

Holmside Farm, Holmfirth

Nocturnal Bat Survey Report



HABITAT WORKS

June 2025



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Nocturnal Bat Survey Report

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Executive Summary

Habitat Works Limited (Habitat Works) was commissioned in March 2026 by Mr. John Green to undertake a Preliminary Bat Roost Assessment (PBRA) of a series of agricultural buildings located at Holmside Farm, Holmfirth West Yorkshire (central Ordnance Survey National Grid Reference (OS NGR) SE 11408 06703), hereafter referred to as 'the Site' and as displayed in Figure 1.

The Site comprises two outbuildings, which plans for the demolition in order to facilitate the construction of a residential property with associated gardens and hardstanding.

The recommendation for further bat surveys was made by Habitat Works Ltd following a Preliminary Roost Assessment (PRA) of the Site, detailed within the report '*Holmside Farm, Holmfirth – Preliminary Roost Assessment (Bats) Survey Report*' dated April 2026. The PRA found that the structures had 'Low' roosting potential (Collins, 2023; Habitat Works Ltd, 2026).

As the structures are considered to be of 'Low' suitability for roosting bats, a single nocturnal survey has been undertaken to confirm presence/likely absence of roosting bats, in line with good practice guidelines (Collins, 2023). This survey did not find evidence of roosting bats within the surveyed buildings and as such, it is considered that the buildings are likely absent of roosting bats.

Bats are highly transient, and as such, there is potential for individuals to utilise the PRFs on the Site in the future, despite the surveys concluding likely absence of bats in the building in line with good practice guidance (Collins, 2023). In the event that bats are found or suspected to be resident within the building during works, works should cease immediately, and an ecologist should be contacted for further advice.

In accordance with good practice, it is recommended that a bat box should be incorporated into the residential property as part of the development proposals. The model of box used should be suitable for crevice dwelling bat species, such as the Schwegler 1FR Bat Tube. The bat box should be placed as high as possible above the ground on the House, facing southern aspects to maximise chances of occupation.

1. Introduction

1.1 Background

- 1.1.1 Habitat Works Limited (Habitat Works) was commissioned in March 2026 by Mr. John Green to undertake a Preliminary Bat Roost Assessment (PBRA) of a series of agricultural buildings located at Holmside Farm, Holmfirth West Yorkshire (central Ordnance Survey National Grid Reference (OS NGR) SE 11408 06703), hereafter referred to as 'the Site' and as displayed in Figure 1.
- 1.1.2 The Site comprises of two outbuildings, which plans for the demolition in order to facilitate the construction of a residential property with associated gardens and hardstanding.
- 1.1.3 The recommendation for further bat surveys was made by Habitat Works Ltd following a Preliminary Roost Assessment (PRA) of the Site, detailed within the report '*Holmside Farm, Holmfirth – Preliminary Roost Assessment (Bats) Survey Report*' dated April 2026. The PRA found that the two buildings had 'Low' roosting potential (Collins, 2023; Habitat Works Ltd, 2024).
- 1.1.4 This report details the findings of the further bat surveys, comprising emergence surveys undertaken throughout 2026. Methodologies employed during the surveys are described along with the survey findings, evaluation, assessment and recommendations for any further survey work and/or mitigation/enhancement as required.
- 1.1.5 Recommendations are made in terms of impacts of the proposed development through habitat losses/potential gains on the Site post-development and the retention and protection of key ecological features.

2. Methodology

2.1 Nocturnal Bat Surveys

- 2.1.1 As both buildings are considered to be 'Low' suitability for roosting bats, a single emergence survey is required to confirm the presence/likely absence of roosting bats from the building in line with good practice guidance (Collins, 2023). The surveys were led by a suitably qualified and experienced ecologist and assisted by experienced bat surveyors positioned to ensure coverage of all aspects of the building which displayed suitability for roosting bats.
- 2.1.2 Surveyors used a combination of visual assessment and detection using industry-standard recordable ultrasonic bat detectors and night vision aids (NVAs), comprising infrared NightFox cameras utilising inbuilt and supplementary infrared lighting as required. Surveyors recorded the species and number of bats using any roost features within the buildings (where present) and recorded incidental bat activity observed in the locality during the survey period. The dusk emergence surveys commenced 15 minutes prior to sunset and finished 1.5 hours after sunset. The surveys were conducted during a period where the weather conditions were predominantly dry, with relatively low winds and temperatures in excess of 10°C.
- 2.1.3 The nocturnal surveys were digitally recorded to allow bat echolocation calls to be analysed using Kaleidoscope sound analysis software, with species identification confirmed with reference to bat call parameters presented in '*British Bat Calls: A Guide to Species Identification*' (Russ, 2021) as required. Video recordings were also taken to give greater confidence in the results of the surveys, allowing the option to view the footage post survey to review key moments or any events flagged by the surveyor during the survey. Darkest point photographs of the NVAs are provided within Appendix 1 as per good practice guidance.
- 2.1.4 Survey details are shown in Table 1 below, with surveyor locations and bat activity findings illustrated in Figures 1.1 – 1.2.

Table 1 – Nocturnal Bat Survey Details

Date/Time	Surveyors	Air Temp (°C)	General Conditions	Detector Type
02/06/2026 21:14 – 22:59 hrs Sunset: 21:29 hrs	SS, AB, WK, SS, MP	Start: 16°C End: 14°C	Dry, 40% cloud cover, light breeze (Beaufort Scale (BS): 4)	Echo Meter Touch 2 Pro

*Surveyors (Licenced bat surveyors in bold): **SS – Stuart Silver MCIEEM**; AB – Ashleigh Brentnall; WK – Wojciech Kaim; SS – Sophie Silver; MP – Madisyn Pett.

2.2 Assumptions and Limitations

- 2.2.1 In line with CIEEM guidance, this report is valid for a period of 12 months. In the event that works have not been commenced by June 2027, an update assessment should be undertaken.

3. Findings and Evaluation

3.1 Site Description

- 3.1.1 The Site is located in the western extents of Holmsbridge, Holmfirth, West Yorkshire and comprises a series of existing farm outbuildings, in addition to associated hardstanding and landscaping. The location of the Site is provided within Figure 1.
- 3.1.2 The Site is immediately bounded by pastoral fields to the south of the Site. Immediately to the north is an area of deciduous woodland associated with Digley Brook that flows from the Digley Reservoir. An avenue of mature trees is present to the south of the Site which connects to a coniferous woodland that connects to Brownhill Reservoir.
- 3.1.3 Building 1 is a large, single storey, building with a series of with a pitched and gable ended roof. The building is constructed mostly of corrugated steel sheets sat upon a wooden frame, with the northern facing gable end comprising a heavily eroded block wall. The building is open and access to the internal of the building is present throughout the building. Internally, the building is open to the roof, with no roof void present.
- 3.1.4 The building supports Potential Roosting Features (PRFs) for roosting bats in the form of crevices between the corrugated steel sheets of the building, in addition to the crevices created from the weathering of the blocks on the northern aspect. All of these features are small in size, and could likely only support individual bats, however these features are repeated across the building creating a number of potential individual roosting features.
- 3.1.5 Building 2 comprises a series of farm outbuildings that are all connected to one another internally. The buildings are a combination of brick-built outbuildings, and steel structures supporting corrugate steel and corrugated asbestos panelling. Much of the roof of these buildings is in a state of disrepair, with internal access opportunities present for roosting bats throughout.
- 3.1.6 Externally, the building supports a range of PRFs for roosting bats, these include small gaps between brickwork where mortar is missing, in addition to areas of lifted lead flashing which is present in areas where the wall plate meets the roofing materials. These PRFs are all small in size, offering only suitability for individual bats.
- 3.1.7 Internally, the building is open throughout, and a hay loft is present in the western aspect of the building. Similar to Building 1, crevices suitable to support individual roosting bats are present where corrugated panels overlap. Small crevices are also present in areas of damage to internal breezeblock walls, in addition to where roof trusses are present adjacent to an internal wall, creating a small crevice between the two.
- 3.1.8 A number of bird nests were recorded throughout Building 2 during the survey, however none were considered to be active at the time of survey.

3.2 Nocturnal Bat Survey

2nd June 2026

- 3.2.1 No roosting bats were recorded within the Site during the survey (Figure 1.1).
- 3.2.2 The earliest bat recorded was a common pipistrelle *Pipistrellus pipistrellus* at 21:50, which was recorded by one surveyor in flight as a pass over. Common pipistrelle were the only species recorded throughout the survey.
- 3.2.3 The individuals in flight observed by the surveyors were most regularly seen associated with the eastern

extent of the Site, towards the agricultural fields and river corridor. In addition to this, individual bats were observed flying around the entrances of the buildings, but did not emerge from here. The final bat was recorded at 22:33, pertaining to a common pipistrelle observed foraging.

4. Impact Assessment and Enhancements

4.1 Proposals

- 4.1.1 Proposals for the Site comprise of the demolition of the existing buildings to facilitate the construction of a residential property with associated gardens and hardstanding.

4.2 Legislation

- 4.2.1 All species of bat occurring within the UK are included in Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under regulation 41 bats are protected from deliberate capture, injury or killing, from deliberate disturbance and from deliberate damage or destruction of a breeding site or resting place (roost).
- 4.2.2 All UK bats are also included on Schedule 5 of the WCA 1981 (as amended). However, their protection is limited to certain offences. Under the 1981 Act (as amended) it is an offence to intentionally or recklessly disturb bats while they are occupying a structure or place used for shelter or protection, or to obstruct access to any such place.
- 4.2.3 Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared bat *Plecotus auritus*, greater horseshoe *Rhinolophus ferrumequinum*, lesser horseshoe *Rhinolophus hipposideros*, noctule and soprano pipistrelle bats are included as priority species under Section 41 of the NERC Act 2006.

4.3 Assessment

- 4.3.1 As the buildings are considered to be of 'Low' suitability for roosting bats, a single nocturnal surveys has been undertaken to confirm presence/likely absence of roosting bats in line with good practice guidelines (Collins, 2023). It is recommended that the survey of each building should be undertaken within the core maternity period of June to mid-July. The surveys did not find any evidence of roosting bats within the surveyed buildings and as such, it is considered that these are likely absent of roosting bats.
- 4.3.2 Bats are highly transient, and as such, there is potential for individuals to utilise the PRFs on the Site in the future, despite the surveys concluding likely absence of bats in the building in line with good practice guidance (Collins, 2023). In the event that bats are found or suspected to be resident within the building during works, works should cease immediately, and an ecologist should be contacted for further advice.
- 4.3.3 In accordance with best practice, it is recommended that a bat box should be incorporated into the House as part of the development proposals. The model of box used should be suitable for crevice dwelling bat species, such as the Schwegler 1FR Bat Tube. The bat box should be placed as high as possible above the ground on the House, facing southern aspects to maximise chances of occupation.

5. References

Collins, J. (2023) *'Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edn)'*. The Bat Conservation Trust, London.

Ecology Services Ltd (2024) *'Whine Lane, Read – Preliminary Roost Assessment (Bats) Survey Report'*.

Reason, P.F. and Wray, S. (2023). *'UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats'*. Version 1.1. Chartered Institute of Ecology and Environmental Management, Ampfield.

Russ, J. (2021). *'Bat Calls of Britain and Europe: A Guide to Species Identification'*. Pelagic Publishing, London. ISBN 9781784272258.

Figure 1.1 – 1.2 Nocturnal Bat Survey Results



Legend

-  Site Boundary
-  surveyor locations
-  Bat Flight Paths
-  Buildings

0 5 10 15 20 m



HABITAT WORKS

Mr. John Green

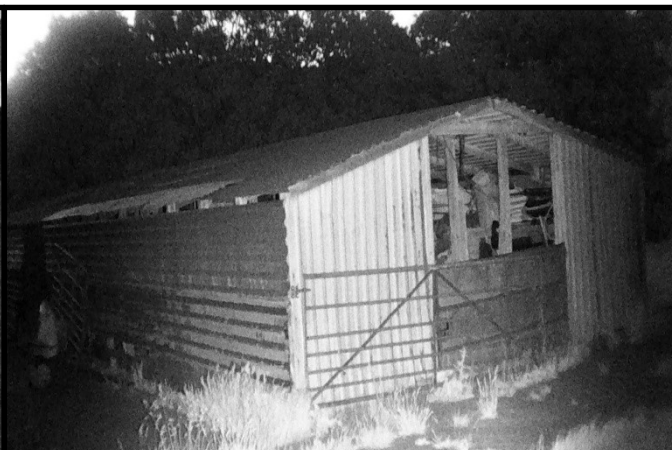
Holmside Farm, Holmfirth

Figure 1
Survey Results Map 2nd June 2026

Appendix 1. Darkest Point Photographs of Night Vision Aids (NVAs)



07/05/2025 – SS Location



07/05/2025 – SS Location



07/05/2025 – EC Location

07/05/2025 – AB Location



20/06/2025 – MP Location



20/06/2025 – WK Location