



**HILLTOP FARM, REDBROOK ROAD,
BARNSELY.**

BAT SURVEY.

Ref No:- 120414.

Date: 21st June 2012.

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1. INTRODUCTION.

1.1. 1.1. There are plans to develop part of Hilltop Farm on Redbrook Road in Barnsley.

1.2. An initial bat daytime inspection survey was carried out by Derek A. Whitcher Ltd on 7th December 2007. Potential for roosting bats was identified in some of the buildings.

1.3. Since the initial survey works have been carried out on some of the buildings on the site. A new application is now required for three buildings on the site, two of which are the buildings that were previously identified as having bat potential.

1.3. Whitcher Wildlife Ltd has been commissioned to carry out a follow up bat daytime inspection and dusk emergence survey of the site to establish whether there are any bat roosts present on the site and if there are any issues that may affect the proposed works.

1.3. This survey was carried out on 12th June 2012 and this report outlines the findings of that survey and makes appropriate recommendations.

1.4. 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 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 the Bat Conservation Trust, Good Practice Guidelines

2.6. This was followed by a dusk emergence survey carried out by two surveyors using Batbox Duet bat detectors. Anabats and a video camera with infra red night vision were also used to supplement the survey effort.

2.7. This survey was carried out by Ruth Georgiou BSc MIEEM. Since 2004 Ruth has had experience in a professional capacity as a Wildlife Consultant carrying out ecology surveys and phase I habitat surveys. As a full member of IEEM Ruth is subject to peer review on an annual basis. Ruth holds Natural England survey licences in respect of bats, great crested newts, white clawed crayfish and barn owls and has held her own or has been named ecologist on site specific licences for badgers, great crested newts and bats. She also holds a degree in Environmental Science (BSc) and has successfully completed a number of courses run by IEEM, BCT and FSC in the relative protected species, carrying out phase I habitat surveys and BREEAM assessments.

3. SURVEY RESULTS.

3.1. Data Search Results.

Barnsley Biological Record Centre was consulted for records of bat roosts within 1km of the site. No records of any bat species were found.

3.2. Site Description.

3.2.1. Hilltop Farm is located on the edge of Barnsley and is surrounded by private housing with an open field to the north west. The aerial map below shows the location of the site, circled in red, and its surrounding area.



3.2.2. The buildings included in the new application and that were covered during this survey are shown in the aerial plan below and are labeled buildings B, C and D for continuity from the previous survey report reference 071104.



3.2.3. Building B.



3.2.3.1. Building B surveyed comprises part of two semi detached cottages, one of which is lived in. Some internal works have already been carried out on this building.

3.2.1.2. The walls are solid stone and are mostly rendered. The window and door frames are well sealed and there are no fascias or soffits.

3.2.1.3. The roof is a pitched, stone tiled roof with a number of gaps under and between the tiles. There is no lining under the tiles.

3.2.1.4. The loft is a small loft space with a purlin roof structure and loft floor insulation.

3.2.4. Building C.



3.2.4.1. Building C is an old, two storey high, ex slaughter house. It has not been used for a number of years.

3.2.4.2. The building comprises coursed stone walls with deeply weathered faces and with a number of open joints between, leading into the middle of the walls.

3.2.4.3. There is an open window on the west side of the building on the first floor and there are gaps above the doors.

3.2.4.4. The roof was previously a pitched, corrugated roof but has recently been replaced with a pitched tiled roof that is well sealed with no gaps under the roof tiles. The roof beams are of a king post structure. There are some gaps behind the fascias.

3.2.4.5. The interior of the barn is partitioned into three sections. The south section is completely open to the roof. It is obvious that pigeons regularly use this part of the building as there is bird excrement on the floor and pigeons were seen roosting on the roof beams.

3.2.4.6. The middle section of the barn is open to the roof structure with a single storey room built into one end. A large amount of bird excrement was identified across the floor.

3.2.4.7. The north section has been demolished since the initial survey.

3.2.5. *Building D.*



3.2.5.1. Building D is a three storey barn that was previously used for keeping livestock. The walls comprise coursed stone with weathered faces and have a number of gaps between leading into the middle of the walls. There is some dense ivy cover on the walls. There are two open windows on the second floor.

3.6.2. The roof is a pitched, tiled roof that is in poor condition and seems to have no lining. There is an open dormer window in the east facing roof pitch.

3.6.3. There is a small single storey extension on the north elevation of this building that comprises coursed stone walls and a sloping tiled roof that has become established with a cover of grassy vegetation.

3.3. Daytime Inspection Survey.

3.3.1. All buildings were thoroughly inspected for the presence of bats and bat field signs and were assessed for potential for roosting bats.

3.3.2. Building B offers very few opportunities for roosting bats and no bat field signs were identified in the loft space or around the exterior of the building.

3.3.3. Buildings C and D offer potential for roosting bats in the walls. No bat field signs were identified inside or around the exterior of building C.

3.3.4. The first and second floors of Building D were unsafe to access and could not be thoroughly inspected for bat field signs. No bat field signs were identified on the ground floor or around the exterior of the building.

3.3.5. Evidence of nesting birds were identified inside Buildings C and D, with a disused swallows nest identified on the first floor of Building C.

3.4. Dusk Emergence Survey Results.

3.4.1. The dusk emergence survey was carried out by six surveyors, listed below along with their Natural England bat survey licence number:

Ruth Georgiou – 20114782

Derek Whitcher - 20120510

Steven Whitcher - 20114125

James Campbell - 20114516

Stephen Lingwood – Experienced bat surveyor working as agent under above licences.

Sheila Whitcher – Experienced bat surveyor working as agent under above licences.

3.4.2. The weather during this survey was mild and still with a temperature of 10°C recorded at 21:30.

3.4.3. Each surveyor held a Batbox duet bat detector. Seven static Anabats and one video camera were also used to supplement the survey effort. The locations of each surveyor (S), Anabat (AB) and video camera (VC) during the survey are shown in the

plan below. AB7 and the video camera were placed inside Building C with the arrow indicating the direction the video camera.



3.4.4. The following bat activity was recorded by each surveyor during the survey:

3.4.5. Surveyor 1:

22:28 – A Pipistrelle 45 bat flew from the south and over Building C.

22:33 – A Pipistrelle 45 bat flew between Buildings B and C and to the south.

3.4.6. Surveyor 2:

22:19 – A Pipistrelle 45 bat flew from the north and foraged briefly between surveyors 2 and 5.

22:27 – A Pipistrelle 45 bat was heard a few seconds before seen to fly east between Buildings B and C. This bat then foraged around Building D for approximately five minutes.

3.4.7. Surveyor 3:

22:05 – A Pipistrelle 45 bat was heard but not seen.

22:20 – A Pipistrelle 45 bat flew from the south and off site to the north.

3.4.8. Surveyor 4:

22:25 – A Pipistrelle 45 was heard but not seen.

22:26 – A Pipistrelle 45 bat flew over the site.

22:38 – A Pipistrelle 45 bat flew across to the south of the site.

3.4.9. Surveyor 5:

22:19 – A Pipistrelle 45 bat flew from the north and foraged briefly between surveyors 2 and 5.

22:27 – A Pipistrelle 45 bat was heard a few seconds before seen to fly east between Buildings B and C. This bat then foraged around Building D for approximately five minutes.

3.4.10. Surveyor 6:

22:05 – A Pipistrelle 45 bat flew from the south, circled over and progressed east.

22:19 – A Pipistrelle 45 bat was identified foraging around Building D for approximately five minutes.

3.4.11. The following bat activity was recorded on each Anabat:

3.4.12. Anabat 1:

22:27 – Pipistrelle 45

22:31 – Pipistrelle 45

3.4.13. Anabat 2:

22:20 – Pipistrelle 45

22:29 – Pipistrelle 45

22:30 – Pipistrelle 45

22:31 – Pipistrelle 45
22:32 – Pipistrelle 45
22:33 – Pipistrelle 45

3.4.14. Anabat 3:

22:20 – Pipistrelle 45
22:28 – Pipistrelle 45
22:29 – Pipistrelle 45
22:30 – Pipistrelle 45
22:31 – Pipistrelle 45
22:32 – Pipistrelle 45

3.4.15. Anabat 4:

22:28 – Pipistrelle 45
22:39 – Pipistrelle 45

3.4.16. Anabat 5:

22:21 – Pipistrelle 45
22:29 – Pipistrelle 45
22:30 – Pipistrelle 45
22:31 – Pipistrelle 45
22:32 – Pipistrelle 45
22:33 – Pipistrelle 45

3.4.17. Anabat 6:

22:20 – Pipistrelle 45
22:28 – Pipistrelle 45
22:29 – Pipistrelle 45
22:30 – Pipistrelle 45
22:31 – Pipistrelle 45
22:33 – Pipistrelle 45

3.4.18. Anabat 7:

No bats were recorded.

3.4.19. No bat activity was recorded on the video camera.

3.5. *Other Issues.*

3.5.1. Evidence of nesting birds was identified on the site:

- A small bird was identified flitting in and out of a gap in the stone wall of Building C throughout the survey.
- Roosting pigeons and a high amount of pigeon excrement was identified inside Building C.
- A wren was identified flitting in and out of the ivy of Building D throughout the survey.
- A disused swallow's nest was identified on the ground floor of Building D.

4. EVALUATION OF FINDINGS.

4.1. Potential for roosting bats was identified in Buildings C and D, with the main potential being in the walls.

4.2. No bat field signs or roosting bats were identified inside or around the exterior of any of the buildings to suggest the presence of roosting bats.

4.3. No bats were identified emerging from any of the buildings during the dusk emergence survey. All bats seen flying or foraging over the site were seen to come from off site.

4.4. Evidence of nesting birds was identified in buildings C and D, including pigeons, wren, swallow and another unidentified small bird. The nesting bird season extends from March to September.

5. RECOMMENDATIONS.

5.1. No bat roosts were identified during this survey therefore there is no requirement for a Natural England EPS licence and no further surveys are recommended.

5.2. It is recommended that the development works are carried out outside the nesting bird season otherwise the works must be immediately preceded by a nesting bird survey. Any active nests identified must be left undisturbed until the young have fledged.

5.3. It is recommended that the loss of nesting sites are compensated for by providing replacement nest boxes to suit a range of birds including swallows.

5.4. It is recommended that where possible bat roosting opportunities are incorporated into the converted buildings in the form of gaps in the eaves, bat slates or bat bricks.

Ruth Georgiou.
BSc, MIEEM.

Natural England Bat Survey Licence Number:- 20114782

24.06.2012.

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.