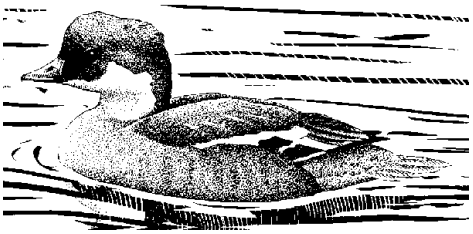
`

Bat Survey to
Egypt Farm
Cliffe Lane

Cleckheaton
BD19 4EU

John Gardner ARPS
Wildlife Photographer
Wildlife Advice, Surveys, Lectures
32 Nostell Lane, Ryhills Wakefield,West Yorkshire
WF4 2DJ.
01226 724283 mobile 07887 627005
www.wildscenes.com
e: john@wildscenes.com



`

1. Summary

1.1 A winter bat scoping survey to the barns at Egypt Farm, Cleckheaton was commissioned to establish the likelihood of the building being used by roosting bats ahead of proposed demolition and redevelopment works.

1.2 The survey was undertaken at a time of year which is just outside the optimal season for bat occupancy and, therefore, aimed to establish the *likelihood* of bats using the building by looking for evidence in the form of droppings, scattered prey remains and noting potentially suitable roosting cavities as well as assessing the likely impact of the work on bats. Winter surveys are not always able to establish categorically whether bats are present or absent but the style of building combined with surveyor experience are a good indication of the likelihood of bats being present.

1.3 The site comprises a large brick barn with Marley tile roof and a livestock barn comprised of block walls and tin sheet roof. The livestock barn has no value to bats and is considered to be of negligible value and the large brick barn has been reroofed and renovated in recent years. The site is located in a rural area and is within very easy reach of excellent foraging habitat and other residential dwellings. The current proposal includes converting the brick barn into two dwellings.

1.4 The roof of the barn has been renovated and replaced with a man-made tile that has a tight interlocking pattern and does not have any gaps. There are no facia boards or soffits on the gable and internally, there was no evidence of bats in the form of droppings or scattered prey remains, though the huge amount of pigeon guano made inspection impossible. However, the ridges internally have a heavy build-up of cobwebs and it is not thought that bats are using the ridge section. Because the building has undergone extensive renovation, and for the reasons outlined in the report, the buildings are categorised as being of *negligible* importance to bats and it is considered that bats are not using the building.

1.5 A previous survey to the site around 5yrs ago also came to the conclusion that no bats were using the site.

1.6 There are no statutory constraints to the redevelopment of the site from the presence of a bat roost. No further activity surveys are required but mitigation has been prescribed.

`

2. Introduction

2.1 A daylight bat scoping survey was undertaken to barns at Egypt Farm, Cliffe Lane, Cleckheaton BD19 4EU (NGR SE194261) in accordance with the Planning Authority's request, to determine whether bats have or are using the property as a roost site.

2.2 The current proposal is to demolish the livestock barn and convert the large brick barn into two residential dwellings.

2.3 The survey took place at a time just considered sub-optimal for bat occupancy, therefore, the survey aimed to establish the following

- the likelihood of bats using the building by undertaking a scoping survey
- identify any potential roosting areas
- provide an impact assessment of the development on bats
- define mitigation proposals where required
- assess the requirement for a protected species licence.
- Assess the building for use by nesting birds

3. Methodology

3.1 The buildings were surveyed in accordance with best practice guidelines by John Gardner, a surveyor with over 30yrs fields experience in searching for bats (licence number 2015-15656-CLS-CLS).

3.2 The exterior of the buildings were inspected during daylight using torches and binoculars. All normal signs of bats were looked for including bats, dead baby bats, bat droppings, prey remains, scratching and staining of entry and exit holes.

3.3 The buildings were assessed for their degree of potential to support roosting bats including assessing the building design, construction, materials and condition. This combined with an assessment of the location of the site and the surrounding habitat in terms of bat suitability allows an assessment to be made as to the potential of the buildings to support bats. Factors such as the proximity of good foraging areas (woodland, water bodies) and features that link the site to the wider surrounds such as linear features (hedgerows etc) were also considered.

3.4 This report sets out the findings of a combined daytime and return survey carried out to the above property on Tuesday 25th April 2017 and highlights the ecological constraints and opportunities associated with the proposed works and appraises the potential impacts. Appropriate actions to ensure the protection of bats are identified and mitigation measures detailed where appropriate.

4. Survey constraints

4.1 None

`

5. Site Description

5.1 The site consists of a large brick barn adjacent to a period stone farmhouse and also a large, open-fronted livestock barn constructed of block and sheeting. The site is located in a rural area with connecting features that would allow bats to commute to foraging areas.

Figure 1. Site location plan

Figure 2 Aerial view of the site, surrounds and buildings surveyed

`

6. Desk Study

A desk study was requested from WYE and the searches revealed around 74 records for the 2km radius but no records that relate directly to the survey site. There were no roosts closer than 900m and this simply reflects observer coverage rather than bat distribution. Bats of a local provenance are likely to be more widespread than records suggest.

7. Activity surveys

7.1 No activity surveys were undertaken as the survey was conducted outside the optimal season for bat occupancy and the building was also considered to be of little interest to bats.

8. Survey results

8.1 The daylight survey

The property is located in a rural area and is close to good foraging habitat which bats can easily gain access to by utilising the network of hedges, field boundaries and other linear features.

Barn 1: Red brick barn
Over the years, the roof has been renovated and weather proofed and replaced with a traditional hessian felt and covered with interlocking Marley tiles which have very few gaps. The ridge tiles have all been re-bedded and there are no gaps that would allow bats access to the ridge area. Internally, there is no light ingress in the ridges and most of the ridges are very heavily covered with cobwebs. The barn is full of pigeon and the entire interior is heavily covered in pigeon guano making it impossible to search for bat droppings.

The walls are constructed from red brick but are constructed in a header and stretcher style which has a very limited, if any, cavity. The wall tops have been sealed with expanding foam which would restrict any access by bats. There are no gaps or structural cavities to the walls and the gables have very well pointed dry verges. There are no facia on the gable and only a small gutter board to the sides of the barn. The natural gaps between the gutter boards and the walls have been sealed with expanding foam which prevents any access by bats.

On the front of the barn is a small extension which has a stone tiled roof. Internal inspection shows this to be unlined but very heavily covered with cobwebs. It is unlikely a nursery roost would exist here though individual bats could find shelter beneath the overlapping sections of the stone tiles.

The building has no obvious roost sites and is considered to have ***negligible*** roost potential.

Barn 2: Large open-fronted livestock barn
The second barn on site is a large, open-fronted livestock barn which is constructed from single thickness block walls with some wooden sections and a tin roof. The wooden section of walls and the roof are supported on thin angle iron frames and the whole building is considered to be of no value to bats in terms of possible roosting sites.

The building has no obvious roost sites and is considered to have ***negligible*** roost potential.

`

9. Discussion and analysis

9.1 The scoping survey results suggest the livestock barn has negligible roost potential due to the block walls and tin sheeting to the roof. There are no cavities that would provide shelter to bats and the barn has an open aspect and is filled with daylight.

The brick barn has solid walls which have a very small cavity and the roof has been recovered with interlocking Marley tiles and does not appear to have access points either at the ridges or along the dry verges. The gutter boards have been back-filled with expanding foam which seals any of the minor gaps and prevents bats from accessing the wall tops. There are air vents of openings in the gable walls which would allow bats to fly into the barn but the roof sits on wooden beams at the wall tops and these have also been back-filled with expanding foam. There are no features on the internal walls that would allow bats to roost and the ridge sections have a very heavy build-up of cobwebs.

The small extension to the front of the barn has a stone roof but is unlined. Inspection suggests bats are not using the roof but individual animals could root between the stone tiles where they overlap. Cautionary measures have been outlined in section 11.

The survey is considered robust and the findings, that bats are not using the site, is likely to be correct. A previous survey to the site also suggested the building has low potential for bats

There is no evidence to suggest that bats have used the building and its roost potential is very low. There are many other dwellings nearby which offer greater roost potential than the survey site.

10. Impact assessment

It is considered that the proposed conversion is unlikely to have any effect on the local bat population and will not likely to destroy or damage nursery roosts. There will not be any major loss of foraging and there will be no fragmentation of habitat. There is currently very limited roost potential in the buildings and therefore, by including a permanent roosting feature in the proposed new build, the site will have far more appeal to bats than at present.

11. Mitigation measures

The removal of the stone roof tiles on the small extension should be undertaken by hand by lifting the tiles vertically to avoid any possible crushing injuries in the unlikely event of bats being present.

If bats are found during the works, all activity in that area should cease immediately and advice sought from a qualified bat ecologist or Natural England.

Consideration should be given to inclusion of a permanent roost feature which could be erected on the west or south wall of the third barn in the yard (not part of the development), This could be in the form of a Schwegler 1FQ bat house and could be erected before work commences on the conversion of the barn. It should be located high up on the barn just below the roof line or high on the gable apex

The above measures can be conditioned into any planning permission that may be granted.

`

Appendix 1: Photographs of the survey site

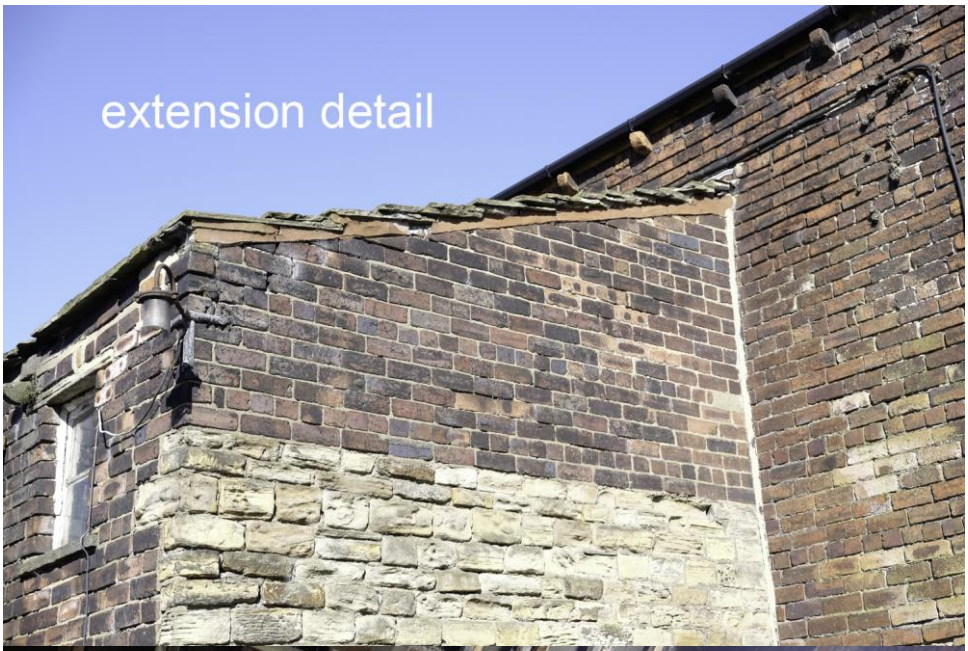
`

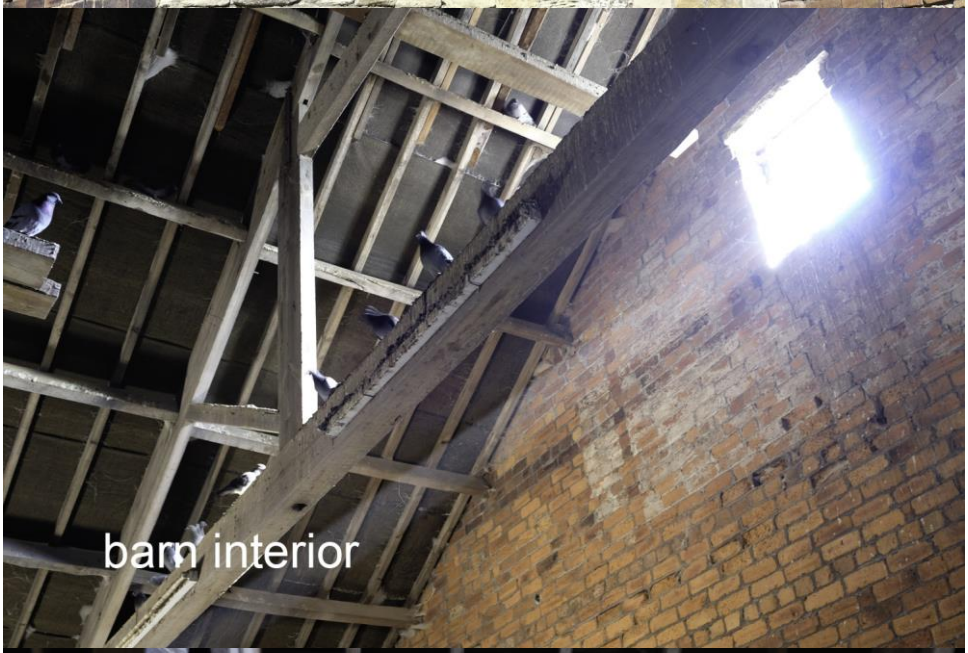
dry verges (pointed)

south elevation

east elevation

`


extension detail


barn interior


barn interior

`


south elevation


small extension south elevation

`


new roof


FV64 WWZ
North elevation

`

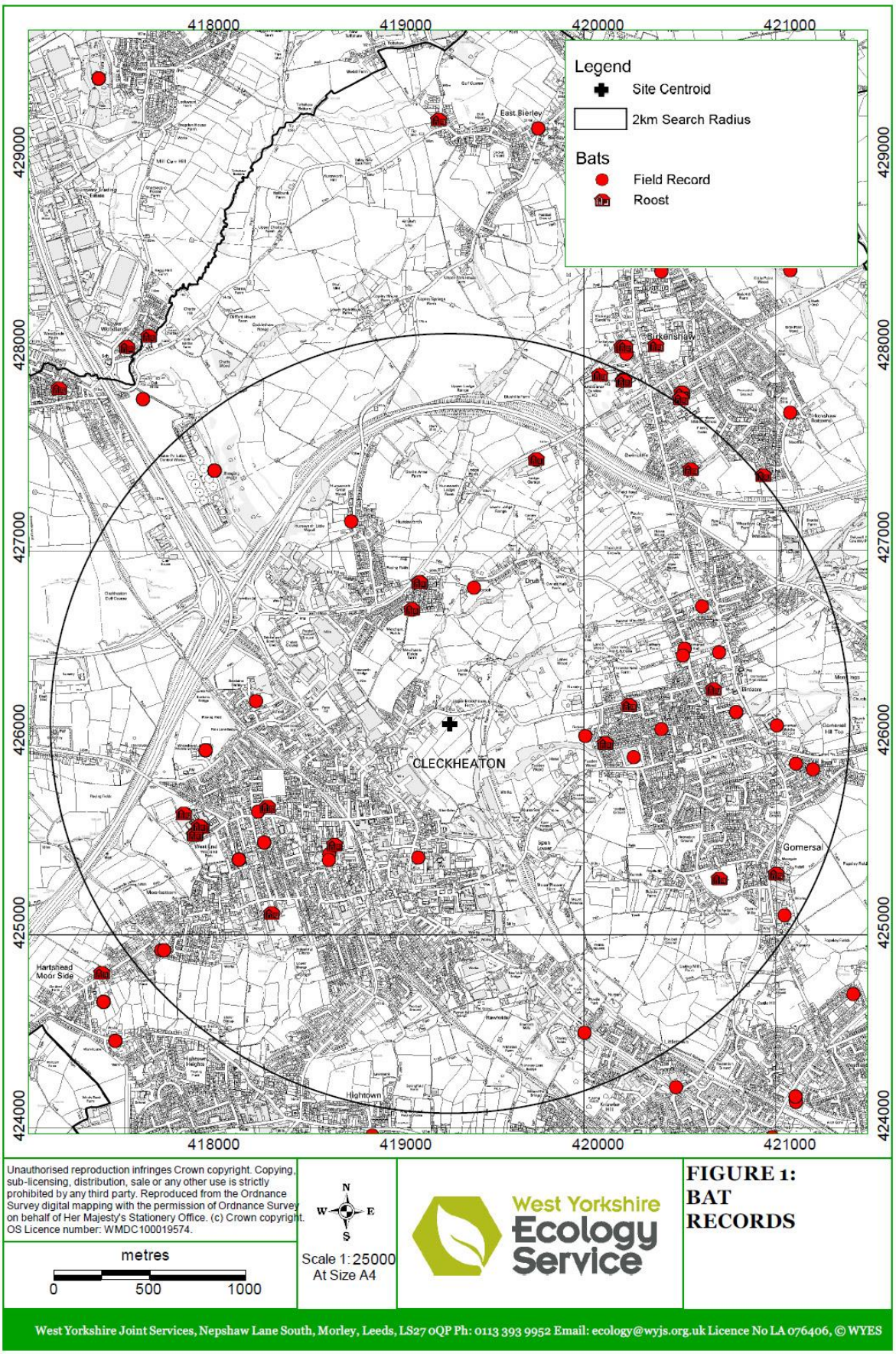

barn 2


barn 2

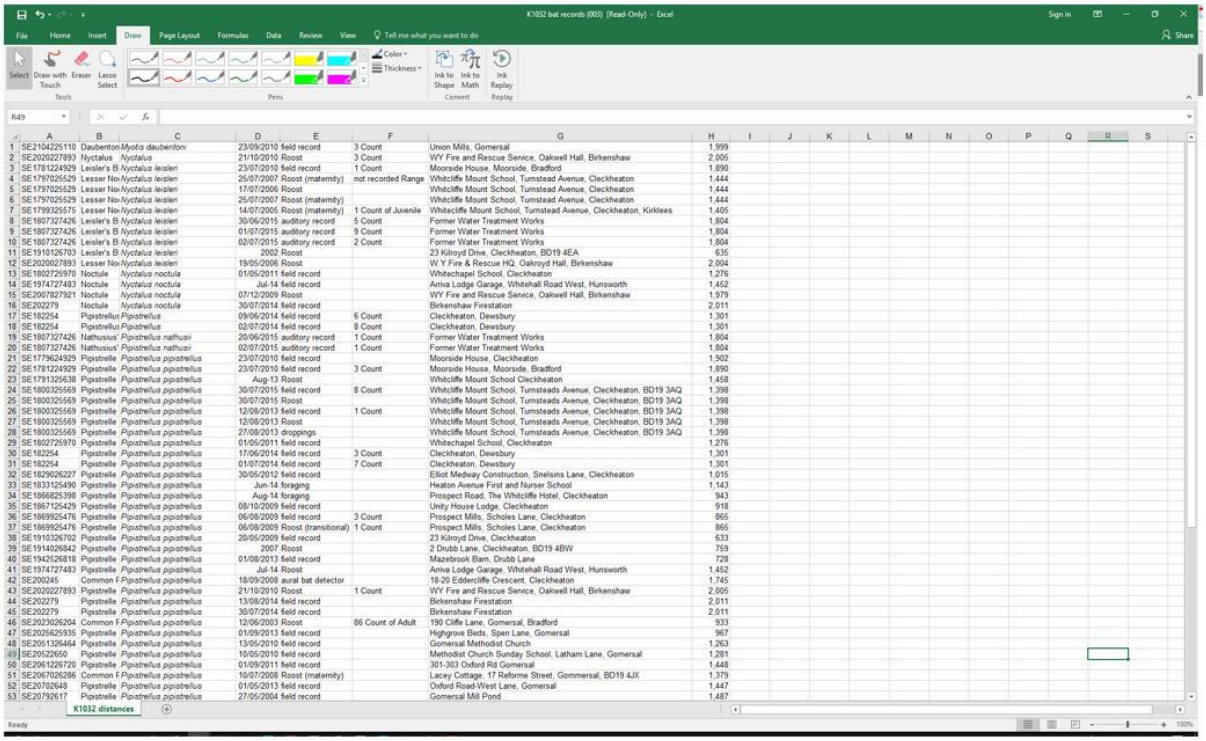

barn 2 interior

`

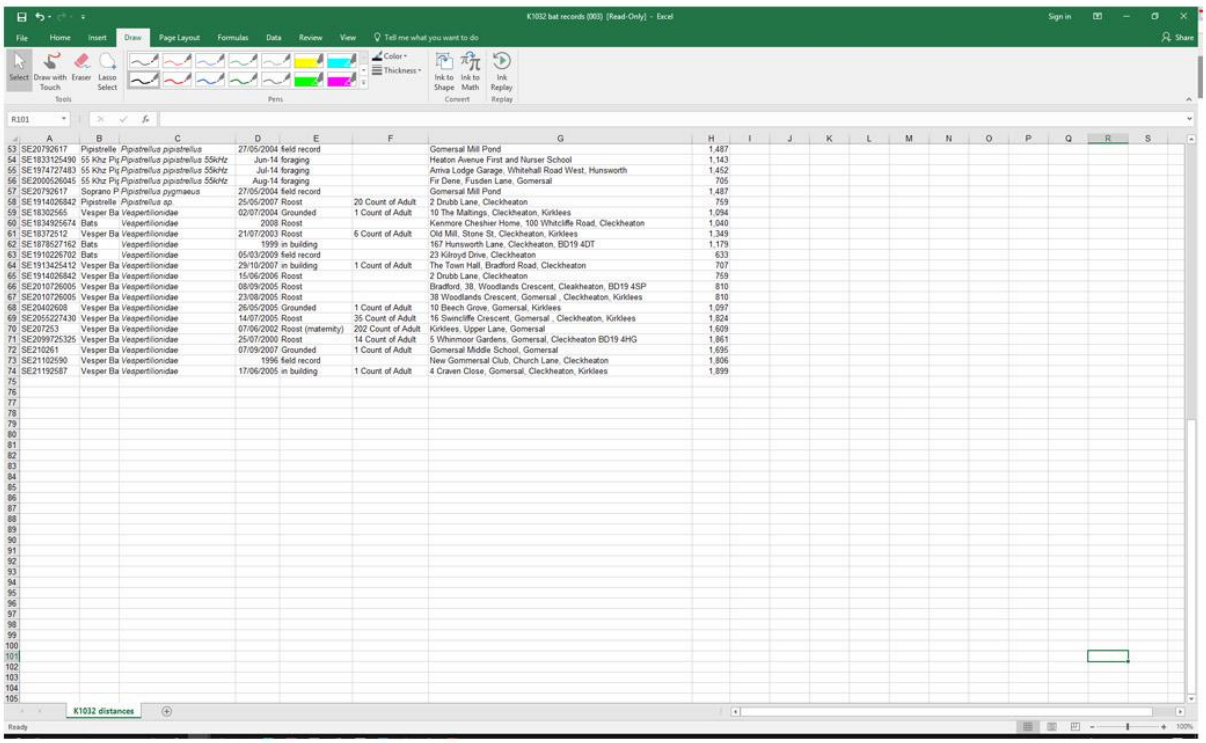
Appendix 2: Data search results



`



	A	B	C	D	E	F	G	H
1	SE2104225110	Daubenton	*Myotis daubentoni*	23/09/2010	field record	3 Count	Union Mills, Gomersal	1,999
2	SE2020227893	Nyctalus	*Nyctalus*	21/10/2010	Roost	3 Count	WY Fire and Rescue Senice, Oakwell Hall, Birkenshaw	2,005
3	SE1781224929	Leisler's B	*Nyctalus leisleri*	23/07/2010	field record	1 Count	Moorside House, Moorside, Bradford	1,890
4	SE1797025529	Lesser Noc	*Nyctalus leisleri*	25/07/2007	Roost (maternity)	not recorded Range	Whitcliffe Mount School, Turnstead Avenue, Cleckheaton	1,444
5	SE1797025529	Lesser Noc	*Nyctalus leisleri*	17/07/2006	Roost		Whitcliffe Mount School, Turnstead Avenue, Cleckheaton	1,444
6	SE1797025529	Lesser Noc	*Nyctalus leisleri*	25/07/2007	Roost (maternity)		Whitcliffe Mount School, Turnstead Avenue, Cleckheaton	1,444
7	SE1799325575	Lesser Noc	*Nyctalus leisleri*	14/07/2005	Roost (maternity)	1 Count of Juvenile	Whitecliffe Mount School, Turnstead Avenue, Cleckheaton, Kirklees	1,405
8	SE1807327426	Leisler's B	*Nyctalus leisleri*	30/06/2015	auditory record	5 Count	Former Water Treatment Works	1,804
9	SE1807327426	Leisler's B	*Nyctalus leisleri*	01/07/2015	auditory record	9 Count	Former Water Treatment Works	1,804
10	SE1807327426	Leisler's B	*Nyctalus leisleri*	02/07/2015	auditory record	2 Count	Former Water Treatment Works	1,804
11	SE1910126703	Leisler's B	*Nyctalus leisleri*	2002	Roost		23 Kilroyd Drive, Cleckheaton, BD19 4EA	635
12	SE2020027893	Lesser Noc	*Nyctalus leisleri*	19/05/2006	Roost		W Y Fire & Rescue HQ, Oakroyd Hall, Birkenshaw	2,004
13	SE1802725970	Noctule	*Nyctalus noctula*	01/05/2011	field record		Whitechapel School, Cleckheaton	1,276
14	SE1974727483	Noctule	*Nyctalus noctula*	Jul-14	field record		Amva Lodge Garage, Whitehall Road West, Hunsworth	1,452
15	SE2007827921	Noctule	*Nyctalus noctula*	07/12/2009	Roost		WY Fire and Rescue Senice, Oakwell Hall, Birkenshaw	1,979
16	SE202279	Noctule	*Nyctalus noctula*	30/07/2014	field record		Birkenshaw Firestation	2,011
17	SE182254	Pipistrellus	*Pipistrellus*	09/06/2014	field record	6 Count	Cleckheaton, Dewsbury	1,301
18	SE182254	Pipistrellus	*Pipistrellus*	02/07/2014	field record	8 Count	Cleckheaton, Dewsbury	1,301
19	SE1807327426	Nathusius'	*Pipistrellus nathusii*	20/06/2015	auditory record	1 Count	Former Water Treatment Works	1,804
20	SE1807327426	Nathusius'	*Pipistrellus nathusii*	02/07/2015	auditory record	1 Count	Former Water Treatment Works	1,804
21	SE1779624929	Pipistrelle	*Pipistrellus pipistrellus*	23/07/2010	field record		Moorside House, Cleckheaton	1,902
22	SE1781224929	Pipistrelle	*Pipistrellus pipistrellus*	23/07/2010	field record	3 Count	Moorside House, Moorside, Bradford	1,890
23	SE1791325638	Pipistrelle	*Pipistrellus pipistrellus*	Aug-13	Roost		Whitcliffe Mount School Cleckheaton	1,458
24	SE1800325569	Pipistrelle	*Pipistrellus pipistrellus*	30/07/2015	field record	8 Count	Whitcliffe Mount School, Turnsteads Avenue, Cleckheaton, BD19 3AQ	1,398
25	SE1800325569	Pipistrelle	*Pipistrellus pipistrellus*	30/07/2015	Roost		Whitcliffe Mount School, Turnsteads Avenue, Cleckheaton, BD19 3AQ	1,398
26	SE1800325569	Pipistrelle	*Pipistrellus pipistrellus*	12/08/2013	field record	1 Count	Whitcliffe Mount School, Turnsteads Avenue, Cleckheaton, BD19 3AQ	1,398
27	SE1800325569	Pipistrelle	*Pipistrellus pipistrellus*	12/08/2013	Roost		Whitcliffe Mount School, Turnsteads Avenue, Cleckheaton, BD19 3AQ	1,398
28	SE1800325569	Pipistrelle	*Pipistrellus pipistrellus*	27/08/2013	droppings		Whitcliffe Mount School, Turnsteads Avenue, Cleckheaton, BD19 3AQ	1,398
29	SE1802725970	Pipistrelle	*Pipistrellus pipistrellus*	01/05/2011	field record		Whitechapel School, Cleckheaton	1,276
30	SE182254	Pipistrelle	*Pipistrellus pipistrellus*	17/06/2014	field record	3 Count	Cleckheaton, Dewsbury	1,301
31	SE182254	Pipistrelle	*Pipistrellus pipistrellus*	01/07/2014	field record	7 Count	Cleckheaton, Dewsbury	1,301
32	SE1829026227	Pipistrelle	*Pipistrellus pipistrellus*	30/05/2012	field record		Elliot Medway Construction, Snelsins Lane, Cleckheaton	1,015
33	SE1833125490	Pipistrelle	*Pipistrellus pipistrellus*	Jun-14	foraging		Heaton Avenue First and Nurser School	1,143
34	SE1866825398	Pipistrelle	*Pipistrellus pipistrellus*	Aug-14	foraging		Prospect Road, The Whitcliffe Hotel, Cleckheaton	943
35	SE1867125429	Pipistrelle	*Pipistrellus pipistrellus*	08/10/2009	field record		Unity House Lodge, Cleckheaton	918
36	SE1869925476	Pipistrelle	*Pipistrellus pipistrellus*	06/08/2009	field record	3 Count	Prospect Mills, Scholes Lane, Cleckheaton	865
37	SE1869925476	Pipistrelle	*Pipistrellus pipistrellus*	06/08/2009	Roost (transitional)	1 Count	Prospect Mills, Scholes Lane, Cleckheaton	865
38	SE1910326702	Pipistrelle	*Pipistrellus pipistrellus*	20/05/2009	field record		23 Kilroyd Drive, Cleckheaton	633
39	SE1914026842	Pipistrelle	*Pipistrellus pipistrellus*	2007	Roost		2 Drubb Lane, Cleckheaton, BD19 4BW	759
40	SE1942526818	Pipistrelle	*Pipistrellus pipistrellus*	01/08/2013	field record		Mazebrook Barn, Drubb Lane	728
41	SE1974727483	Pipistrelle	*Pipistrellus pipistrellus*	Jul-14	Roost		Amva Lodge Garage, Whitehall Road West, Hunsworth	1,452
42	SE200245	Common F	*Pipistrellus pipistrellus*	18/09/2008	aural bat detector		18-20 Edderclife Crescent, Cleckheaton	1,745
43	SE2020227893	Pipistrelle	*Pipistrellus pipistrellus*	21/10/2010	Roost	1 Count	WY Fire and Rescue Senice, Oakwell Hall, Birkenshaw	2,005
44	SE202279	Pipistrelle	*Pipistrellus pipistrellus*	13/08/2014	field record		Birkenshaw Firestation	2,011
45	SE202279	Pipistrelle	*Pipistrellus pipistrellus*	30/07/2014	field record		Birkenshaw Firestation	2,011
46	SE2023026204	Common F	*Pipistrellus pipistrellus*	12/06/2003	Roost	86 Count of Adult	190 Cliffe Lane, Gomersal, Bradford	933
47	SE2025625935	Pipistrelle	*Pipistrellus pipistrellus*	01/09/2013	field record		Highgrove Beds, Spen Lane, Gomersal	967
48	SE2051326464	Pipistrelle	*Pipistrellus pipistrellus*	13/05/2010	field record		Gomersal Methodist Church	1,263
49	SE20522650	Pipistrelle	*Pipistrellus pipistrellus*	10/05/2010	field record		Methodist Church Sunday School, Latham Lane, Gomersal	1,281
50	SE2061226720	Pipistrelle	*Pipistrellus pipistrellus*	01/09/2011	field record		301-303 Oxford Rd Gomersal	1,448
51	SE2067026286	Common F	*Pipistrellus pipistrellus*	10/07/2008	Roost (maternity)		Lacey Cottage, 17 Reforme Street, Gommersal, BD19 4JX	1,379
52	SE20702648	Pipistrelle	*Pipistrellus pipistrellus*	01/05/2013	field record		Oxford Road-West Lane, Gomersal	1,447
53	SE20792617	Pipistrelle	*Pipistrellus pipistrellus*	27/05/2004	field record		Gomersal Mill Pond	1,487



	A	B	C	D	E	F	G	H
53	SE20792617	Pipistrelle	*Pipistrellus pipistrellus*	27/05/2004	field record		Gomersal Mill Pond	1,487
54	SE1833125490	55 khz Pip	*Pipistrellus pipistrellus* 55kHz	Jun-14	foraging		Heaton Avenue First and Nurser School	1,143
55	SE1974727483	55 Khz Pip	*Pipistrellus pipistrellus* 55kHz	Jul-14	foraging		Amva Lodge Garage, Whitehall Road West, Hunsworth	1,452
56	SE2000526045	55 khz Pip	*Pipistrellus pipistrellus* 55kHz	Aug-14	foraging		Fir Dene, Fusden Lane, Gomersal	705
57	SE20792617	Soprano P	*Pipistrellus pygmaeus*	27/05/2004	field record		Gomersal Mill Pond	1,487
58	SE1914026842	Pipistrelle	*Pipistrellus sp.*	25/05/2007	Roost	20 Count of Adult	2 Drubb Lane, Cleckheaton	759
59	SE18302565	Vesper Ba	*Vespertilionidae*	02/07/2004	Grounded	1 Count of Adult	10 The Maltings, Cleckheaton, Kirklees	1,094
60	SE1834925674	Bats	*Vespertilionidae*	2008	Roost		Kenmore Cheshier Home, 100 Whitcliffe Road, Cleckheaton	1,040
61	SE18372512	Vesper Ba	*Vespertilionidae*	21/07/2003	Roost	6 Count of Adult	Old Mill, Stone St, Cleckheaton, Kirklees	1,349
62	SE1878527162	Bats	*Vespertilionidae*	1999	in building		167 Hunsworth Lane, Cleckheaton, BD19 4DT	1,179
63	SE1910226702	Bats	*Vespertilionidae*	05/03/2009	field record		23 Kilroyd Drive, Cleckheaton	633
64	SE1913425412	Vesper Ba	*Vespertilionidae*	29/10/2007	in building	1 Count of Adult	The Town Hall, Bradford Road, Cleckheaton	707
65	SE1914026842	Vesper Ba	*Vespertilionidae*	15/06/2006	Roost		2 Drubb Lane, Cleckheaton	759
66	SE2010726005	Vesper Ba	*Vespertilionidae*	08/09/2005	Roost		Bradford, 38, Woodlands Crescent, Cleakheaton, BD19 4SP	810
67	SE2010726005	Vesper Ba	*Vespertilionidae*	23/08/2005	Roost		38 Woodlands Crescent, Gomersal , Cleckheaton, Kirklees	810
68	SE20402608	Vesper Ba	*Vespertilionidae*	26/05/2005	Grounded	1 Count of Adult	10 Beech Grove, Gomersal, Kirklees	1,097
69	SE2055227430	Vesper Ba	*Vespertilionidae*	14/07/2005	Roost	35 Count of Adult	16 Swincliffe Crescent, Gomersal , Cleckheaton, Kirklees	1,824
70	SE207253	Vesper Ba	*Vespertilionidae*	07/06/2002	Roost (maternity)	202 Count of Adult	Kirklees, Upper Lane, Gomersal	1,609
71	SE2099725325	Vesper Ba	*Vespertilionidae*	25/07/2000	Roost	14 Count of Adult	5 Whinmoor Gardens, Gomersal, Cleckheaton BD19 4HG	1,861
72	SE210261	Vesper Ba	*Vespertilionidae*	07/09/2007	Grounded	1 Count of Adult	Gomersal Middle School, Gomersal	1,695
73	SE21102590	Vesper Ba	*Vespertilionidae*	1996	field record		New Gommersal Club, Church Lane, Cleckheaton	1,806
74	SE21192587	Vesper Ba	*Vespertilionidae*	17/06/2005	in building	1 Count of Adult	4 Craven Close, Gomersal, Cleckheaton, Kirklees	1,899