



THE GATE INN, PILLEY.

OS REF: SE 33369 00715.

BAT SURVEY REPORT.

Ref No: 220563/1.

Date: 14th June 2022.

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1. INTRODUCTION.

1.1. There are plans to develop the site of the Gate Inn, Pilley. A bat survey and report are required in support of that planning application.

1.2. Whitcher Wildlife Ltd was therefore commissioned to carry out a bat survey to identify whether there are roosting bats in the building.

1.3. The initial site survey and dusk emergence survey was carried out on 27th May and a dawn swarming survey on 13th June 2022. This report outlines the findings of those surveys and makes appropriate recommendations.

1.4. Appendices I to II of this report provide additional information on specific species and are designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

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

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

2.2. A thorough external inspection was carried out from ground level for any gaps or openings of the structure which may provide suitable roost access points and field signs to indicate possible use by bats.

2.3. All 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.

2.4. All survey work was carried out in line with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*, with an assessment of the structures suitability for roosting bats made in accordance with these guidelines.

2.4. The subsequent dusk emergence survey was also conducted in accordance with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)*. It was conducted by a sufficient number of surveyors to cover all areas of roosting potential, in suitable weather conditions from fifteen minutes before sunset to at least an hour and half after.

2.5. All surveyors were equipped with Batbox Duet bat detectors, or similar. The use of static recording devices such as Anabat SD2's and video cameras with infrared lights were also utilised where appropriate.

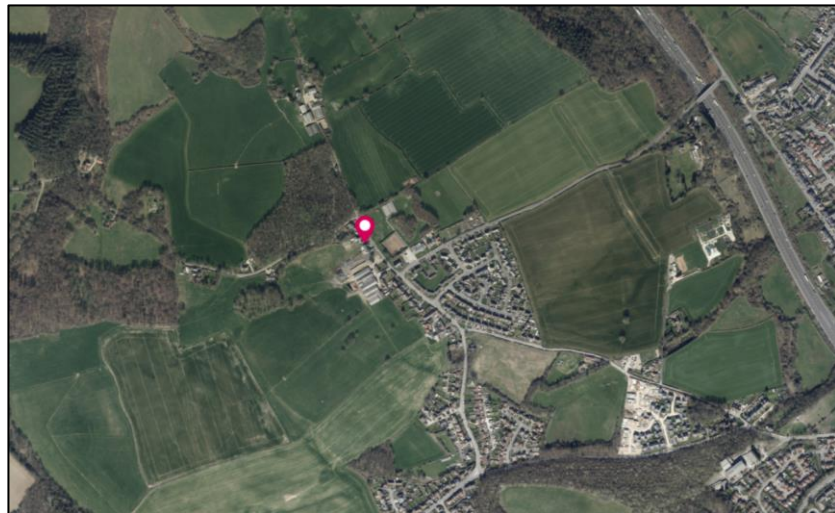
2.6. This survey was carried out by a team of ecologists led by Derek Whitcher who has over twenty years' experience of surveying for wildlife and has run his own wildlife consultancy since 1998. He has extensive experience of a wide variety of survey techniques for a variety of species of protected wildlife supplemented by attendance on a wide range of training courses through CIEEM, FSC and BCT. As a

member of CIEEM he is committed to continuous professional development, a continual process of learning and career development, a condition of CIEEM membership. He holds current Natural England, CCW and NRW survey licences for, bat, great crested newt and white clawed crayfish.

3. SURVEY RESULTS.

3.1. The Surveyed Area.

The surveyed area is the semi derelict buildings that used to be the Gate Inn, Pilley. The site is located at the edge of a rural village surrounded by open farmland and woodland to the west of the M1 motorway, shown by the red marker on the aerial photograph below.



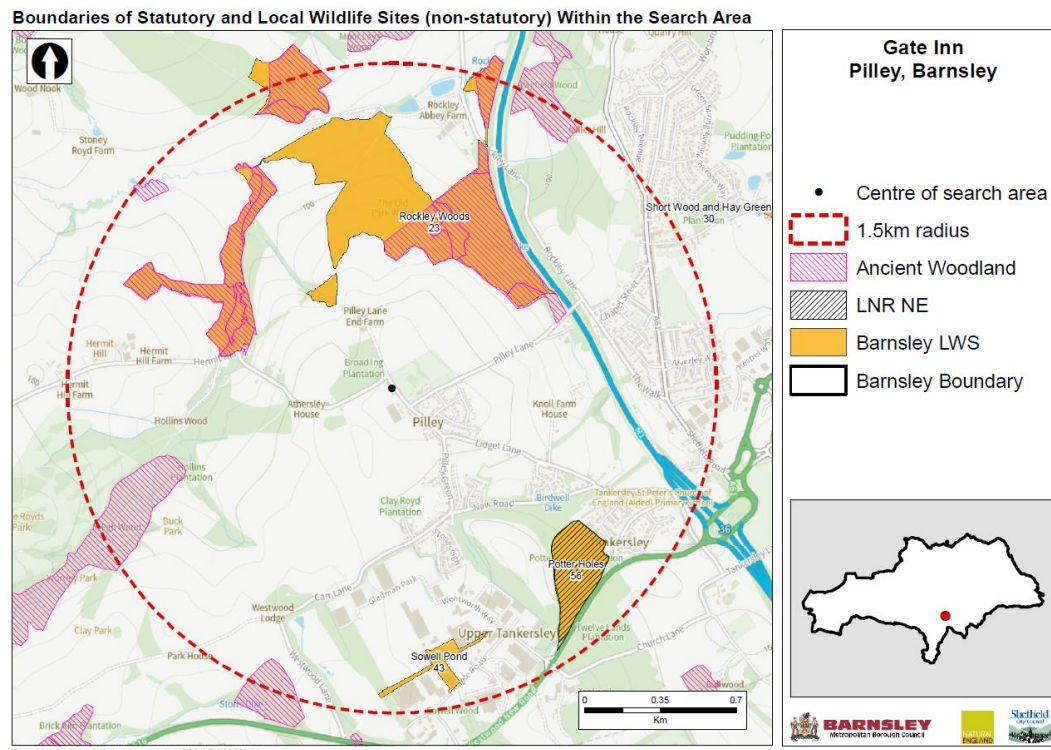
3.2. Data Search Results.

3.2.1. A data search request was submitted to South Yorkshire Bat Group for bat roost records within 2km of the site.

3.2.2. Their response included numerous records of known roosts within the surrounding area including Rockley Engine House, Rockley tramway tunnel Wentworth Castle and Gardens with closer records from Bruce Lodge and Hermit Hill. The records include Common Pipistrelle, Soprano Pipistrelle, Noctule, Leisler's, Daubenton's, Whiskered and Brown Long-eared bats but no roosts close to the surveyed site.

3.2.3. A data search request was submitted to Barnsley Biological Records Centre for existing records of protected species and locally designated sites within 2km of the site.

3.2.4. The following map shows the location of the site plus all designated sites in the surrounding area. None of the sites is close enough to the site to be an issue.



3.2.5. Species records provided were abundant but were from a large area.

3.2.6. The records most relevant to this site were the bat records. The records include Common Pipistrelle, Soprano Pipistrelle, Noctule, Leisler's, Daubenton's, Whiskered and Brown Long-eared bat roosts but none close enough to the survey area to be an issue.

3.2.7. The data search results cannot be placed in the public domain but are available to the client on request.

3.3. Daytime Survey Results.

3.3.1. The old Gate Inn building lies adjacent to Chapel Road, Pilley. The building is a two storey structure built with solid stone walls, some rendered, and with a pitched roof covered with concrete interlocking tiles.



3.3.2. Areas of the walls are in a poor state with large openings in the stonework where additional extensions have been removed leaving lathe openings into the core of the walls where timber supports have been removed.

3.3.3. There are areas of missing and displaced tiles and at the western end there are gaps between the tiles and the tops of the wall where pointing has fallen out.

3.3.4. There are gaps behind the fascia boards, particularly at the eastern end of the building.

3.3.5. There are openings that provide access into the building by bats and birds.

3.3.6. Inside, the top rooms extend for some way into the loft spaces, leaving two loft spaces of reduced width and height.



3.3.7. The lofts are lined beneath the tiles with bituminous felt that is torn in places. No bat field signs were identified in the loft spaces but there are places where bats could seek shelter under the felt lining.



3.3.8. Overall the building was assessed to provide a moderate potential for roosting bats in line with the Bat Conservation Trust Good Practice Guidelines.

3.4. Dusk Emergence Survey Results.

3.4.1. A dusk emergence survey of the building was carried out by three surveyors on the evening of 27th May 2022. One surveyor holds a current Natural England licence for surveying bats and the other two are experienced assistants.

3.4.2. Each surveyor was equipped with a Batbox Duet detector and a two-way radio for communication. In addition, four static Anabat recorders were deployed, one at each corner of the building to record bat activity for subsequent analysis using Analook software.

3.4.3. The position of the surveyors and the static Anabats are shown on the aerial photograph below where S is a surveyor and A is an Anabat recorder.



3.4.4. The evening was fine, with a clear sky and breezy with gusts to 2 on the BWS, with a temperature of 11°C at 21:00 and sunset was at 21:18. The survey started at 20:50 and ended at 22:50.

3.4.5. The following are the observations of the surveyors.

3.4.5.1. *Surveyor 1.*

21:25. Soprano Pipistrelle heard not seen.

21:51. Faint Common Pipistrelle heard not seen.

21:58. Common Pipistrelle foraging over gardens west of the site.

22:06. Common Pipistrelle heard not seen.

22:08. Quiet bat passed south to north.

22:11. Common Pipistrelle passed south to north.

22:14. Common Pipistrelle passed south to north.

3.4.5.2. Surveyor 2.

21:40. Common Pipistrelle flew from south to north along other side of the road.

21:50. Common Pipistrelle flew from north to south along other side of the road.

21:51. Common Pipistrelle across road from southeast to northwest.

21:59. Common Pipistrelle heard not seen.

22:06. Common Pipistrelle across the road from east to west.

3.4.5.3. Surveyor 3.

21:40. Common Pipistrelle flew from south to north along other side of the road.

21:50. Common Pipistrelle flew from north to south along other side of the road.

22:06. Common Pipistrelle heard not seen.

22:08. Common Pipistrelle heard not seen.

22:14. Common Pipistrelle heard not seen.

3.4.5.4. In all cases, the Anabat recordings confirmed the observations of the surveyors.

3.4.5.5. There was overall a very low level of bat activity throughout this survey. All activity was Common Pipistrelle except for an early Soprano Pipistrelle west of the site early in the survey. The Common Pipistrelle activity all came from the southeast to the site.

3.4.5.6. Swallows were seen flying in and out of the buildings during the survey indicating a nest inside the buildings.

3.5. Dawn Swarm Survey Results.

3.5.1. A dawn swarm survey of the building was carried out by three surveyors on the morning of 14th June 2022. One surveyor holds a current Natural England licence for surveying bats and the other two are experienced assistants.

3.5.2. Each surveyor was equipped with a Batbox Duet detector and a two-way radio for communication. In addition, three static Anabat recorders were deployed, each

adjacent to a surveyor to record bat activity for subsequent analysis using Analook software.

3.5.3. The position of the surveyors and the static Anabats are shown on the aerial photograph below where S is a surveyor and A is an Anabat recorder.



3.5.4. The morning was fine, with high cloud and still, 0 on the BWS, with a temperature of 10°C at 03:00 and sunrise at 04:36. The survey started at 03:00 and ended at 05:00.

3.5.5. The following are the observations of the surveyors.

3.5.5.1. Surveyor 1.

- 03:29. Common Pipistrelle heard not seen.
- 03:36. Common Pipistrelle heard not seen.
- 03:44. Common Pipistrelle heard not seen.
- 03:49. Common Pipistrelle heard not seen.
- 03:57. Common Pipistrelle heard not seen.
- 03:58. Common Pipistrelle heard not seen.
- 04:03. Two Common Pipistrelles heard not seen.
- 04:08. Common Pipistrelle foraging to the west.
- 04:09. Common Pipistrelle touching up to bungalow next door.

3.5.5.2. Surveyor 2.

- 03:33. Common Pipistrelle heard not seen.
- 03:58. Faint Common Pipistrelle heard not seen.

3.5.5.3. Surveyor 3.

03:37. Common Pipistrelle passed overhead, heard not seen.

03:50. Faint Common Pipistrelle heard not seen.

03:55. Common Pipistrelle passed overhead, west to east.

03:58. Common Pipistrelle passed overhead, west to east.

04:03. Common Pipistrelle passed overhead, west to east.

3.5.5.4. In all cases, the Anabat recordings confirmed the observations of the surveyors.

3.5.5.5. There was overall a very low level of bat activity throughout this survey. All activity was Common Pipistrelle foraging to the west of the site and passing east over the site. No bats swarmed against or entered a roost in the building surveyed.

3.4.5.6. Swallows were seen flying in and out of the buildings at the end of the survey indicating a nest inside the building.

4. EVALUATION OF FINDINGS.

4.1. During the day time assessment of the building, it was assessed that there were a number of potential roosting opportunities present and therefore the building was assessed to have moderate potential for roosting bats in line with the Bat Conservation Trust Good Practice Guidelines.

4.2. During the dusk emergence survey only a low level of bat activity was observed and that came predominantly from the southeast. It is assumed there is a bat roost in that direction.

4.3. During the dawn survey a low level of Common Pipistrelle activity was observed, predominantly foraging west of the buildings and then passing overhead to the south east, the opposite of the activity identified during the dusk emergence survey.

4.4. No bats emerged from, or returned to the old Gate Inn building.

4.5. Swallows were displaying nesting activity, circling the building and entering in through an opening on the south side of the building at the time of the dusk emergence and the dawn surveys.

5. RECOMMENDATIONS.

5.1. During the initial survey, the building was assessed to have a moderate potential for roosting bats and therefore requiring a dusk and a dawn survey to comply with the Bat Conservation Trust Best Practice Guidelines.

5.2. During the dusk emergence and dawn surveys a low level of Common Pipistrelle activity was observed but no bats entered or emerged from the building.

5.3. As there was no evidence of a roost in the building, no further surveys are recommended and there is no requirement for a mitigation strategy or a Natural England licence.

5.4. Nevertheless, individual bats can seek temporary shelter almost anywhere. Therefore, works should be undertaken with due care and in the event an individual bat is found, the bat should be protected and work should cease at that location until further advice has been obtained from the undersigned.

5.5. In line with the requirements of the NPPF it is recommended that an integrated bat brick be built into the walls of the new building to provide bat roosting opportunities. The following or equivalent is recommended.



Habibat 001 Bat Box Bespoke Facing

- Other Options -

Dimensions: 215 mm wide x 440 mm high x 102 mm deep

Material: Concrete plus facing product

Weight: approximately 7 kg

001 Facing Options:

Unfaced for Render Finish with red/blue or buff plinth

Standard Finish in smooth red, blue or buff brick

Bespoke Finish in a material of your choice

The Habibat Bat Box is a large, solid box made of insulating concrete which provides an internal roost space, and can be seamlessly integrated into the fabric of a building as it is built or renovated. Suitable for most species commonly found in the UK, this single chambered unit features an integrated V system to increase the surface for bats to roost against, whilst allowing them to move around.

The Habibat Bat Box can be faced with a number of products to suit the design build. This includes, brick, block, stone, wood or a rendered finish, ensuring the box is unobtrusive and aesthetically pleasing. There are a choice of 3 plinth colours available: smooth blue, smooth red, or buff.

This box is made to order with a choice of finishes.

5.6. It is further recommended that nesting bird opportunities be provided in the new building. These should be in the form of integrated swift boxes high in the gable end of the new building. Two such boxes adjacent to each other are recommended.



Habibat Swift Box

5.7. If there is an opportunity, an open fronted bin store, stable or shed should be provided in which swallows can continue to nest and swallow cups should be provided. Swallows will only nest under the cover of a roof,



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Mitchel Greenhalgh BSc	Date: 16 th June 2022.

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Appendix I. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which are known to breed here. 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 habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

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.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATs agreement. Numerous species are also listed under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Appendix II. NESTING BIRD INFORMATION.

Ecology

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September. It is also worth remembering that some birds nest in trees and scrub, but others are ground nesting or prefer man-made structures or buildings.

Surveys

Nesting bird surveys search for potential nest sites in vegetation, buildings etc. Potential nesting sites are observed over a suitable period of time for bird movements or calling male birds that would indicate the presence of a nest. The presence of a nest can be identified from the field signs without the necessity to see the nest itself, thereby avoiding any disturbance of the nests. The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Legislation

Nesting birds are protected under The Wildlife and Countryside Act 1981.

Part 1. -(1) Of the Act states that: - If any person intentionally: - kills, injures or takes any wild bird; takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or takes or destroys an egg of any wild bird, he shall be guilty of an offence.

Part 1. -(5) of the Act states that: - If any person intentionally: - disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or disturbs young of such a bird, he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.