BRAMPTON ROAD, WOMBWELL

Preliminary Bat Roost Assessment Report

April 2026

Collington winter
environmental

Report Control Sheet

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CONTENTS

1. INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by JMS Planning to undertake a Preliminary Roost Assessment (PRA) at Wombwell, Barnsley S73 0NZ. This report has been produced to inform planning permission at the site for the redevelopment of the site to provide retail units, car parking, EV charging bays and associated works.

1.1.2. The author of this report is Katie Brewer, BSc (Hons), Senior Ecologist at Collington Winter Environmental who holds a Natural England level 2 Class Bat License (Ref: 2025-85711-SCI-CL18) and is experienced managing planning applications and bat mitigation schemes and has produced many ecological reports to inform planning decisions.

1.2. LOCATION & SITE CONTEXT

1.2.1. The site consists of an active single-story commercial building actively used as a car wash, tyre shop and car service unit.

1.2.2. The site connects to a residential area located to the west with vegetated gardens and trees scattered throughout which would likely offer suitable habitat for urban dwelling bat species such as pipistrelles (*Pipistrellus sp.)*.

1.2.3. Elsecar Canal is located approximately 120m southeast from the site with surrounding woodland and further connectivity to a mosaic of habitats including additional woodland, grassland and aquatic habitats, all anticipated to be of value for local bat populations. Additionally, Gypsy Marsh RSPB reserve is located approximately 600m east from the site and is anticipated to be of value for local populations of bats.

1.2.4. Dearne Valley Wetlands is located approximately 450m from the site, which is made up of wetland habitats, these habitats are anticipated to be of value for local invertebrate populations. This will provide invertebrate prey for foraging bat populations and anticipated to attract various species into the local area. These habitats are anticipated to support a variety of bats.

Figure 1.2.1 Site Location and habitat connectivity.

- Red indicates site location.
- Yellow indicates optimal habitats including foraging and likely roosting resources.

1.3. OBJECTIVES

1.3.1. The objectives of the PRA are as follows:

- Identify any areas of bat roosting potential within the building
- Assess the value of the building for roosting bats
- Search for signs of bats
- Provide recommendations on any further surveys or mitigation required for bats

2. METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Review of aerial and OS maps for habitat information.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- Locations of granted European Protected Species Licences (EPSLs) within 5 km of the site based on consultation with Magic.gov.uk.
- Consultation of local council strategic development plans and other planning considerations.
- Referral to existing historic survey reports and results.

2.2. PRELIMINARY ROOST ASSESSMENT

2.2.1. A Preliminary Bat Roost Assessment (PRA) of the site was undertaken by Andy Taylor, MSc, Lead Field Ecologist at Collington Winter who holds a Class One Bat Survey Licence (Reference:2025 -80349-SCI-CL17) on 31/03/2026. The weather was dry, overcast and 12 degree Celsius.

2.2.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.2.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.2.4. Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1 below (Collins 2023).

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight-lines, or generate/shelter insect populations available to foraging bats).
Negligible[a]	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight-paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions[b] and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats[c]).	Habitat that could be used by small numbers of bats as flight-paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions[b] and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions[b] and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight-paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

a Negligible is defined as 'so small or unimportant as to be not worth considering, insignificant'. This category may be used where there are places that a bat could roost or forage (due to one attribute) but it is unlikely that they actually would (due to another attribute).

b For example, in terms of temperature, humidity, height above ground level, light levels or levels of disturbance.

c Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten *et al.*, 2016 and Jansen *et al.*, 2022). Common pipistrelle swarming has been observed in the UK (Bell, 2022 and Tomlinson, 2020) and winter hibernation of numbers of this species has been detected at Seaton Delaval Hall in Northumberland (National Trust, 2018). This phenomenon requires some research in the UK, but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in prominent buildings in the landscape, urban or otherwise.

2.3. SURVEY LIMITATIONS

2.3.1. Due to the nature of bats being a transient species, this report offers only a snapshot in time. It is therefore only valid for a maximum of 12 months from date of issue, Collington Winter Environmental Ltd cannot guarantee the accuracy of the information contained within it should this report be used outside of this period.

3. SURVEY RESULTS

3.1. DESK STUDY

3.1.1. Statutory Designated Sites located within 5 km from the site are outlined in Table 3.1.1 based on consultation with Magic.gov.uk.

Table 3.1.1 Statutory Designated Sites within 5 km from the development site.

Site Name	Distance from site (km)	Direction	Designation	Citation
Dearne Valley Wetlands	450m (nearest)	NE	SSSI	Dearne Valley Wetlands SSSI is of special interest for the following nationally important features: - Breeding gadwall *(Mareca strepera),* shoveler *(Spatula clypeata),* garganey *(Spatula querquedula),* pochard *(Aythya farina),* bittern *(Botaurus stellaris),* black-headed gull *(Chroicocephalus ridibundus)* and willow tit *(Poecile montanus klienschmidti).* - Non-breeding gadwall and shoveler. - Diverse assemblages of breeding birds of Lowland damp grasslands, Lowland scrub and a mixed assemblage of Lowland open waters and their margins and Lowland fen.
Elsecar Reservoir	3.7	SW	LNR	The site consists of willow carr and wetland habitats.
Stairfoot Brickworks	4	NW	SSSI	The site provides the best available exposure of the Aegiranum Marine Band within the Pennine Basin as well as the best known exposure of the ammonoid bearing part of the marine band in the world. The site is particularly good for the study of the index species Donetzoceras aegiranum and numerous well-preserved adults and juveniles are preserved.
Key: SAC – Special Area of Conservation SSSI – Site of Special Scientific Interest LNR – Local Nature Reserve				

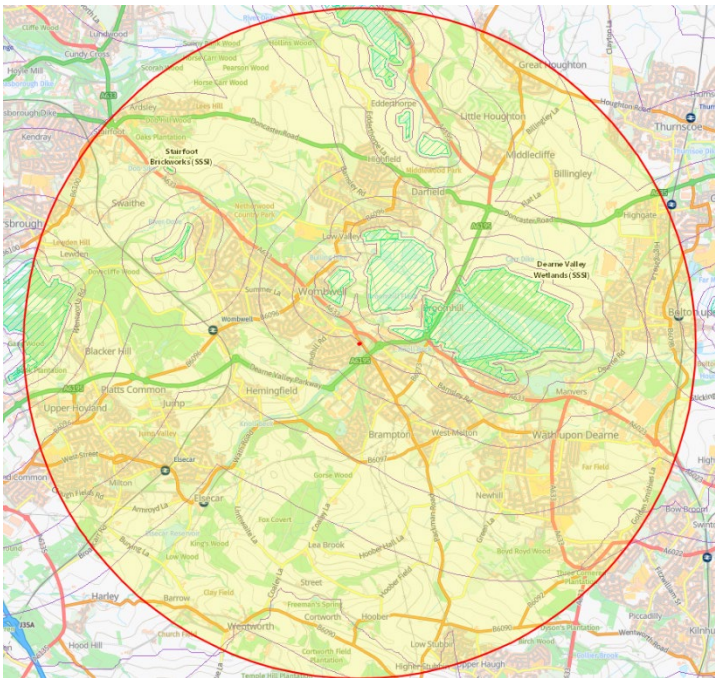


Figure 3.1 Statutory Designated Sites within 5 km from the site

3.1.2. None of the statutory sites within 5km are specifically designated for bats with the reasons for designation mostly relating to Notable habitat types. The habitats at Dearne Valley Wetland are anticipated to be of value for local bat populations. The site falls within the impact risk zone of Dearne Valley Wetlands SSSI however a consultation with Natural England is not required due to the development type.

3.1.3. The following European Protected Species Licences (EPSL's) for bats are located within 5km of the site boundary based on consultation with Magic.gov.uk.

Table 3.1.2 EPSL's for bats

					Does the Licence				
Case reference of granted application	**Species on the licence***	**Distance from site (KM)**	**Licence Start Date**	**Licence End Date**	impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2016-26581-EPS-MIT	S-PIP	4.2	25/11/2016	25/11/2016	Y	N	N	Y	N
2016-26581-EPS-MIT-1	S-PIP	4.2	17/03/2017	22/11/2021	Y	N	N	Y	N
2016-26581-EPS-MIT-2	S-PIP	4.2	14/11/2017	22/11/2021	Y	N	N	Y	N
2016-26581-EPS-MIT-3	S-PIP	4.2	04/12/2017	22/11/2021	N	N	N	N	N
2017-32557-EPS-BDX	S-PIP	4.4	01/04/2018	30/04/2018	Y	Y	Y	Y	Y
2018-37400-EPS-MIT	C-PIP, BLE	4.8	25/10/2018	23/10/2023	N	N	Y	N	Y
2018-37400-EPS-MIT-1	C-PIP, BLE	4.8	25/02/2019	23/10/2023	N	N	Y	N	Y
2020-49978-EPS-MIT	BLE	4.8	18/12/2020	01/03/2021	N	N	Y	N	N

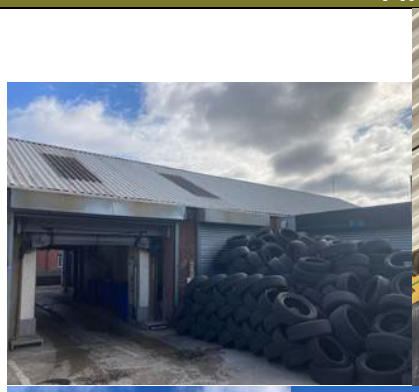
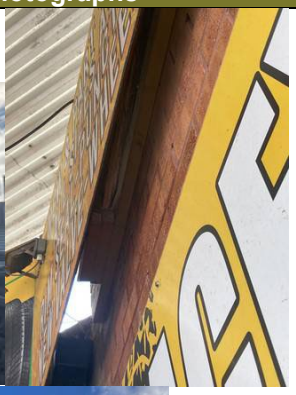
Species on the licence*	**Species name**	**Latin**
C-PIP	Common pipistrelle	*Pipistrellus pipistrellus*
S-PIP	Soprano pipistrelle	*Pipistrellus pygmaeus*
BLE	Brown long-eared bat	*Plecotus auritus*

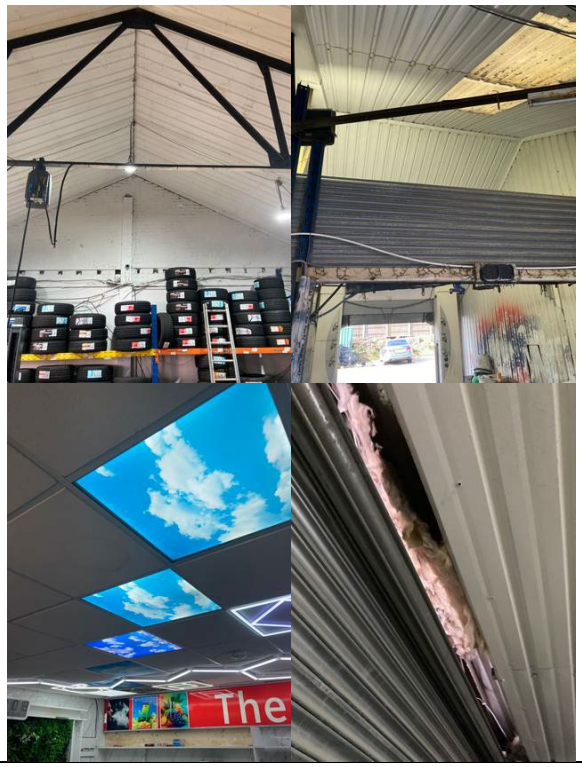
3.2. PRELIMINARY ROOST ASSESSMENT

3.2.1. The building is made of red brick and pebble dashed walls with a metal corrugated roof at the front (east section) and a flat roof section at the rear (west). The building is actively used as a commercial unit.

Table 3.2.1 PRA Details

Description	**Photographs**
External Aspect	
The corrugated metal roof was in good condition throughout with no lifted panels identified to provide features or access points for bats. The redbrick walls were also in an overall good condition although a few gaps within the brickwork were noted on the northern aspect of the building. There were small gaps at the top of the wall on two points on the northern aspect where the fascia board met the brickwork, this was identified as a PRF (Potential Roosting Feature) and/or potential access point. A final gap was also identified on the northern aspect on the flat roof section of the building associated with a gap between the brickwork and metal shutter. This was not identified as a PRF as it is anticipated to be frequently used but was identified as a potential access point into the building. A gap was identified on the southeastern aspect of the building associated with the signage of the commercial unit where the signs had become loose, this was identified as a	

Description	Photographs
PRF. A gap was located at the top of a pebble dashed wall on the southern aspect of the building where it meets the flat roof. This was identified as a PRF and/or access point into the building. A sign made up of cladding was also located on the southern aspect of the building where a small crevice was identified, this was identified as a PRF. Finally, on the western aspect a gap between the metal fascia and redbrick wall was identified. This was identified as a sub-optimal PRF for roosting bats as it is anticipated to fluctuate in temperatures. A roadside vehicle service facility was connected to the building on the eastern aspect; this was a large, flat roofed canopy supported by vertical steel columns. The roof was made up of corrugated metal with signage made up of cladding running along the front. This feature was found to be fully exposed; there were no gaps or crevices identified along this aspect of the building that could support roosting bats.	     
Internal Aspect	

Description	Photographs
The internal aspect of the corrugated metal roof was found to be single layered which is exposed internally with no void present that could be used by local bats. The flat roof section of the building has vaulted and metal ceilings both of which are not anticipated to be of value for bats with no loft void present within the building. One crevice between the wall and metal shutter was identified internally, this was made up of insulation. This was identified as a sub-optimal feature for roosting bats with the fibres of the insultation anticipated to deter roosting individuals. The gaps in the brickwork on the northern aspect were not visible from the internal inspection, with exposed painted red brickwork only. This was discounted as an access point and provided suboptimal roosting opportunities for roosting bats due to the exposure of the feature. There was no evidence of roosting bats identified within the building.	

3.2.2. Overall, the building was assessed as having **low bat roosting potential** due to the presence of multiple potential roosting features providing suitability for individual roosting bats and habitat suitability within the local area. The building did not have any features that could be utilised by roosts of higher conservation value due to the lack of voids suitable to support roosts of higher conservation value.

3.2.3. The guidance (Collins, 2023) defines a building with low bat roosting potential as "*A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate condition and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.*"

4 RECOMENDATIONS

4.1. NOCTURNAL BAT SURVEYS

4.1.1. The building was found to have **low bat roosting potential** and therefore in accordance with best practice guidance (Collins, 2023), **one nocturnal bat survey** should be undertaken between May-August (inclusive) to determine usage by roosting bats.

4.1.2. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within any of the buildings, a Natural England Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration

4.2. LIGHTING MITIGATION

4.2.1. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

5 SUMMARY

5.1.1. Low bat roosting potential was assigned to this building due to the evidence of PRFs which were deemed suitable to support individual roosting bats opportunistically but lack further access to allow for roosts of higher conservation value. A minimum of one nocturnal bat surveys is to be completed in order to confirm if a bat roosting is present and whether further mitigation is required.

5.1.2. It is recommended that no works to the building is completed until the further surveys are carried out. If works proceed without further surveys, there is a risk of breaching relevant legislation.

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