

**Derek A Whitcher Ltd.
Wildlife Consultants.**



**THE COUNTRYMAN PUBLIC HOUSE.
BAT SURVEY.**

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1. INTRODUCTION.

1.1. A planning application is being prepared for the development of the site presently occupied by The Countryman Public House, Wombwell.

1.2. The Local Authority requires that a bat survey is carried out of the existing premises, in support of a planning application.

1.3. Derek A Witcher Ltd has therefore been commissioned to carry out a bat survey. The survey was carried out on 7th July 2008. This report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendix I of this report provides back ground information with respect to bats and the legal protection afforded to them.

2. SURVEY METHODOLOGY.

The structure was checked for potential bat roosting sites by looking for the following signs:-

- * Holes, cracks or crevices.
- * Bat droppings.
- * Prey remains.

This was followed by a dusk emergence survey using a Batbox Duet detector and one static Anabat detector.

3. SURVEY RESULTS.

3.1. Site Description.

3.1.1. The site comprises a large car parking area on three sides of The Countryman Public House. There is one tree on the site and that is a large poplar tree located on the south eastern site boundary. The other trees shown on the aerial photograph below have all been felled.



3.1.2. The site lies within a residential area, surrounded by housing of a variety of ages and with Park Street, the main road through Wombwell to the south west.

3.1.3. There are mature trees in the gardens that lie to the north of the site.

3.1.4. The public house is a large, three storey, brick building with a steep pitched and tiled roof.

3.1.5. The lower floor is only apparent as a garage and cellars to the rear of the building. The front of the building is only two storeys as shown on the photograph below.

3.1.6. There is a flat roofed extension to the eastern end of the building and a large conservatory at the western end of the building.



3.2. Day Light Survey Results.

3.2.1. There is a very tall loft with steep sloping sides. There is felt sarking under the tiles. The loft is fairly clean and empty with insulation on the floor. No bat droppings or bat field signs were identified anywhere in the loft.

3.2.2. Externally, the roof tiles and the ridge tiles are generally in good order with no significant bat roosting opportunities. There is a flat roofed section to the rear of the building.

3.2.3. There is a soffit board around much of the roof. This is in a poor state in some places with a missing section to the rear of the building. The gable ends are well sealed with no roosting opportunities.

3.2.4. The soffit around the flat roofed single storey extension and around the conservatory are well sealed and there were no visible bat roosting opportunities.

3.2.5. There is one large and mature poplar tree remaining on the site. No holes, cracks or crevices were visible that would provide bat roosting opportunities.

3.3. Dusk Emergence Survey Results.

3.3.1. A dusk emergence survey was carried out by two surveyors using Batbox Duet detectors and one static Anabat detector.

3.3.2. The evening was overcast and warm with a light breeze and a temperature of 14°C at 9-30pm.

3.3.3. The following bat activity was identified during the survey.

- 21-26. A distant pipistrelle 45 was briefly heard but not seen.
- 21-34. Two pipistrelle 45s flew across Park Street onto the site from the west and continued to the east.
- 21-37. A pipistrelle briefly flew along the northern tree line foraging.
- 21-39. A pipistrelle was heard foraging on the back side of the tree line but was not seen.
- 21-44. A noctule was seen and heard flying across Park Street from the west and eastwards across the site feeding.
- 21-45. A second noctule was seen and heard doing as above.
- 21-47. A pipistrelle was seen and recorded foraging along the tree line at the north of the site.
- 21-48. A noctule was seen and heard flying over Park Street and flying eastwards over the site feeding.
- 21-48. A pipistrelle 55 was seen and heard foraging over the northern boundary of the site.
- 21-48. From this time onwards there was continuous pipistrelle 45 and 55 foraging along the tree line to the north of the site.

3.3.4. No bats were seen or recorded emerging from either the buildings or the tree on the site.

4. EVALUATION OF FINDINGS.

4.1. No bats were seen or recorded emerging from either the buildings or the tree on the site.

4.2. Three species of bat were identified during the survey and all were moving from west to east foraging. To the east of the site lies the Dearne Valley with Wombwell Ings and Wath Ings, two large areas of standing water that will offer ideal bat foraging territory.

5. RECOMMENDATIONS.

5.1. There are no bat roosts in the existing buildings or tree on the site and there is therefore no requirement for a bat licence in connection with the proposed works under the planning application for the site.

5.2. Individual bats can seek temporary shelter almost anywhere. It is therefore recommended that any works to the roof or the soffit boards are carried out by hand and with care and in the unlikely event that a bat is found, it should be covered and protected and work should cease in that area until further advice has been sought from the undersigned.

5.3. While there is no legal requirement to do so, it is recommended that pipistrelle roost opportunities are designed in to any new buildings on the site. These should be in the form of 75mm by 12mm slots at the back of soffit boards or at gable ends that will allow bats to land on the wall and crawl up into the area behind the soffit boards to roost.

Derek A Whitcher.

11.07.2008.

Natural England Bat Survey Licence Number.

20073013

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.