Brooks Ecological
Grounded advice

The Crescent Cudworth, Barnsley

Preliminary Roost Assessment

Report Ref. ER-8569-01

10/07/2025

Barnsley Metropolitan Borough Council

Report reference	**ER-8569-01 - PRA**
Author	Rachel Barnes BSc (Hons) MSc Graduate Ecologist
Technical Review	Sam Kitching BSc (Hons) MCIEEM Associate Ecologist
QA	Carly Lucas BSc (Hons) Graduate Ecologist
Authorised	Sam Kitching BSc (Hons) MCIEEM Associate Ecologist
Date	10/07/2025
Report duration	In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required.

Unit A, 1 Station Road, Guiseley, Leeds, LS20 8BX
Phone: 01943 884451
01943 879129
www.brooks-ecological.co.uk
Registered in England Number 5351418

Summary Statement

The Crescent, Cudworth, Barnsley has been assessed as offering features of low bat roost suitability, associated with gaps in the walls, gaps between the wall top and soffit box, gaps under coping stones, gaps between metal flashing and lifted tiles.

Further survey is recommended to determine the status of roosting bats. This should take the form of a single dusk bat emergence survey within the active bat season (May-August Inclusive).

Introduction

1. Brooks Ecological was commissioned by Barnsley Metropolitan Borough Council to carry out a Preliminary Roost Assessment (PRA) at The Crescent Cudworth, Barnsley (SE3891209302).
2. The application site, 'the Site', comprises one large building used by multiple occupants.
3. Proposals are to demolish the property and create a community park.

Figure 1 The Site boundary (red line).

Method

4. A thorough daytime inspection of the site was made in July 2025 to look for evidence of bats and assess suitability for roosting. Evidence of bats may take the form of droppings, feeding remains, live bats, dead bats, stains on masonry or timber from the oils in bats' fur and claw marks made by bats regularly roosting in the same location.
5. Bat roosting potential of the building was classified according to the following criteria set out in Table 1, taken from the Bat Conservation Trust Good Practice Guidelines (2023).

Table 1 Bat Roosting Suitability of Buildings.

Suitability	Criteria
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).
Negligible	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.
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 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).
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions 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).
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 and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.

Box 1 *Bat roosts*

Bats roost in buildings and trees in different locations depending upon time of year and environmental factors such as position of the sun, proximity to heat sources and feeding grounds. The following types are commonly referred to:

Transitional roosts

Bats frequently gather early in the season (March to April) before dispersing to summer roosts. Bats can be found in high numbers in these roosts for a very short period. Transitional roosts can also be found shortly before hibernation in August to October when bats (depending upon species) can gather in roosts not used earlier in the season.

Maternity roosts

These are among the most important roosts and are normally occupied from May to August. Depending on the species involved, some maternity roosts can contain a very significant proportion of the local population.

Summer (non-breeding) roosts

Small groups of non-breeding female and male bats can gather in these roosts or bats from a local population may choose to roost individually. There are normally a large number of suitable locations for summer non-breeding roosts and these may be routinely used or used only on an occasional basis. Irregularly used summer roosts can be very hard to find without unreasonable survey effort.

Mating roosts

Around September bats will gather in roost to mate; these are often in different locations than summer or breeding roosts.

Hibernation roosts

As bats in hibernation roosts are highly vulnerable to disturbance and bats can be present in large numbers these are considered to be among the most important bat roosts. Many species of bats roost in large and nationally important hibernation roosts associated with underground sites, many of which are well known and protected. However, the most common bat in the UK (the common pipistrelle) is largely unaccounted for in winter but thought to disperse and roost individually or in small groups in thermally stable cracks and crevices in thick walls or trees.

Box 2 *Legal background*

Bats are afforded full protection under The Wildlife and Countryside Act (1981) plus amendments, and the Conservation of Habitats and Species Regulations 2010. Under these Acts it is an offence among others, to recklessly kill, injure or disturb bats. It is also an offence to destroy or obstruct a roost even if bats are not in occupancy at the time of the action.

There are no defences against contravention of the Habitats Regulations 2010 which means that it is important for detailed and well-designed bat surveys to be carried out, prior to carrying out activities that may impact upon bat roosts such as demolition of buildings or removal of trees.

Where bats are found within a potential development site, a license from Natural England may need to be secured if works that could otherwise contravene legislation are to be carried out. These licences are only issued where Natural England is satisfied that works are unavoidable and would not have a negative impact on the favourable conservation status of bats. A Natural England license requires that the potential development site has full planning permission and that bats were a material consideration of the planning permission.

Records

6. The local records provider, in this case South Yorkshire Bat Group, was asked to provide all records from within a 2km radius of the Site.

7. 45 records of bats were returned, pertaining common pipistrelle, soprano pipistrelle, noctule, Daubentons and indeterminate vesper species. Six of these relate to confirmed roosts. The closest was a roost of three common pipistrelles, recorded in 2008 and located 190m west of the Site. The most recent was a single Daubenton hibernation roost, recorded in 2023 and located 1.1km west of the Site.

National, regional, and local Status

8. The application Site lies within the natural range of 10 species of bat. These are summarised in Table 2 below, together with a note on each species' national status, relative abundance, and status within the 1km search area.

EPSM Licences

9. There is one European Protected Species Mitigation (EPSM) licence returned within 2km of the Site from 2009 to 2010, located 175m west of the Site. It allows for the destruction of a resting place of a common pipistrelle bat.

Table 2 List of bat species known to occur in South Yorkshire, ordered in increasing level of significance to their national population.

Species	National Status	Within 1km radius	
		Recorded	Roosts known
Common pipistrelles *Pipistrellus pipistrellus*	Common and increasing	Yes	Yes
Soprano pipistrelle *P. pygmaeus*	Common and stable	Yes	-
Daubenton's *Myotis daubentonii*	Common and increasing	Yes	Yes
Brown long-eared *Plecotus auritus*	Common and stable	-	-
Natterer's *M. nattereri*	Common and increasing	-	-
Whiskered *M. mystacinus*	Uncommon but stable	-	-
Noctule *Nyctalus noctula*	Uncommon but stable	Yes	-
Brandt's *M. brandtii*	Uncommon but stable	-	-
Leisler's *Nyctalus leisleri*	Uncommon and trend unknown	-	-
Nathusius' Pipistrelle *P. nathusii*	Uncommon but stable	-	-

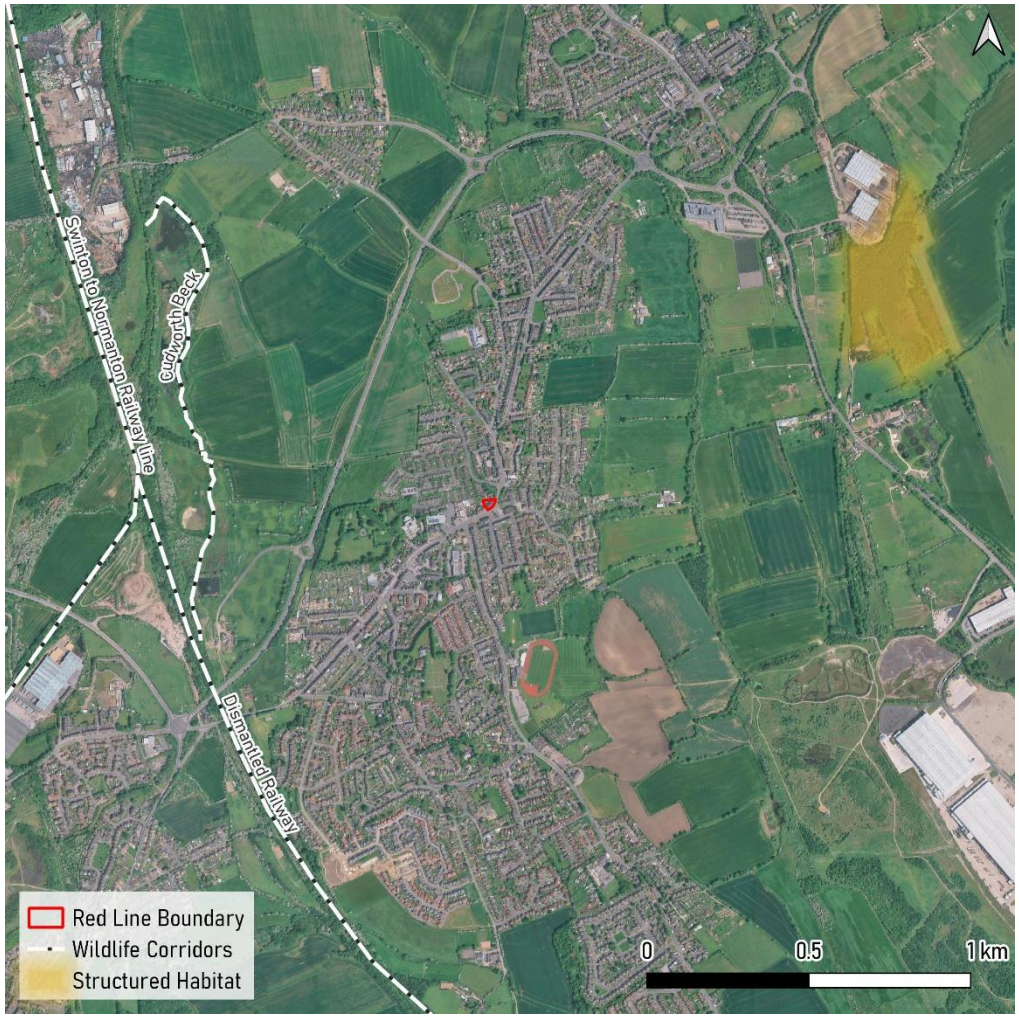
Site Context

10. The Site is located within Cudworth, Barnsley some 12km southeast of Wakefield and 18km northwest of Doncaster.

11. Cudworth Beck comprises the closest linear feature to the Site, found 850m west. Swinton to Normanton Railway line is found beyond this, 1km west of the Site. Neither feature has strong links to the Site or within close proximity.

12. The Site is bound to residential development. The wider landscape comprises mainly arable land and pasture providing limited foraging habitat. A single woodland block is found 1.2km northeast of the Site.

Figure 2 Site context.



Survey Results

13. The Site is a two storey building, constructed from brick and mortar. The windows are uPVC, some of the doors are wooden, some are boarded up and some have metal shutters. The western end of the building has concrete render. The roof comprises a mix of stone, slate and concrete tile.

Figure 3 View of the back of the building from the northwest.

14. A small number of gaps were noted down the south western corner of the building, shown in figure 4. There is also a gap in the wall just under the chimney on the northwest of the building, shown in figure 5. Both features are likely to lead to a small cavity and have been assessed as having low bat roost suitability.

Figure 4 Showing gaps in wall.

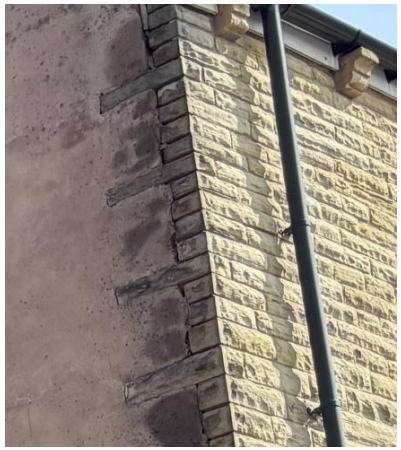


Figure 5 Showing gap in wall.

15. There is a large gap above the entrance of the tunnel on the southeast side of the building. This feature would be subject to drafts and rain so has been assessed as having negligible bat roost suitability.

Figure 6 Showing large gap above of tunnel.

16. There is a continuous gap between the wall top and plastic sofit box along the whole of the front side of the building on the southeast. This feature provides a crevice suitable for use by roosting bats and has been assessed as offering low bat roost suitability.

Figure 7 Showing gap between wall top and soffit box.

17. A large gap is present on the southwestern corner of the building, leading to a void behind the barge board and potentially providing access to the roof space.

Figure 8 Showing large gap in southwestern corner.

18. There are large gaps under the coping stone on the western side of the building shown in figure 9 and the eastern side of the building shown in figure 10.

Figure 9 Showing gaps under the coping stone on western gable end.

Figure 10 Showing gaps under the coping stone on the eastern gable end.

19. The majority of the roof covering is found in good condition however, there are a few sections with gaps between the tiles. The first one was in the northeast on the roof, shown in figure 11. There were also gaps in the metal flashing and lifted tiles on the middle of the northern roof, shown in figure 12. All these features provide minor cavities between tiles and have been assessed as having low bat roost suitability.

Figure 11 Showing large gap in southwestern corner.

Figure 12 Showing large gap in southwestern corner.

20. There is a gap between the brick and top stone of the chimney in the northeast of the building.

Figure 13 Showing gap between brick and stones on chimney.

Conclusions

21. Based on the features present, and the value of surrounding habitat the building has been assessed as having low suitability for supporting roosts.

22. Despite the relatively wide array of features, the urban setting and exposure to light pollution means collectively they are assessed as low.

23. Features of low suitability within the building include gaps in the wall's, a continuous gap between the wall top and soffit box on the southern side of the building, a gap on the southwestern corner, gaps under coping stones on both gable ends, lifted tiles, gaps between flashing and a gap between the brick and stones on the chimney.

24. The surrounding area is bound by residential development with no wildlife corridors connecting the Site, providing limited foraging habitat.

Recommendations

25. In line with best practice guidelines (Bat Conservation Trust, 2023), further survey should be carried out to establish if potential roost features are being used by bats. This should take the form of a single dusk bat emergence survey. The survey should be undertaken during the active bat survey season, which runs from May to August inclusive, with September providing sub-optimal conditions.

26. Should evidence of bats be found, and proposals will result in impacts to bats or their roosts, a mitigation licence from Natural England is likely to be required. Further survey would likely be necessary to support a licence application.

Surveyor safety guidance

According to Brooks Ecological BE-SOP-01 Bat Emergence Surveys the site is assessed as:	***Code 4:*** *Publicly accessible land (streets, public open space etc) in areas where evidence of anti-social behaviour (vandalism, drug use etc.)* ***is*** *seen or suspected.*

Figure 14 Showing bat roost suitability of on-Site building and feature points.

References

Bat Tree Habitat Key (BTHK). 2018. *Bat Roosts in Trees – A Guide too Identification and Assessment for Tree-Care and Ecology Professionals.* Exeter: Pelagic Publishing.

Collins, J. 2023. *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition).* London: The bat Conservation Trust.

The Conservation of Habitats and Species Regulations 2010. (No. 490). London: Her Majesty's Government. [Online]. Available from: https://www.legislation.gov.uk/uksi/2010/490/contents/made

Chartered Institute of Ecology and Environmental Management (CIEEM). 2019. *Advice note: on the lifespan of ecological reports and surveys.* Winchester: Chartered Institute of Ecology and Environmental Management. [Online]. Available from: https://cieem.net/resource/advice-note-on-the-lifespan-of-ecological-reports-and-surveys/

Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Mitchell-Jones, A.J. and McLeish, A.P. 2004. *Bat Workers Manual (3rd Edition).* Peterborough: Joint Nature Conservation Committee (JNCC). [Online]. Available from: https://hub.jncc.gov.uk/assets/e5888ae1-3306-4f17-9441-51a5f4dc416a

Government Circular 06/05: Office of the Deputy Prime Minister (ODPM) 2005. *Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System.* London: Her Majesty's Government. [Online]. Available from: https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/7692/147570.pdf