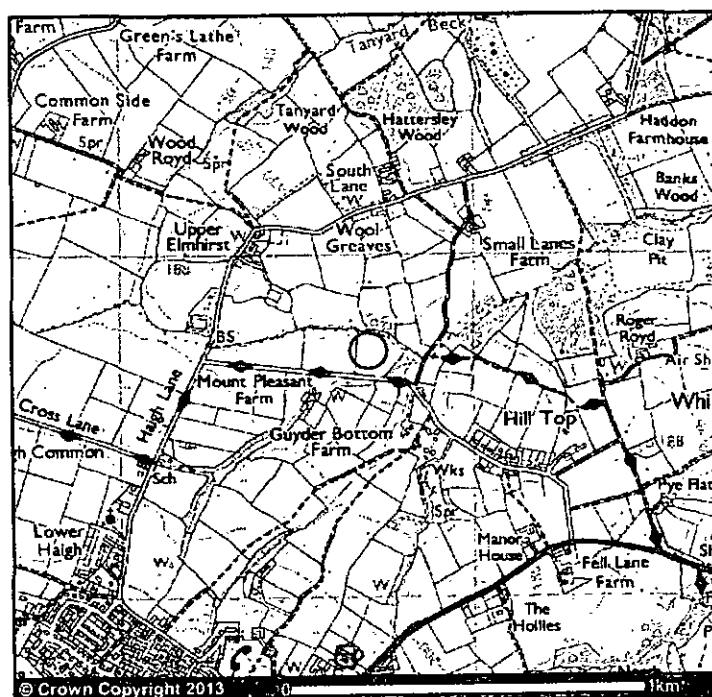


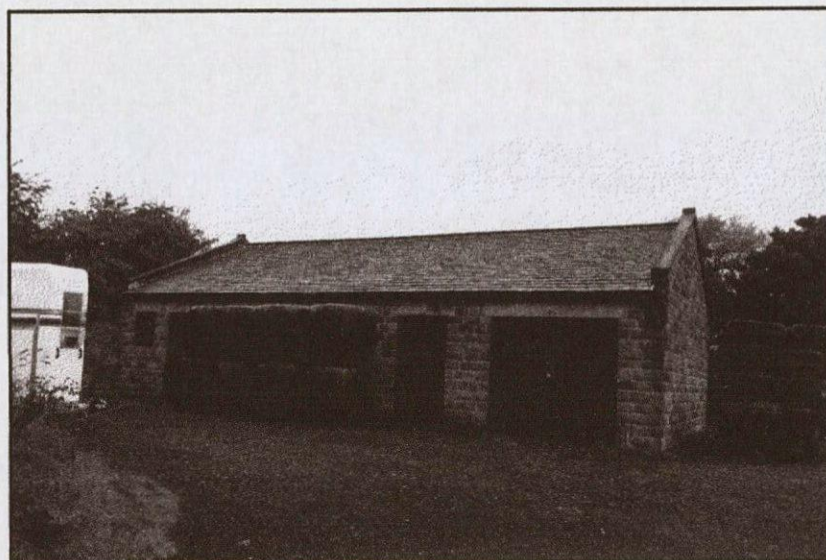
Figure 1. OS map showing location of the survey area (red outline). Image reproduced with permission of Ordnance Survey and Ordnance Survey of Northern Ireland.

3.2.2. The site consists of a large single storey free standing stable with a tarmac access track. Grassland surrounds the site with boundary hedgerows, woodland and tree lines associated with a small watercourse to the north in the wider surroundings.



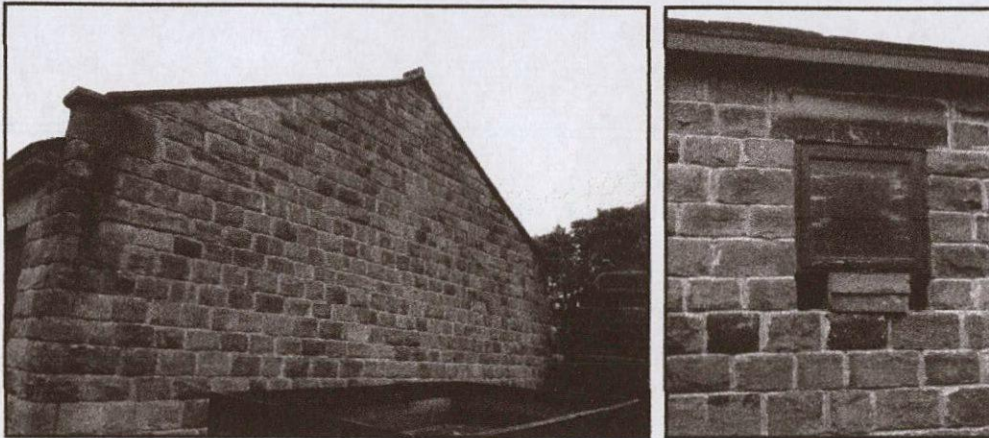
Figure 2. Aerial photograph showing the location of the stable off Cooper Lane, Hoylandswaine.

3.2.3. The survey area comprises a large detached stable, as shown in the photograph below.

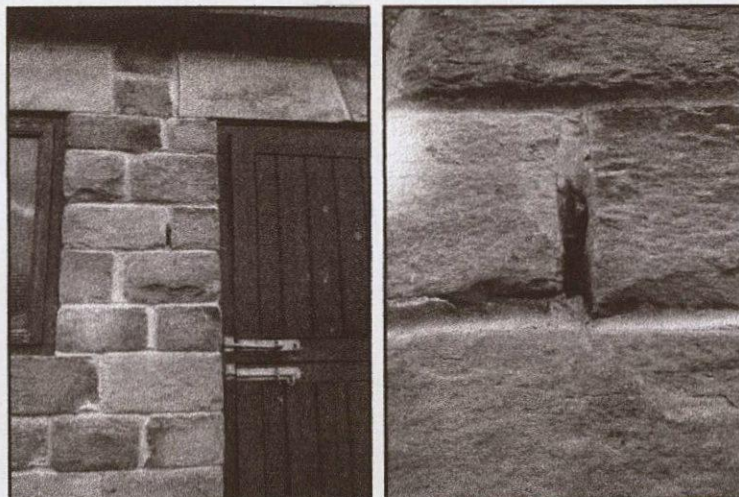


3.3. Daytime Inspection Survey Results

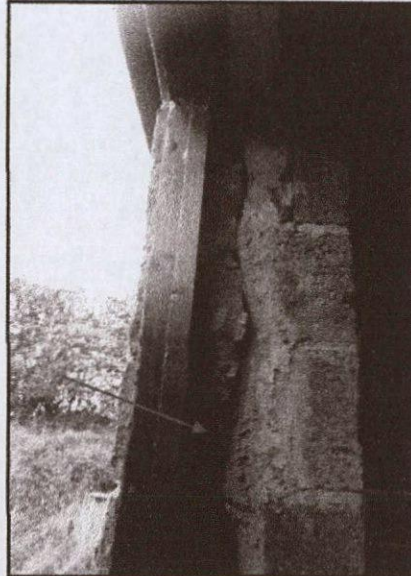
3.3.1. The stable is a single storey building constructed of breezeblocks faced with stone. The stone work is generally in good condition and well-pointed throughout the exterior of the property, apart from a few missing stones underneath a window on the northern elevation which may allow access to bats to the inside of the property.



3.3.2. One small area of missing pointing is present on the southern elevation of the stable which may allow access to bats to behind the stone facing. The missing pointing is approximately 1.5m off the ground and therefore is not ideal as a roost access point for bats as it leaves them open to predation on entering and exiting any roost.



3.3.3. There is no cavity as such between the breezeblocks and stones although the non-uniform shape of the back of the stone creates small gaps between the stone and breezeblocks as can be seen in the photograph below, taken from inside a doorway.

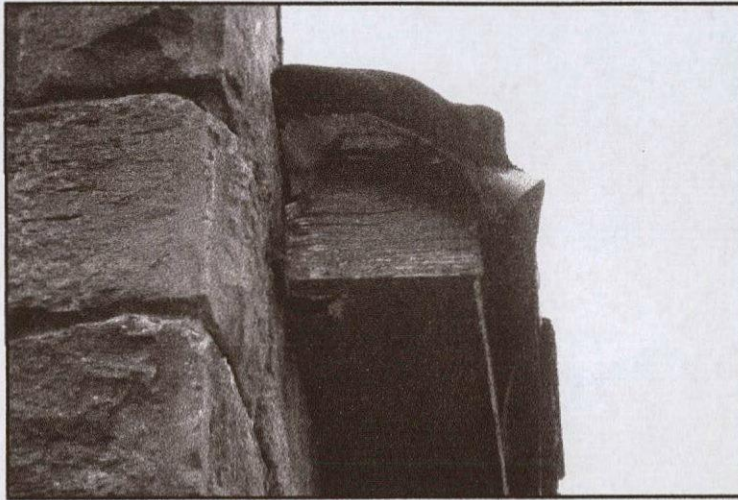


[Handwritten blue scribble]

3.3.4. The building has a pitched slate roof with terracotta ridge tiles and parapets with stone coping stones at the top of each gable end. The roof is generally in good condition although there are a small number of slipped tiles and gaps under the ridge tiles which may allow access to bats between the slates and roof lining. Flashing is also present along each parapet wall at the gable ends. This is in good condition providing no suitable roosting locations for bats.

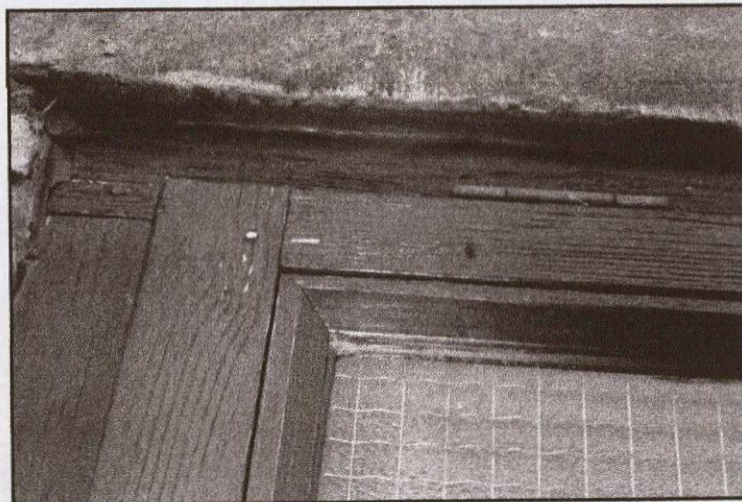


3.3.5. Timber boxed soffits are present along both the northern and southern elevations of the building. These are in good condition and sit flush to the stone work apart from in one location at the west side of the southern elevation. Here the timber is damaged leaving a gap into the timber boxed soffit.

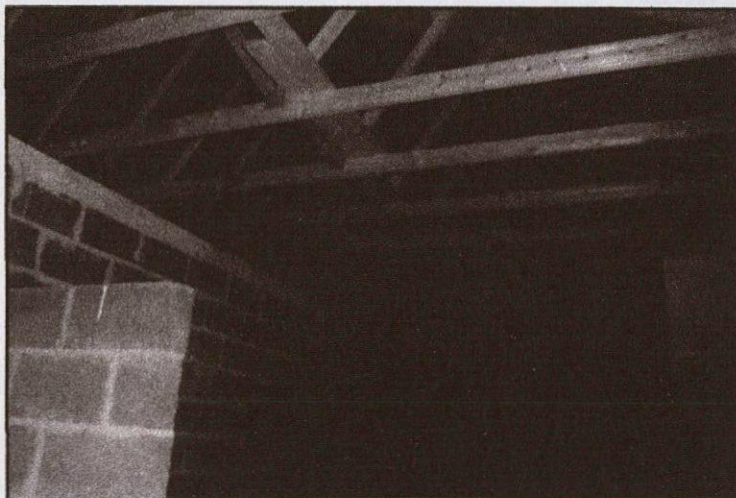


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3.3.6. A thorough search of the exterior of the building for bat droppings or other field signs to suggest the presence of roosting bats identified only one small pipistrelle-like dropping on a window frame on the southern elevation of the building. This dropping was not found to be associated with any feature which could be utilized as a roost. No other field signs to suggest the presence of roosting bats were identified.



3.3.7. Internally, the stables are open to the roof timbers, the plastic sheeting roof lining is visible and the breezeblock interior walls are exposed. The roof timbers are relatively new and in good condition providing no suitable roost locations for bats and the roof lining is intact throughout. The breezeblock walls appear well pointed providing no cracks or crevices suitable for use by roosting bats.



3.3.8. A search of the interior of the building for bat droppings or other field signs found no evidence to suggest the presence of roosting bats, although the entire interior could not be searched for field signs due to a dividing wall preventing access.

3.4. Dusk Emergence Survey Results

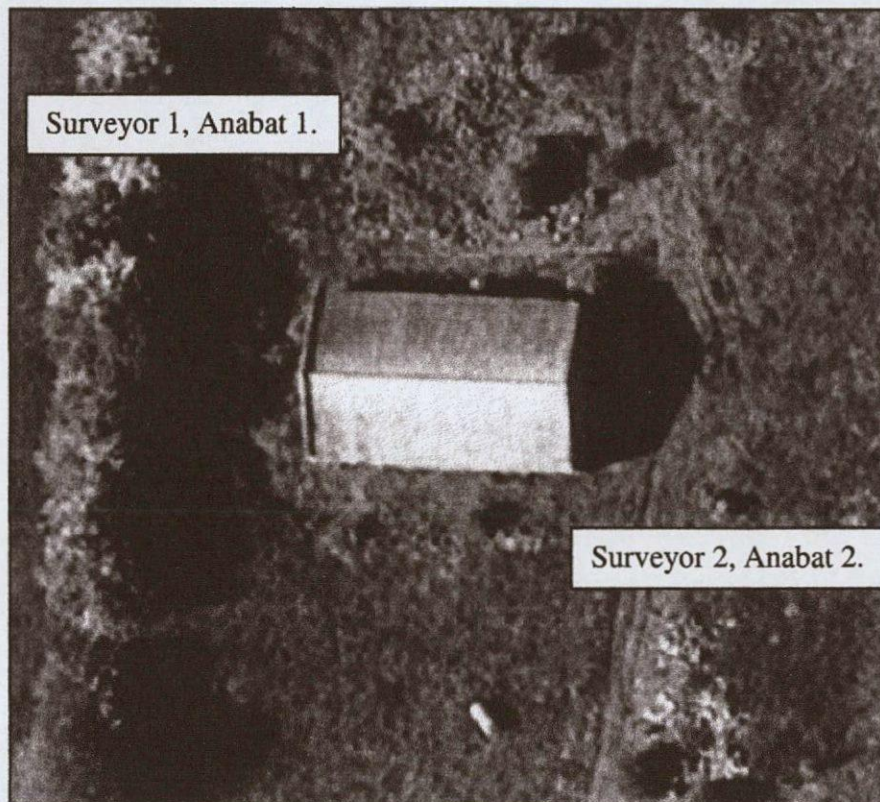
3.4.1. A dusk emergence survey was carried out by two surveyors on the evening of 28th April 2014.

3.4.2. One surveyor holds a Natural England bat survey licence and the second surveyor is an experienced surveyor.

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

3.4.4. The evening was overcast and still with a temperature of 13°C at 20:30.

3.4.5. The two surveyors were positioned to be able to see all sides of the building simultaneously. The aerial photograph below shows the position of the surveyors and the Anabat recorders.



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

Surveyor 1.

20:54. Distant bat heard not seen.

20:58. Pipistrelle 45 flew south to north along the hedgerow to the west of the building.

21:00. Pipistrelle 45 flew north to south over the site.

21:04. Pipistrelle 45 flew south to north over the building.

21:06. Distant Pipistrelle 45 heard not seen behind the hedgerow.

21:12. Distant Pipistrelle 45 heard not seen behind the hedgerow.

21:16. Distant Pipistrelle 45 heard not seen behind the hedgerow.

21:20. Distant Pipistrelle 45 heard not seen behind the hedgerow.

21:24. Distant Pipistrelle 45 heard not seen behind the hedgerow.

21:37. Distant Pipistrelle 45 heard not seen behind the hedgerow.

Surveyor 2.

20:57. Pipistrelle 45 heard not seen.

20:58. Pipistrelle 45 heard not seen.

21:01. Pipistrelle 45 flew south to north over the site.

21:16. Pipistrelle 45 flew south to north over the site.

21:23. Pipistrelle 45 flew over the site to the south.

21:27. Pipistrelle 45 foraging around trees to the north of the site.

3.4.7. The following bat activity was recorded on the Anabat recorders

- Anabat 1 recorded Pipistrelle 45 calls at 20:58, 21:00, 21:16 and 21:23.
- Anabat 2 recorded Pipistrelle 45 calls at 20:57 and 20:58.

3.4.8. No bats emerged from the building on the site.

4. EVALUATION OF FINDINGS

4.1. The building is generally well sealed providing few potential access points and potential roost features for bats. The exterior stonework and tiled roof are generally well sealed, flashing is in good condition and the timber boxed soffits are generally well sealed and sit flush to the stonework. Internally the roof timbers are in good condition providing no roost location at the joints and the breezeblock interior walls appear well pointed providing no potential roost locations.

4.2. A small number of access points to potential roost locations are present.

- A small number of missing tiles and/or gaps under the ridge tiles may allow access to potential roost locations between the roof tiles and roof lining.
- The timber boxed soffits are damaged in one location on the buildings southern elevation, allowing access to bats into the soffit to a potential roost location.
- A small area of missing pointing in the stonework on the southern elevation may provide access to bats to gaps between the stone facing and breezeblock walls. The gap is approximately 1.5m off the ground and therefore is not ideal as a roost access point for bats as it leaves bats open to predation on entering and exiting any roost.
- Missing stonework underneath a window on the northern elevation may allow access to bats to the interior of the building to be used as a foul weather foraging area, feeding perch or 'night roost'.

4.3. The building is assessed as having low potential to support roosting bats given that the building is generally well sealed with a small number of potential access points to potential roost locations present.

4.4. No bat droppings, feeding remains or other field signs were identified in any location to suggest the presence of roosting bats in or around the building, although the entire interior of the building could not be searched due to access restrictions. A single bat dropping was identified on an exterior window frame of the building. This dropping was not associated with any potential roost features and is likely to have been left by a bat foraging around the vicinity of the building.

4.5. The dusk emergence survey identified a low level of Pipistrelle 45 activity, primarily along the hedgerow to the west of the building. No other species of bat was present on or around the site.

4.6. No bats emerged from the building and therefore the conclusion of the surveys is that the proposed conversion of the property will have no impact on roosting bats.

5. RECOMMENDATIONS

5.1. No roosting bats were identified in the building and therefore, in line with the Bat Conservation Trust's Bat Surveys Good Practice Guidelines (2nd Edition), no further surveys are recommended and there is no requirement for a Natural England licence in connection with the proposed works.

5.2. Individual bats can seek temporary shelter almost anywhere and therefore it is recommended that all personnel employed on the conversion works are vigilant and in the unlikely event a bat is found during the works, the bat should be covered and protected, work should cease at that location and the undersigned should be contacted for further advice.

Prepared by:	
Derek Whitcher. BSc, MCIEEM, MCMI.	Date: 9 th May 2014.

Checked by:	
Steven Whitcher, MCIEEM.	Date: 9 th May 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.

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.

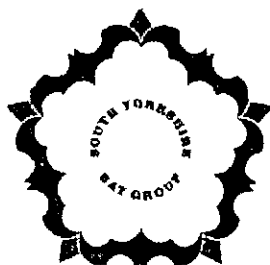
Bat roosts can be identified by looking for:-

- 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. DATA SEARCH RESULTS - SYBG.



Bat Conservation Trust
Partner Group



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

4th October 2013

Project: 1km SE 267 057: Reference 131021

Dear Sue,

Further to your request, all grid squares around 1km of SE 267 057 were searched in the South Yorkshire Bat Group Database. The records found from the search can be seen on the following page.

Recorder	Date	Grid Reference	Address line 1	Type	Species	Number
Eric Bennett	21/04/90	SE259052	Hoylandswaine Church	Church	Indet	+Dr
SYBG/ Martin Derbyshire	Jun-11	SE2506	Off new road, Gunthwaite, Penistone, S36 7GE	Unknown	Unknown	82
Eric Bennett	02/09/08	SE261048	Hoylandswaine Junior School	School	Indet	dr
English Nature	30/08/2005	SE260058	Greenbottom Farm			
Jerry Brown	01-Jun-82	SE2704	Blacker Dam		Pipistrelle	
Jerry Brown	01-Jun-82	SE2704	Blacker Dam		Noctule	2
Jerry Brown	01-Jun-82	SE2704	Blacker Dam		Daubentons	
Eric Bennett	11-Oct-91	SE2704	Blacker Dam		Daubentons	1
Eric Bennett	11-Oct-91	SE2704	Blacker Dam		Pipistrelle	1
Eric Bennett	25-Jun-93	SE2706	South Lane		Pipistrelle	1

Appendix III. DATA SEARCH RESULTS - BBRC.

Grid Ref	Location	Location Name	Date	Group	Scientific Name	Common Name	Comments
SE263048	Hoyland Swaine		04/05/1995 00:00	bird	<i>Vanellus vanellus</i>	Lapwing	
SE205	BTO, Penistone		01/04/1989 00:00	bird	<i>Numenius arquata</i>	Curlew	
SE267054	Hoyland Swaine		05/05/1996 00:00	bird	<i>Emberiza citrinella</i>	Yellowhammer	from hedge
SE270055	Hill Top, Hoyland Swaine		02/07/1993 00:00	bird	<i>Emberiza citrinella</i>	Yellowhammer	
SE272064	Hill Top, Hoyland Swaine		02/07/1993 00:00	bird	<i>Emberiza citrinella</i>	Yellowhammer	
SE273063	Hill Top, Hoyland Swaine		02/07/1993 00:00	bird	<i>Emberiza citrinella</i>	Yellowhammer	
SE258055	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Emberiza citrinella</i>	Yellowhammer	Individual sightings
SE265047	Hoyland Swaine		05/05/1996 00:00	bird	<i>Passer domesticus</i>	House Sparrow	in cottage garden
SE271054	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Passer domesticus</i>	House Sparrow	Colony - daily feeders
SE205	BTO, Penistone		01/04/1989 00:00	bird	<i>Passer montanus</i>	Tree Sparrow	
SE265062	Cawthorne area	Cawthorne	01/01/2002 00:00	bird	<i>Passer montanus</i>	Tree Sparrow	
SE268062	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Passer montanus</i>	Tree Sparrow	
SE271054	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Passer montanus</i>	Tree Sparrow	Daily feeders
SE261054	'BARNLEY MBC'	Hoylandswaine	01/01/1996 00:00	bird	<i>Passer montanus</i>	Tree Sparrow	
SE257059	'BARNLEY MBC'	Gadding Moor	21/02/1982 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	1 feeding at dawn in ley
SE274063	'BARNLEY MBC'	Cawthorne	11/05/1986 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	Sitting in silage
SE257057	'BARNLEY MBC'	Hoylandswaine	16/04/1985 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	Three crouching, one sitting in silage
SE258057	'BARNLEY MBC'	Hoylandswaine	11/05/1986 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	Sitting and crouching in cereals
SE257057	'BARNLEY MBC'	Hoylandswaine	16/04/1985 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	Three crouching, one sitting in silage
SE258057	'BARNLEY MBC'	Hoylandswaine	11/05/1986 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	Sitting and crouching in cereals
SE274063	'BARNLEY MBC'	Cawthorne	11/05/1986 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	Sitting in silage
SE2605	'BARNLEY MBC'	Hoylandswaine	27/03/1983 00:00	terrestrial mammal	<i>Erinaceus europaeus</i>	Hedgehog	
SE2605	Hoyland Swaine		01/04/2004 00:00	terrestrial mammal	<i>Lepus europaeus</i>	Brown Hare	
SE273057	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Turdus pilaris</i>	Fieldfare	Winter berry feeder
SE273057	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Turdus iliacus</i>	Redwing	Winter berry feeder
SE272058	High Hoyland		08/04/1996 00:00	bird	<i>Falco tinnunculus</i>	Kestrel	
SE274056	Hill Top, Hoyland Swaine		27/10/1996 00:00	bird	<i>Falco tinnunculus</i>	Kestrel	hovering over pasture
SE273052	'BARNLEY MBC'	SSSI Field	01/01/1996 00:00	bird	<i>Falco tinnunculus</i>	Kestrel	
SE258055	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Falco tinnunculus</i>	Kestrel	
SE271058	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Scolopax rusticola</i>	Woodcock	Individual sightings
SE273058	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Scolopax rusticola</i>	Woodcock	Individual sightings
SE272055	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Columba oenas</i>	Stock Dove	1 breeding pair
SE2605	Guider Bottom		13/05/1984 00:00	bird	<i>Dendrocopos minor</i>	Lesser Spotted Woodpecker	
SE272063	fields and woodland to W and N of Silkstone		26/05/2003 00:00	bird	<i>Hirundo rustica</i>	Swallow	repeatedly catching mosquitoes above a large puddle
SE271054	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Hirundo rustica</i>	Swallow	Breeding colony
SE272054	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Delichon urbica</i>	House Martin	Breeding colony
SE273054	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Delichon urbica</i>	House Martin	Breeding colony
SE271054	'BARNLEY MBC'	Barnsley	01/01/1996 00:00	bird	<i>Parus montanus</i>	Willow Tit	1-2 occasional winter feeders
SE265047	Hoyland Swaine		05/05/1996 00:00	bird	<i>Turdus viscivorus</i>	Mistle Thrush	on lawn in garden

SE269054	Hoyland Swaine		05/05/1996 00:00	bird	Phylloscopus trochilus	Willow Warbler	from thick hedge by SF
SE261063	Wood Royd, Gadding Moor		19/06/1994 00:00	bird	Phylloscopus trochilus	Willow Warbler	
SE267054	Hoyland Swaine		05/05/1996 00:00	bird	Prunella modularis	Dunnock	from hedge
SE261063	Wood Royd, Gadding Moor		19/06/1994 00:00	bird	Prunella modularis	Dunnock	in thick hedge
SE262062	Wood Royd, Gadding Moor		19/06/1994 00:00	bird	Sturnus vulgaris	Starling	close group in sheep pasture
SE261063	Wood Royd, Gadding Moor		19/06/1994 00:00	bird	Carduelis carduelis	Goldfinch	in flower meadow grazed by donkey
SE273052	'BARNSELY MBC'	meadow near i	14/06/2012 00:00	bird	Carduelis cannabina	Linnet	
SE273053	'BARNSELY MBC'	Barnsley	01/01/1996 00:00	bird	Carduelis cannabina	Linnet	Individual sightings
SE266064	'BARNSELY MBC'	Barnsley	01/01/1996 00:00	bird	Pyrrhula pyrrhula	Bullfinch	Individual sightings
SE276054	Silkstone	Whin Moor	02/03/2013 00:00	bird	Turdus viscivorus	Mistle Thrush	In grass ley off Whin Lane (path).
SE274051	'BARNSELY MBC'	Whin Moor	20/09/1987 00:00	terrestrial mammal	Meles meles	Badger	latr; edge of track
SE266047	Hoylandswaine	A628	26/05/2012 00:00	terrestrial mammal	Meles meles	Badger	badger - DOR
SE259052	Hoylandswaine	Hoylandswaine	21/04/1990 00:00	terrestrial mammal	Chiroptera	Bats	
SE264052	'BARNSELY MBC'	Hoylandswaine	05/05/1996 00:00	terrestrial mammal	Meles meles	Badger	Latrines on edge of track
SE267056	'BARNSELY MBC'	Hoylandswaine	20/11/1986 00:00	terrestrial mammal	Meles meles	Badger	1 on road. Grass fields. 18.50
SE273057	'BARNSELY MBC'	Hoyland	26/02/1989 00:00	terrestrial mammal	Meles meles	Badger	Latrines in edge of sycamore shelter belt
SE274055	'BARNSELY MBC'	Whin Moor	05/05/1996 00:00	terrestrial mammal	Meles meles	Badger	Latrines on edge of track
SE2705	Pye Flats Meadow	Pye Flatts SSSI	05/07/2013 00:00	terrestrial mammal	Pipistrellus pipistrellus #45 Khz Pipistrelle		just one in flight