

## Preliminary Roost Assessment

**Survey site:**

The Huntsman Inn, Greenfield Road, Holmfirth HD9 3XF

**Client:**

Louise Thorp

**Survey date:**

4<sup>th</sup> July 2024

**Project:**

This report is prepared to inform a planning application with Kirkless Council The proposal is described as:

*“Proposed erection of a single storey infill extension, external beer garden works, alterations to car park and associated works at following the removal of the existing pergola and log store” [Unsubmitted]*

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

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| The site survey was undertaken by David Hill-Chambers, Assistant Ecologist, Accredited under Bat Licence (2018-33540-CLS-CLS) |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |            |            |
| Date of survey                                                                                                                | Temperature (°C) | Humidity (%)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | Cloud Cover (%) | Wind (mph) | Rain       |
| 04/07/2024                                                                                                                    | 12               | 69                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                              | 30              | 22         | Light rain |
| PRA Survey Factor                                                                                                             |                  | Detailed using desk study and site survey. Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                 |            |            |
| See PRA plan in Appendix 1, location plan in Appendix 2, proposed plans in Appendix 3 and photos in Appendix 4.               |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |            |            |
| Background and Site Location                                                                                                  |                  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |                 |            |            |
| Summary of site and desk Study                                                                                                |                  | <p><u>Limitations</u></p> <p>Light rain during the external assessment had the potential to remove any physical evidence of bat activity such as droppings or oil staining. Closer attention was made to elevations with suitable roosting features and areas with noticeable ground water run off to minimize this risk.</p> <p><u>Site description</u></p> <p>The site is centred on National Grid Reference SE 10727 08215 and has an area of approximately 0.7ha. The site is comprised of a large commercial building (The Huntsman Inn Hotel), two auxiliary buildings with associated outbuildings set amidst hardstanding, modified grassland with ornamental scrub and scattered trees. The site is set within a rural context, ~8.9km south of Huddersfield Town centre. As a result, the site is surrounded by neutral grassland, arable farmland, with an area of deciduous woodland to the northwest. Beyond its immediate surroundings there are habitats of additional ecological value including areas of good quality deciduous woodland, brooks (Harden Clough), reservoirs and heathland. A site location map is provided in Appendix 2.</p> |                 |            |            |

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|  | <p><b><u>Previous Ecological Surveys</u></b></p> <p>To the author's knowledge, no previous ecology reports have been produced for this site.</p> <p><b><u>Designated Sites</u></b></p> <p>The follow statutory designated sites are present within 2km of the site (all of which share the same land area):</p> <ul style="list-style-type: none"> <li>• <b>Dark Peak</b> – Site of Special Scientific Interest (SSSI): Located ~1.2km west, Dark Peak is described by Natural England as <i>“Wild and remote semi-natural character created by blanket bog, dwarf shrub heath and heather moorland which support internationally important habitats and assemblages of upland birds and breeding waders. Contrasting valley heads created by a combination of sheltered, deeply incised cloughs with fast-flowing streams around the plateau margins, with their greater diversity of vegetation, including semi-natural broadleaved woodland”</i>.</li> <li>• <b>South Pennine Moors</b> – Special Area of Conservation (SAC): Located ~1.2km west, The JNCC characterises the site under the following Annex I habitats, <b>4030</b> European dry heaths, <b>7130</b> Blanket bogs, <b>91A0</b> Old sessile oak woods with Ilex and Blechnum in the British Isles, <b>4010</b> Northern Atlantic wet heaths with Erica tetralix, and <b>7140</b> Transition mires and quaking bogs.</li> <li>• <b>Peak District Moors</b> – Special Protection Area (SPA): Located ~1.2km west, Natural England has designated the site as a SPA due to the follow qualifying features: <ul style="list-style-type: none"> <li>○ A098 Falco columbarius; Merlin (Breeding)</li> </ul> </li> </ul> |
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|                                   | <ul style="list-style-type: none"> <li>○ A140 Pluvialis apricaria; European golden plover (Breeding)</li> <li>○ A222 Asio flammeus; Short-eared owl (Breeding)</li> </ul> <p><b><u>Protected Species Licences</u></b></p> <p>The following granted European Protected Species Licences (EPSLs) are present within 2km of the site:</p> <ul style="list-style-type: none"> <li>• 2016-27080-EPS-MIT-2 (~1.6km north) for common pipistrelle and natters bat covering the destruction of a resting place.</li> <li>• EPSM2010-2036 (~1.8km north) for common pipistrelle covering the destruction of a resting place.</li> </ul>                                                                                                                                                                                                                                                                        |
| <b>Field survey results</b>       |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <i>Summary of Survey Findings</i> | <p><b><u>Foraging and Commuting Habitats (See Images 1-4)</u></b></p> <p>The site is characterised by areas of ornamental scrub and scattered trees set amidst areas of grassland. These habitats would provide opportunities for foraging and commuting bats. Within its surroundings there are areas of deciduous woodland with Harden Clough, a brook, which cuts through the deciduous woodland to the northwest, in addition to a separate brook (Hart Holes Clough) to the east which all provide excellent habitat for various species of bat to forage and commute. The woodland to the northwest also connects the site to further areas of woodland to the north. There are however large areas of open land (arable farmland and grassland) surrounding the site which limits its connectivity. The site is therefore assessed to have moderate value for foraging and commuting bats.</p> |

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|  | <p><b><u>Building One (B1)</u></b></p> <p><b>Overview</b></p> <p>B1 is a stone built, two storey commercial building operating as the Huntsman Inn Hotel. The building has a multi-hipped and gable roof structure, with UPVC windows and doors, slate roof tiles and concrete ridge tiles. The proposed development will impact the entrance to the hotel along the southwestern elevation, as well as the roof and building sections adjacent to the entrance (See Appendix 1 for PRA plan). No physical evidence of bats (droppings, urine marks etc) were found during the survey. A number of roost features are present on B1.</p> <p><b>External Inspection (See Images 5-20)</b></p> <p><b>Southwestern Elevation</b></p> <p>The southwestern elevation of B1 comprises the entrance to the hotel and is the elevation where the proposed infill extension will be developed. The brick work along the elevation appears in good condition with no missing or damages bricks. Areas of missing mortar were present, however on further investigation, these gaps led to no internal cavity. A gap was present between the bargeboard and the brickwork along all aspects of the southwestern elevation. However, by means of the existing external stairs, a closer inspection was undertaken and no access into the internal space was present through this gap. The gaps themselves would be unsuitable for crevice dwelling bats to roost under due to their exposure the external weather conditions. Missing mortar was present between the concrete ridge tiles and the slate roof tiles in a number of areas. These gaps would be a suitable access point for crevice dwelling bats. A number of gaps were present along the underside of the</p> |
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|  | <p>gable roof structure above the main entrance. These gaps appear to be caused by water damage and would be suitable for crevice dwelling bats to roost within the internal space.</p> <p><b>Northwestern Elevation</b></p> <p>The brickwork along the northwestern elevation of B1 appears in good condition with no missing or damaged bricks, or areas of missing mortar. A gap was present behind the where the guttering meets the drainpipe. This gap would be suitable for crevice dwellings bats to roost within. It was not possible to survey the tiles and roof structure along this elevation due to the inaccessibility of the adjoining field.</p> <p><b>Northeastern Elevation</b></p> <p>The brickwork along the northwestern elevation appears in good condition with no damaged or missing bricks or damage to the mortar. The ridge and roof tiles along the elevation also appear in good condition with no noticeable gaps present between the tiles. At the apex of the roof valley, close to the southeastern elevation, gaps are present between the tiles and the led flashing. This feature would be suitable for crevice dwelling bats to enter and roost under.</p> <p><b>Southeastern Elevation</b></p> <p>The brickwork along the southeastern elevation of B1 appear in good condition with no missing or damaged bricks or missing mortar including along the end tiles. All led flashing was flush with the brickwork with no raised and damaged sections. The roof structure along the southeastern elevation appears in good condition with no missing or damaged tiles and no noticeable gaps between the tiles.</p> |
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|  | <p><b>Internal Inspection (See Images 21-32)</b></p> <p><b>Loft Space One (L1)</b> – Height: 1.9m – Length: 5.9m – Temperature: 18.3°C – Humidity: 56.2%</p> <p>The internal structure of L1 comprised wooden ridge beams, rafters and struts, with breathable membrane lining and mineral wool insulation. No physical evidence of bats (droppings, urine marks, oil stains, scratch marks or insect remains) were present within L1. The breathable membrane lining appears in good condition with no ripped and loose sections. The wooden ridge beams, rafters or struts appear in good condition with no damage or slips within the wood. A draft was present; however, this was attributed to the ventilation system housed within L1. Along the apex of each side of the internal space of L1 a lack of mortar was present which created gap between the wooden roof structure and brickwork. During complete darkness however no daylight was seen entering the internal space of L1.</p> <p><b>Loft Space Two (L2)</b> – Height 1.9m – Length 15.7m – Temperature 16.2°C – Humidity: 66.1%</p> <p>The internal structure of L2 comprised wooden ridge beams, rafters and struts, with breathable membrane lining and mineral wool insulation used primarily for storage. L2 is separated from L3 by plaster boarding with a gap created to allow access. No physical evidence of bats (droppings, urine marks, oil stains, scratch marks or insect remains) were present within L2. In a number of sections, the breathable membrane lining was loose which could allow crevice dwelling bats to enter the internal space of L2. In addition, evidence of water damage to the breathable membrane demonstrated that the external roof structure was not secure. Throughout the internal space, evidence of rodent activity was present with large numbers of rat droppings suggesting possible</p> |
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|  | <p>entry points into the internal space. A draft was also present. This was attributed to the ventilation system housed within L2 and the presence of an external vent. The wooden ridge beams, rafters and struts appear in good condition with no damage or slips within the wood. During complete darkness no daylight was seen entering the internal space of L2.</p> <p><b>Loft Space Three (L3)</b> – Height: 1.9m - Length: 16.5m - Temperature: 16.2°C - Humidity: 67%</p> <p>The internal structure of L3 comprised wooden ridge beams, rafters and struts, with breathable membrane lining and mineral wool insulation used primarily for storage. No physical evidence of bats (droppings, urine marks, oil stains, scratch marks or insect remains) were present within L3. The breathable membrane lining within L3 was tight, with no loose sections, however areas of water damage were present throughout. A draft was present within L3. This was attributed to the presence of an external vent. This vent was not deemed an entry point as the slits are too narrow for crevice dwelling bats to enter, in addition to the large number of cobwebs present. Throughout the internal space, evidence of rodent activity was present with large numbers of rat and mouse droppings suggesting possible entry points into the internal space. The wooden ridge beams, rafters and struts appear in good condition with no damage or slips within the wood. During complete darkness no daylight was seen entering the internal space of L3.</p> |
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|  | <p><b>Suitability Assessment</b></p> <p>Several roost features are present on B1. There are a number of gaps between the slate tiles and the ridge tiles; gaps are present under the entrance canopy, in addition to gaps under the guttering. B1 is therefore assessed to have <b>moderate value</b> for roosting bats.</p> <p><b><u>Building Two (B2 (See Images 33-36))</u></b></p> <p>B2 is a wooden shed used for storage, comprised of wooden roof tiles and wooden panels present along the northeastern elevation. Gaps were present under raised wooden panels along the southeastern elevation of B2. Upon inspection these gaps led to no internal space and would be unsuitable for bats to roost under due to their exposure to changes in weather. No physical evidence of bats was present within B2, and no access points were present. The internal space of B2 is also regularly disturbed making it unsuitable for bats to roost within.</p> <p>B2 is therefore assessed to have <b>negligible value</b> for roosting bats.</p> |
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|  | <p><b><u>Building Three (B3) (See Images 37 and 38)</u></b></p> <p>B3 is a wooden building comprised a wooden battens with a membrane lining and a flat roof structure, along the northwestern site boundary, used for recreational purposes. The wooden battens appear in good condition with no damage or slips in the woodwork. All lining is flush with the woodwork with no damage present. Along the underside of the overhanging canopy, no lining is present behind the wooden battens. This creates a gap between each of the battens. In a number of places these gaps are large enough to allow crevice dwelling bat to enter the internal space. No physical evidence of bats such as droppings or oils staining was present.</p> <p>B3 is therefore accessed to have <b>low value</b> for roosting bats.</p> <p><b><u>Outbuilding One and Two (See Images 39 and 40)</u></b></p> <p>Outbuilding one (O1) is a wooden built structure used for storage and the containment of electrical units. No damage is present to the woodwork, with not cracks or slips present. Outbuilding one would be unsuitable for bats to roost due to the amount of daylight which and exposure to changes in temperature.</p> <p>Outbuilding two (O2) is a metal-built structure on the edge of the site boundary. No gaps were present within the metal structure. This outbuilding would not be unsuitable for bats to roost within due to the fluctuation in temperature cause by its metal constructure.</p> |
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|                         | Both Outbuilding one and two are deemed to have <b>negligible value</b> for roosting bats.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <i>Foreseen Impacts</i> | <p>As the proposed development includes the creation of an infill extension along the southwestern elevation of B1, any bat roosts present along this elevation will be destroyed. This could result in death or injury to bats. Based on the extent of the development any bats roosting in other areas of the building are likely to be disturbed. This could result in distress or injury to bats.</p> <p>In regard to B3 (assessed to have low value for roosting bats), no impacts to bats are expected and therefore no further surveys are required. If the proposed development were to change and/or any works to B3 are proposed, then further surveys would be required.</p> <p>The proposed development would also result in an increase in artificial light and noise pollution during the development. This would lead to bats roosting on site to be disturbed. This has the potential to lead to distress or injury to bats. This also has the potential to disrupt foraging and commuting routes between the site and the surrounding landscape.</p> |
| <i>Recommendations</i>  | <p><b>B1 is assessed to have moderate value for roosting bats</b></p> <p>Two bat emergence/re-entry surveys are required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.</p> <p>These survey visits should be completed during the optimal survey period mid-May to August inclusive. The survey visits should be at least three weeks apart.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |

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|                                   | <p>Four surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. Infrared cameras should also be employed as part of the survey to see where any specific roost locations are located.</p> <p>Lighting mitigation may be required based on the outcome of the night bat survey(s).</p> <p>If any bat roosts are confirmed from this survey schedule, a bat license would be required to continue with the proposed infill extension as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works.</p> <p>Enhancements are dependent on the outcome of further surveys.</p> |
| <b>Nesting Birds</b>              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <i>Summary of Survey Findings</i> | Two barn swallow nests were discovered along the southwestern elevation of B1. These nests were active as barns swallows were observed leaving the nest and flying to the woodland along the northwestern elevation.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <i>Foreseen Impacts</i>           | As the proposed development involves the creation of an infill extension along the southwestern elevation. The proposed development will result in the destruction and disturbance, and subsequent abandonment of these active bird nests.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |

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| <i>Recommendations</i> | <p>Any building removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the nests should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged.</p> <p>Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged.</p> <p>The installation of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitats for nesting birds. As barn swallows are already established on site specific swallow cups e.g. No 10 Schwegler Swallow Nest, or a similar alternative brand are recommended.</p> |
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## Appendix 1: PRA plan



## Appendix 2: Location map



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## Appendix 4: Photos



**Image 1:** Habitat along the northeastern elevation



**Image 2:** Habitat along the southwestern elevation



**Image 3:** Habitat along the southeastern elevation



**Image 4:** Habitat along the northwestern elevation

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**Image 5:** Southwestern elevation of B1



**Image 6:** Gap between ridge tile and slate roof tile



**Image 7:** Gap between ridge tile and slate roof tile



**Image 8:** Gap between ridge tile and slate roof tile

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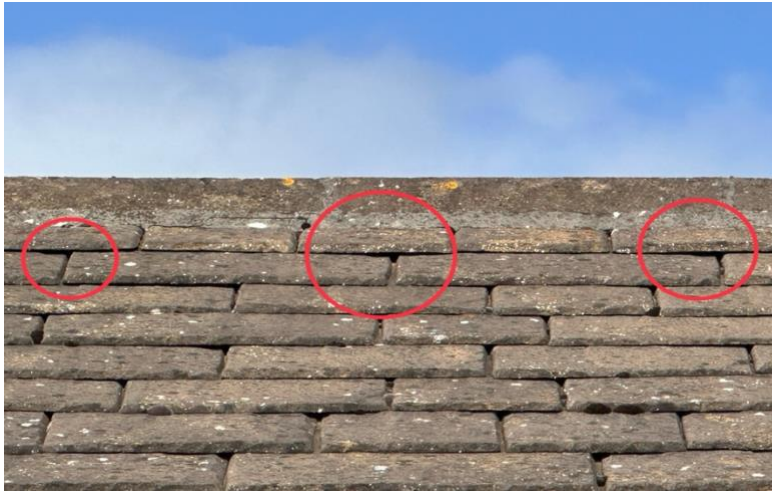


**Image 9:** Gaps under slate tiles

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**Image 10:** Barn Swallow nest within smoking shelter



**Image 11:** Barn Swallow nest along the southwestern elevation of B1



**Image 12:** Gaps under entrance canopy

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**Image 13:** Northwestern elevation of B1

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**Image 14:** Gap behind guttering along the northwestern elevation of B1



**Image 15:** Northeastern elevation of B1



**Image 16:** Gaps under the slate tiles along the northeastern elevation of B1

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**Image 17:** Northeastern elevation of B1



**Image 18:** Northeastern elevation of B1



**Image 20:** Northeastern elevation of B1



**Image 20:** In tacked brick and mortar along the northeastern elevation of B1

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**Image 21:** Internal loft space one (L1)

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**Image 22:** Breathable membrane lining with L1



**Image 23:** Gap at the apex within L1



**Image 24:** Gap at the apex within L1

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**Image 25:** Internal loft space 2 (L2)

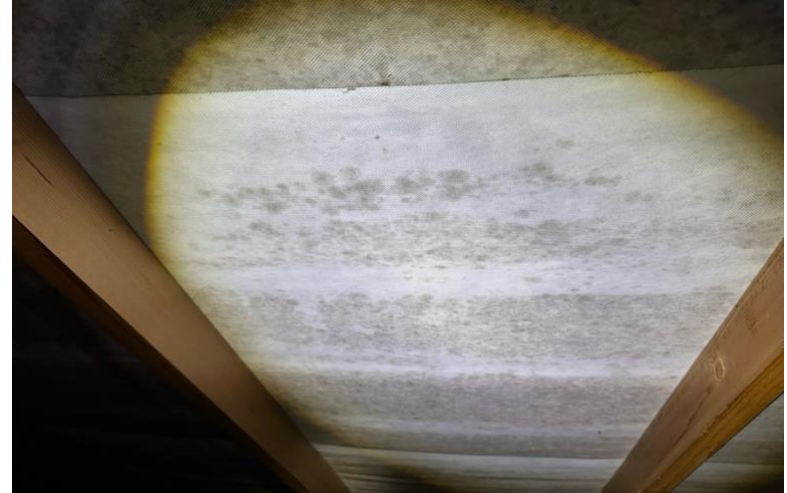


**Image 26:** Area of water damage to the breathable membrane within L2



**Image 27:** Cluster of rat droppings within L2



**Image 28:** Loose breathable membrane lining within L2



**Image 29:** Internal loft space 3 (L3)



**Image 30:** Open vent within L3



**Image 31:** Cluster of mouse droppings within L3



**Image 32:** Area of water damage to the breathable membrane within L3

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**Image 33:** Northeastern elevation of B1



**Image 34:** Gaps under the lifted wooden panelling on B2



**Image 35:** Internal space of B2



**Image 36:** Internal space of B2

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**Image 37:** Building three (B3)

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**Image 38:** Gaps between battens along the underside of the canopy on B3



**Image 39:** Outbuilding 1 (O1)



**Image 40:** Outbuilding 2 (O2)

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|-----------------|-------|----------------------------------------------------------|------------|
| Status          | Issue | Name                                                     | Date       |
| Draft           | 0.1   | David Hill-Chambers MSc, BSc (Hons), Assistant Ecologist | 04/07/2024 |
| Proof           | 0.2   | Mel Reid BSc (Hons) MRes MRSB, Senior Consultant         | 05/07/2024 |
| Final           | 1.0   | David Hill-Chambers MSc, BSc (Hons), Assistant Ecologist | 05/07/2024 |