

Whitcher Wildlife Ltd.
Ecological Consultants.



134 MILTON ROAD, HOYLAND.

OS REF: SE 3741 0019.

BAT SURVEY REPORT.

Ref No: 250411/1.

Date: 22nd June 2025

TABLE OF CONTENTS.

	Page Number
1. INTRODUCTION.	3
2. SURVEY METHODOLOGY.	4
3. SURVEY RESULTS.	6
4. EVALUATION OF FINDINGS.	19
5. RECOMMENDATIONS.	20
6. REFERENCES.	22
Appendix I. BAT INFORMATION.	23
Appendix II. NESTING BIRD INFORMATION	25

1. INTRODUCTION.

1.1. There are plans to demolish an existing property at 134 Milton Road, Hoyland. There are opportunities for development although full plans at this stage are unknown. There are concerns with health and safety due to the condition of the property and previous trespassing that has occurred and therefore, the priority is demolition.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a Preliminary Roost Assessment (PRA) of the site to establish whether there are any issues that may affect the proposed works. The PRA was carried out on 9th April 2025.

1.3. The PRA assessed the building as having low potential for roosting bats and therefore, one further dusk emergence survey was recommended and subsequently carried out. This was carried out on 16th June 2025 and this report includes the findings of both surveys and makes any further appropriate recommendations.

1.4. Appendices I and II of this report provides additional information on bats and nesting birds, 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 windowsills, 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.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)*, with an assessment of the buildings suitability for roosting bats made in accordance with these guidelines.

2.6. The survey was led by Alexandra White BSc (Hons) MSc ACIEEM MIEnvSc CEnv. Alex has worked as a consultant since 2013 carrying out array of different habitat and species surveys. Alex holds Natural England Survey Licences for Great Crested Newts, Bats, Hazel Dormice, White Clawed Crayfish and Barn Owls. She also holds Scottish Natural Heritage Licences for bats and great crested newts and Natural Resources Wales Licence for Great Crested Newts, Bats and Hazel Dormice. She holds an undergraduate honours degree in Zoology and a master's degree in environmental management (Landscape and Wildlife Conservation). She has successfully completed courses run by the Chartered Institute of Ecology and Environmental Management (CIEEM), Field Studies Council and the Mammal Society to further her knowledge of protected species and plant identification. Alex is an Associate member of CIEEM, a full member of IES and a Chartered Environmentalist.

2.7. The survey was supported by Frances Teasdale, who has worked as an Assistant Ecologist at Whitcher Wildlife Ltd since April 2024. Frances holds an undergraduate honours degree in Wildlife and Practical Conservation, attained at the University of Salford (2021). She has undertaken and assisted with an array of different habitat and species surveys, including preliminary ecological appraisals (PEA), preliminary roost assessments (PRA) and species-specific surveys including badger, bat, great crested newt, breeding bird, and hazel dormice. Frances is a qualifying member of the Chartered Institute of Ecological and Environmental Management (CIEEM) and is committed to continuous professional development and is currently working to further her knowledge of protected species, as well as plant and habitat identification and management, and Biodiversity Net Gain (BNG).

2.8. The dusk emergence survey was led by Mitchel Greenhalgh, Managing Director of Whitcher Wildlife, and an Ecological Consultant with an array of experience in conducting surveys on a variety of flora and fauna in a professional capacity. Mitchel holds a level two Natural England survey licence in respect of both bats and great crested newts, a NatureScot licence in respect of bats and Natural England class licences for various invertebrates. He is also working towards gaining further survey licences. He has attended courses run by CIEEM, the Species Recovery Trust and the FSC and also holds a BSc in environmental science attained from the University of Leeds. He is an Associate member of CIEEM and he is therefore committed to continuous professional development.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A data search request was submitted to South Yorkshire Bat Group (SYBG) for records of bats and bat roosts within 2km of the survey area. This section of the report provides a summary of these results.

3.1.2. SYBG Bat Records.

3.1.2.1. The SYBG data search returned a total of forty-one records of bats within 2km of the site, of which twenty-two were considered recent and relevant. Species recorded include common and soprano pipistrelle, brown-long eared, noctule and myotis.

3.1.2.2. The closest recent record is of a common pipistrelle roosting in Elsecar park café in 2016, located approximately 0.9km from the site. Several records of roosts were also identified between 2003 and 2018 including those of individual bats; established roosts; as well as maternity roosts.

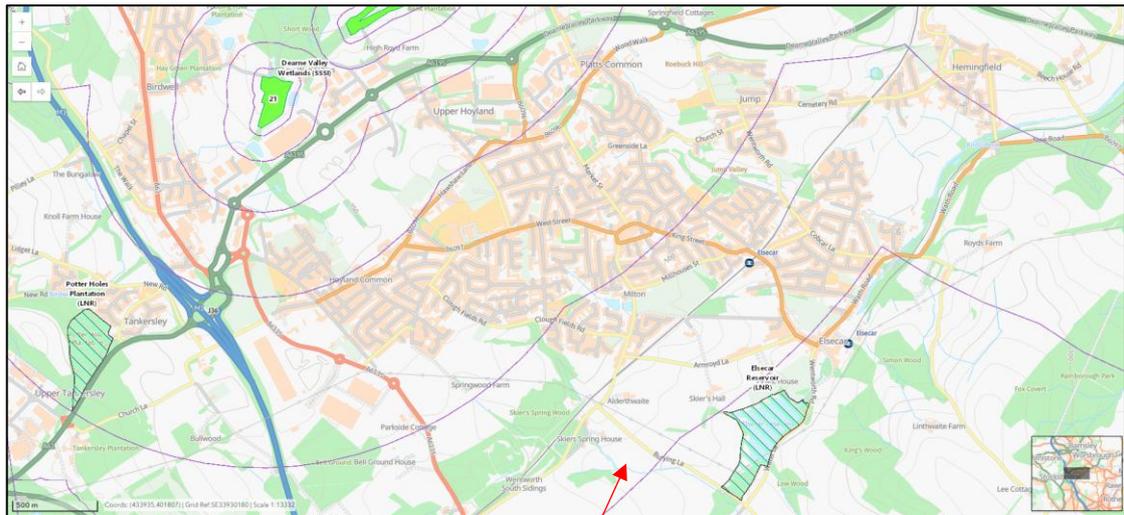
3.1.2.3. There were further historic records, including records of a roost as close as 0.2km from the survey area (recorded in both 2006 and 2007), although given their age (pre-2015), they are not thought to accurately represent the current species distribution.

3.1.3. MAGIC Maps was used to identify any records of granted bat mitigation licences within a 2km radius, of which none were identified.

3.1.4. MAGIC Maps was also used to identify any locations of designated sites within 2km of the survey area. Only Elsecar reservoir Local Nature Reserve (LNR) lies within the 2km boundary, which is approximately 850m southeast of the survey area.

3.1.5. The survey area also lies within the Dearne Valley Wetlands Site of Special Scientific Interest (SSSI) Impact Risk Zones (IRZ). This demolition does not fall within a category which needs further consideration.

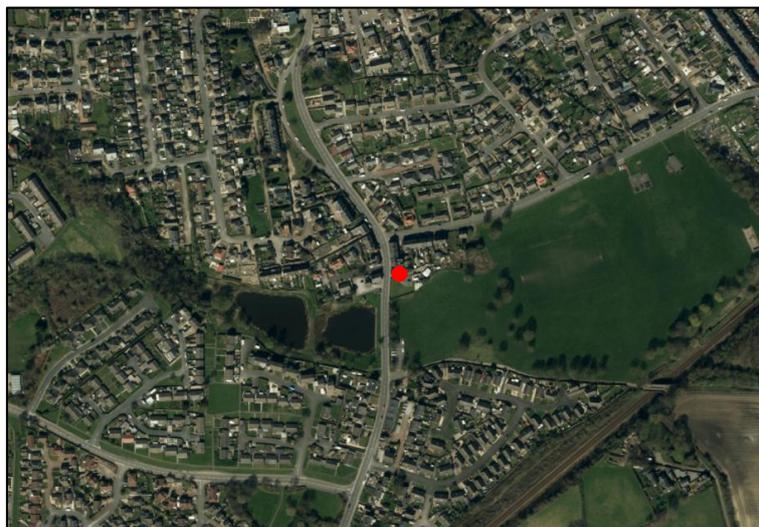
3.1.6. The maps below, taken from the Magic maps website, highlights the location of the survey area and the closest designated sites with the SSSI IRZ shown in purple.



3.1.7. A copy of the data search results can be provided to the client upon request but should not be placed into the public domain.

3.2. Site Description.

3.2.1. The site is located adjacent to Milton Road in the town of Hoyland, within the Metropolitan Borough of Barnsley. It is primarily surrounded by residential housing and commercial buildings, along with a recreation ground and allotments to the east. To the southeast of the site is the SHB railway line between Elsecar and Chapeltown, and to the immediate west of the site are Milton Ponds, both of which are surrounded by woodland pockets. The approximate location of the survey area is indicated by the red dot on the aerial map below.



3.2.2. The survey area comprises the residential building and adjacent garden at 134 Milton Road (OS Reference: SE 3741 0019). The approximate extent of the survey area has been defined by the red line boundary in the aerial image below.



3.3. Preliminary Roost Assessment

3.3.1. The building at 134 Milton Road was primarily constructed from brick and mortar, with an extension with both brick and render present to the rear of the property. The property featured a pitched roof with roofing tiles although the vast majority of the tiles were missing. The extension to the rear featured a flat felted roof with timber fascia boards. The photographs below were taken from the southeastern and southwestern aspects.



3.3.2. There was a conservatory on the southeastern aspect with a flat felted roof, a brick base and glass window and timber frame upper. The photograph below highlights this conservatory.



3.3.3. The brickwork itself appeared to be in relatively good condition, though several potential access features for bats were identified, including areas of missing mortar and small gaps between the brickwork and window lintels, particularly on the upper south facing wall, as shown in the photograph below.



3.3.4. Timber fascia boards are present on the extension to the rear of the property. These were in poor condition which left voids between the timber board and the brickwork. A large proportion of this gap, on the southern aspect, was too open and exposed to support roosting bats although where the boarding is tighter to the brickwork, it could support individual opportunistic bats. The roof of the extension is felted and flat and therefore, it is unlikely any roosting opportunities are present beyond this initial void.



3.3.5. The main roof of the property is in poor condition. The majority of the roof has fallen through and very few tiles remain, particularly to the rear of the property, leaving the upper level of the building completely open and exposed, as such providing negligible potential for roosting bats. Images of the roof can be seen below, whilst photographs of the interior of the building are shown in section 3.3.7. There is the possibility of individuals bats utilising gaps between the remaining slates although this is considered unlikely given the few that remain and how exposed this location is.

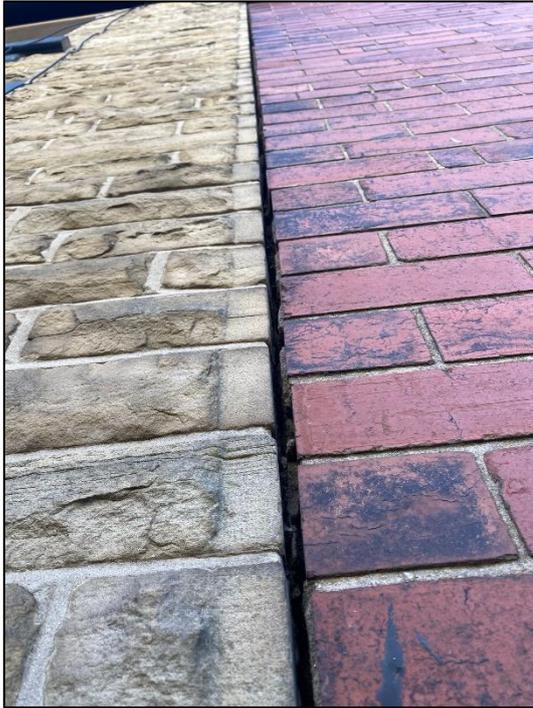
View from the front of the property:

View from the rear of the property:



3.3.6. A gap, due to subsidence and movement within the building, has formed where the adjoining terrace meets the surveyed property, which can be seen in the photographs below. This ran from ground level, where the gap was less open, to roof level, where the gap was at its widest. It was also smaller on the front of the property and wider to the rear. This gap ranged from approximately 2cm to 25cm.

View of the front of the property:



View from the rear of the property:



3.3.7. This gap was open and exposed to the rear which is unlikely to support roosting bats although where the gap is smaller, this could support roosting bats. The condition of the brickwork within the gap could not be accessed, and it is unknown whether there are any gaps or crevices in addition to the gap, and as such could not be assessed fully for roosting potential for bats.

3.3.8. The interior of the property was dilapidated. An area of ceiling adjacent to the chimney wall has fallen through, as can be seen in the images below.



3.3.9. There is damage to the remaining ceiling panels, walls, and ceiling joists throughout the building on both the lower and upper floor, as shown in the photographs below.



3.3.10. The area which would have been a loft is fully exposed due to the poor condition of the roof meaning that this is highly unsuitable for supporting roosting bats. No access into the roof void could be gained at the time of the survey due to the poor condition of the building but as this void could be seen through an open area within the ceiling, it is not considered to be a limitation at all.

3.3.11. The adjacent outbuilding to the rear of the property, shown in the images below, was constructed from brick with a concrete flat roof. It possesses several gaps, areas of missing mortar and slipped bricks, which offers potential access points for bats. Access was not available to the interior of this small outbuilding.



3.3.12. The results of this survey on this building found a number of potential features in the brickwork that may provide potential access for low numbers of summer roosting bats. The previous loft space, however, provides negligible potential for roosting bats, and is in incredibly poor condition, with missing tiles throughout, with further damage caused to lower levels of the property due to exposure to the elements and lack of protective features. Furthermore, the location of the property along a relatively busy road within a residential area meaning the surrounding area is likely to be consistently lit up and therefore lowers the suitability of the property for roosting bats. Given the above factors, the building has been assessed as providing low potential overall for summer roosting bats.

3.3.13. The level of damage to the loft and upper level of the property means that temperatures are likely to fluctuate, thus providing unsuitable conditions for hibernating bats. Therefore, the building has been assessed as providing negligible potential for hibernating bats. The void between this property and the terrace block could potentially be a non-classic hibernation site although without a confirmed roost and given the urban location, the current assessment as negligible stands.

3.3.14. The detached garage, to the east of the main building, was a mixture of materials including render, timber and steel. The roof was flat with profiled metal sheets. The building was light and exposed internally with no roof void. Given the construction materials, and lack of roosting opportunities within this building, it was assessed as unsuitable for roosting bats.



3.3.15. The garden surrounding the immediate east and west of the property had been de-vegetated prior to the site survey, though historic aerial imagery showed a densely vegetated green space.



3.3.16. Connectivity between the survey area and the wider landscape is also relatively poor, with little vegetation present with exception to neighbouring gardens and the wooded area to the west of Milton Ponds (forming connective corridors) that may be used by commuting and foraging bats. The property is also located along a main road, where vehicular activity is likely to be higher, with a pub and several streetlights in close vicinity. Therefore, the survey area was assessed as having low bat roosting potential with areas, however moderate foraging and commuting potential within the adjacent landscape.

Neighbouring gardens:



View of Milton Road:



Milton ponds to the west:



3.4. Other Ecological Issues

3.4.1. All of the buildings have potential to support nesting birds and several of the features identified may provide potential access points for nesting birds. Whilst no evidence of nesting birds was found during the initial assessment, there remains potential for nesting throughout the property, though conditions are suboptimal.

3.4.2. The remaining vegetation and brash / debris on site also provides suitable habitat for nesting birds. These areas are shown in the photograph below.



3.4. Dusk Emergence Survey – 16th June 2025.

3.4.1. As the building was assessed as having low potential for roosting bats, one dusk emergence surveys was recommended and carried out. The results of this survey are detailed below.

3.4.2. The survey was led by Mitchel Greenhalgh, who holds a level two Natural England survey licence in respect of bats (2022-10386-CL18-BAT). He was accompanied by one other surveyor who is a very experienced assistant.

3.4.3. Both surveyors were equipped with Batbox Duet detectors and two-way radios. Two Anabat Ranger static recorders were deployed around the site, including inside the building, to record bat activity for subsequent computer analysis using Anabat Insight Software.

3.4.4. Two infra-red cameras and infra-red torches were also set up around the buildings, ensuring that all suitable features were covered. Shown below are photographs which show the view of each camera at both the start and end of the survey.

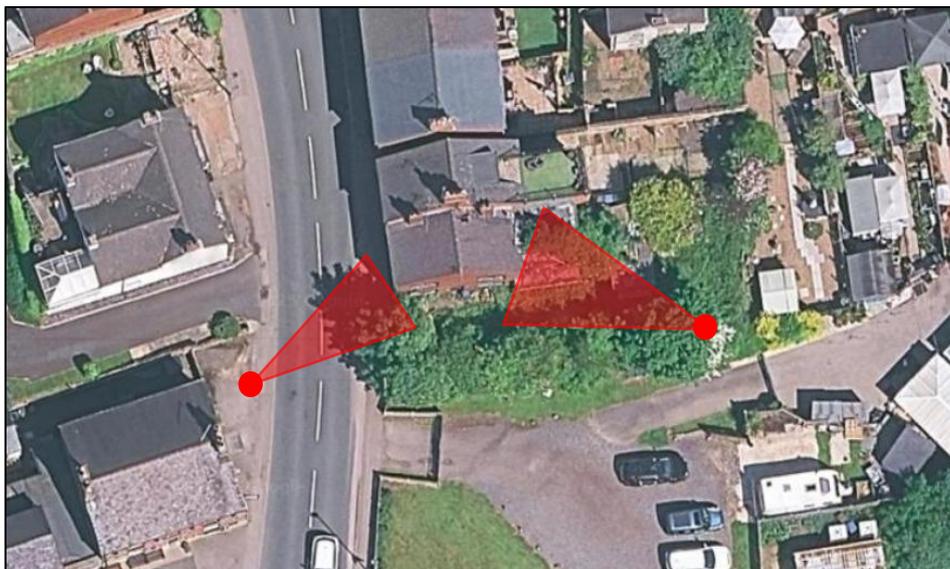




3.4.5. The aerial photograph below shows where the Surveyors (S) and Anabats (AB) were located throughout the survey.



3.4.6. The aerial photograph below shows where the cameras were positioned along with their approximate field of view.



3.4.7. The survey was carried out on 16th June. The evening was very warm and clear, with a temperature of 20°C at the start of the survey, dropping to 18°C by the end, with a breeze measuring 1 on the Beaufort scale. Sunset was at 21:34 and the survey lasted from 21:19 until 23:04

3.4.8. Activity throughout the survey was virtually nil, with the exception of one common pipistrelle which passed north to south down Milton Road towards Milton ponds. This was heard only by surveyor 1. Surveyor 2 recorded no activity whatsoever.

3.4.9. A sum of the total calls recorded over all Anabats is shown below.

Species	Count
Common pipistrelle <i>Pipistrellus pipistrellus</i>	2

3.4.10. No bats were seen to enter or emerge from the buildings, either during the survey, or from subsequent camera analysis.

4. EVALUATION OF FINDINGS.

4.1. There are no known bat roosts, or bat mitigation licences, within, or adjacent, to the survey area.

4.2. The building was assessed as providing low potential for summer roosting bats. As such, one further survey was recommended which has now been carried out. The further dusk emergence survey found no bats to emergence from the building, with activity levels during the survey being almost non-existent. Therefore, the proposed works are unlikely to impact upon bat roosts.

4.3. The conditions within the loft and garage mean that the site has been assessed as providing negligible potential for hibernating bats, and as such, the proposed works will not have an impact on any hibernating bats.

4.4. The surrounding terrestrial landscape provides low to moderate suitability for foraging and commuting habitat for bats although there is likely to be high levels of light pollution from the street lighting and adjacent pub, which may discourage foraging and commuting behaviours in all but the most light tolerant species. There is, therefore, not likely to be an impact to commuting and foraging bats.

4.5. Other Ecological Impacts

Whilst no evidence of nesting birds was found within the property, several of the features identified may provide potential access points for nesting birds. Should nesting birds be present within the roof or externally on the building, the proposed works have the potential to negatively impact nesting birds during the nesting season, which extends from March to August. Recommendations are in place to prevent this.

5. RECOMMENDATIONS.

5.1. Bats

5.1.1. The building as assessed as having low potential for roosting bats according to the Bat Conservation Trust's 'Good Practice Guidelines' 4th Edition. Therefore, it was recommended that one dusk emergence survey be completed during the active bat season. This has now taken place and no bats were found to emerge from the building and therefore, no further recommendations in regard to bat surveys or licencing are necessary.

5.1.2. Regardless, it should be noted that opportunistic bats can roost almost anywhere and therefore, the works should be carried out with due care and with all contractors briefed on the unlikely, but potential, presence of bats. If any bats are identified during the works, they should cease immediately, and Whitcher Wildlife Ltd should be contacted for further advice.

5.1.3. As a precaution, any additional lighting required throughout the duration of the demolition works should be kept to a minimum and down lit to prevent additional light pollution in this area.

5.2. Other Ecological Impacts

It is recommended that any (further) vegetation clearance and demolition works are carried out outside of the nesting bird season, which extends from March to August each year. Any works undertaken during the nesting season should be preceded by a nesting bird survey and any active nests identified must remain undisturbed until the young have fledged.

Prepared by:	
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Revision one by:	
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Checked by:	
Ruth Georgiou BSc MCIEEM	Date: 27 th June 2025

6. REFERENCES.

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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 19

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 of 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.

Appendix II. NESTING BIRD INFORMATION.

Ecology

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September. It is also worth remembering that some birds nest in trees and scrub but others are ground nesting or prefer man-made structures or buildings.

Surveys

Nesting bird surveys search for potential nest sites in vegetation, buildings etc. Potential nesting sites are observed over a suitable period of time for bird movements or calling male birds that would indicate the presence of a nest. The presence of a nest can be identified from the field signs without the necessity to see the nest itself, thereby avoiding any disturbance of the nests. The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Legislation

Nesting birds are protected under The Wildlife and Countryside Act 1981.

Part 1. -(1) Of the Act states that: - If any person intentionally: - kills, injures or takes any wild bird; takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or 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: - 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 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”.