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Preliminary Ecological Appraisal and Roost Assessment

Survey site:
New Inn, Bridge Street, Penistone, S36 7AH

Client:
Mr Rodgers

Survey date:
28th May 2025

Project:
This report is prepared to inform a planning application with the Bolsover District Council. The proposal is described as:
Conversion of Derelict Out-Building(s) including Construction of Extension into Guest Accommodation & to be used in-conjunction with the existing public house.

PEA survey methodology and legislation can be found in the Arbtech Supplement: PEA Methodology and Legislation - 2025.
PRA survey methodology and legislation can be found in the Arbtech Supplement: PRA Methodology and Legislation - 2025.
The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context

The survey site is centred on National Grid Reference SE 24371 03616 and has an area of approximately 0.02ha. It is situated in the town of Penistone in the Metropolitan Borough of Barnsley, South Yorkshire, and is surrounded by a mixture of urban residential areas and open fields with scattered areas of woodland. The A623 lies directly north of the site, and the B6462 is directly east of the site. The west of the site borders a large, concreted car park and a residential dwelling, separated by a line of trees, whilst the south of the site borders open fields totalling 1.93ha, which contain linear tree lines and hedgerows. The River Don is approximately 55m to the north. Aerial imagery shows pockets of woodland near the site, 500m to the southwest, 500m to the northwest, 630m to the north, 400m to the northeast, and 650m to the southeast. There are lakes 500m to the north, and 700 to the northwest. Such are features likely enhance the area for a variety of species, including bats, amphibians, and reptiles.

Survey Details

The site survey was undertaken by Amber Williams BSc, MSc, MPhil, Graduate Ecologist (Accredited on Natural England Bat Licence Number: 2023-11521-CL18-BAT.)

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
28/05/2025	13	72	50	8	None

Executive Summary

1. Two bat emergence/re-entry surveys are required on B1 and B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building.
2. Precautionary working measures will be followed to ensure that nesting birds, amphibians, hedgehogs are not harmed by the works.
3. In the unlikely event that a protected animal is found during construction, all works must stop and a suitably qualified ecologist must be contacted.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). 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.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). **Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).**	
Summary of Survey Findings (*UKHab codes used)*	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. **On-site habitat descriptions** **u1b** – Developed land/sealed surface The majority of the site comprises of concrete hardstanding (Fig.1). **u1b5** – Buildings There are two derelict buildings on site; one situated to the northeastern site boundary (B1) and one to the south (B2). Buildings are described in further detail in the bat section below. **u1f** – Sparsely vegetated urban land There is a thin strip of sparsely vegetated land which extends from the south of B1 towards B2 and stretches across the northern elevation of B2 (Fig.2). Species present include common nettle *Urtica dioica* (D), rosebay willowherb *Chamaenerion angustifolium* (D), dandelion *Taraxacum officinale* (A), ragwort *Jacobaea vulgaris* (F), broad leaved dock *Rumex obtusifolius* (F), goats willow saplings *Salix caprea* (O), bramble *Rubus fruticosus* (O), male fern *Dryopteris filix-mas* (O), common yarrow *Achillea millefolium* (R), and common daisy *Bellis perennis* (R). This habitat was subject to a condition assessment using the Urban habitat type: Sparsely vegetated land habitat condition sheet. The results are detailed below: A. The vegetation structure is varied. B. The habitat parcel does not contain different plant species that are beneficial to wildlife, for example flower species producing nectar sources for invertebrates at different times of the year. C. There is an absence of invasive non-native species. It is considered that the sparsely vegetated land is classified as **poor** condition.

	Local notable habitats There are several Priority habitats situated within 2km of the site boundary. These are as follows: - Deciduous woodland ~250m to the southwest. - Ancient woodland ~1.1km to the east.
Foreseen Impacts	**On-site habitats** The proposed development will result in the loss of a small area of hardstanding and sparsely vegetated land. This could reduce the biodiversity at the site. **Notable habitats** No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
Recommendations	**On-site habitats** None required. **Notable habitats** None required. **Biodiversity net gain** The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (de minimis).
Locality and Designated Sites	
Summary of Survey Findings	**On-site designations** The site is not subject to any designation. **Statutory designated sites (within 2km)** There are no known statutory sites within 2km of the site. **Statutory designated sites (within 10km)** There are 2 national network sites (SAC, SPA, Ramsar) located within 10km, as detailed below: - South Pennine Moors Special Area of Conservation (SAC), and Peak District Moors Special Protected Area (SPA), located ~5.5km southwest of the site.

	Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Barnsley Biological Records Centre.
Foreseen Impacts	**On-site designations** No impacts foreseen. **Statutory and non-statutory designated sites** No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.
Recommendations	**On-site designations** None required. **Statutory and non-statutory designated sites** None required.
Invasive / Non-native species	
Summary of Survey Findings	No problematic invasive and non-native species recorded on site.
Foreseen Impacts	None foreseen.
Recommendations	No further surveys but remain vigilant. When designing the planting scheme for new garden areas, the planting of any Schedule 9 invasive species of any other non-native plants likely to escape into any semi natural habitat on site or adjacent, must be avoided.
Invertebrates	
Summary of Survey Findings	Due to the suburban context of the site and small extent and type of habitats recorded, the site is not considered suitable to support a protected and/or notable assemblage of invertebrates. The sparsely vegetated land likely provides common invertebrates with opportunities to forage and shelter.
Foreseen Impacts	Small area of hardstanding and sparsely vegetated land will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
Recommendations	No further surveys.
Bats	
Summary of Survey Findings	**EPSL data** A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures

implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 3 EPSLs within a 2km radius of site as detailed below:

EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
EPSM2011-2745	Common Pipistrelle	~510m north	Destruction of a resting place
EPSM2009-1299	Common Pipistrelle	~520m north	Destruction of a resting and breeding place
EPSM2012-4929	Common Pipistrelle	~1.3km west.	Destruction of a resting place

There are no Special Areas of Conservation designated for bats within 10km of the site.

Foraging and commuting habitat
Habitats recorded on site are assessed to provide low value foraging and commuting opportunities for bats due to the lack of linear landscape features on site and connecting the site to the wider landscape. The sparsely vegetated likely provides micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations.

Roosting habitat
Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There are a total of 2 buildings on site (B1-2). No evidence of roosting bats was identified on or within B1 or B2.

B1 Building description	*Photographs*
Summary B1 is situated to the northeast of the site boundary. B1 is a brick built, single storey gabled outbuilding with glass windows on the western elevation and a slate tiled roof. The northern elevation of B1 is rendered. B1 is subject to conversion and a southern extension. The building has **moderate habitat value**.	

Feature	*Materials*	*Condition/description/suitability*	*Photograph(s)*
Walls	Brick	The walls of B1 are brick built and non-rendered apart from the northern elevation which has white rendering. There is significant damage to the brickwork and mortar on the southern elevation of B1. These crevices are suitable to support individual crevice dwelling bat species for a transient period. There is a void on this elevation where a pipe has been thread through the brick. There appears to be missing mortar beside this pipe which has weathered away leaving a small gap large enough to permit ingress into the internal for both crevice and void dwelling species.	 Damage to brickwork and mortar – southern elevation  Gap in brickwork of B1

Roof	Slate tiles	The roof of B1 is comprised of slate tiles of which several are lifted, slipped or missing entirely. Such features are suitable to provide roosting habitat for crevice dwelling species. The missing tile on the eastern elevation permits daylight into the internal void and is suitable ingress point for void dwelling species. There is a gap beneath the gable apex on the northern elevation. This is suitable for crevice dwelling species.	 Missing and lifted tiles on eastern elevation of B1  Gap beneath gable apex on northern elevation

Window/doors frames and lintels	Glass and PVC trimming	There are windows on the western elevation. Apart from some cosmetic damage the trimmings and frames were in good condition with no damage.	 Windows on western elevation of B1
Internal voids	Timber rafters, non-permeable lining and clay insulation	B1 has no loft void, and the roof is visible from the ground level. The western aspect of the roof is lined with non-permeable membrane which has suffered rot damage. The eastern aspect of the roof has no lining and instead the clay insulation is bare and visible. The absence of lining on this aspect reduces the suitability of the internal void for crevice dwelling species. The roof is supported by a timber beam structure which, like the lining, has suffered rot damage. There is a missing tile on the eastern elevation which allows daylight to permit into the internal void. This gap is suitable access point for void and crevice dwelling species. The interior dimensions of the void are 5m L x 5.4m W x 3.7m H and the following internal conditions were recorded; 16.7°C and 58% relative humidity. No evidence of bats such as live animals, droppings, foraging remains were identified within B1.	 Interior of B1  Missing tile on the eastern roof aspect of B1
B2 Building description			*Photographs*

Summary

B2 is situated to the south of the site boundary. B2 is a brick built, single storey gabled outbuilding with a slate tiled roof. B2 has wooden soffit boards along the northern elevation. B2 is separated into two internal voids. B2 is adjoined to another building via the western elevation. A walkover of this building was conducted to assess its habitat value for roosting bats and details can be provided on request.
B2 is subject to conversion and a southern extension.
The building has **moderate habitat value**.

B2 – northern elevation

Feature	*Materials*	*Condition/description/suitability*	*Photograph(s)*
Walls	Brick built	The walls of B2 are in good condition for the most part with minimal areas of damage or missing mortar. There is one gap in the brickwork on the northern elevation which leads into the internal of B2. This gap is suitable to allow access into the internal for crevice and void dwelling bat species.	 Gap in brickwork on northern elevation of B2 

			Showing gap extends into the interior of B2
Roof	Slate tiles	There is a high volume of lifted tiles on both the northern and southern roof aspect. All of these features are suitable for crevice dwelling bats to roost within. There is a gap underneath the eastern gable apex which is also suitable for crevice dwelling bat species.	 Lifted tiles on northern elevation  Lifted tiles present on southern elevation
Barge boards/fascia boards	Wooden soffit boards	There is a section of wooden soffit boards on the northern elevation. There is a gap behind this soffit board for a significant stretch of the northern elevation. This gap is considered suitable for crevice and void dwelling bat species to gain access into the interior of the structure.	 Gap beneath soffits on northern elevation

Internal voids	Timber rafters, non-permeable lining	B2 has no loft void, and the roof is visible from the ground level. The tiles are lined with a non-permeable membrane which is in excellent condition with no areas of tearing or sagging. The roof is supported by a timber beam truss structure. The timber beams are in good condition and are suitable for void dwelling species to roost against. Within the void there are two timber lintels situated over a small window and ledge. There is a linear gap between the two lintels which extends ~10cm deep. This feature is considered suitable for crevice and void dwelling species to roost within. The interior dimensions of the void are 11m L x 4.2m W x 3.9m H and the following internal conditions were recorded; 17.9°C and 54% relative humidity. No evidence of bats such as live animals, droppings, foraging remains were identified within B2.	 Interior void of B2  Feature between timber lintels within interior of B2

Foreseen Impacts	**Roosting habitat [Buildings]** The proposed development will result in the conversion and extension of B1 and B2. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. **Foraging and commuting habitat** The proposed development will result in the loss of small areas of sparsely vegetated land but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. **Artificial lighting** The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
Recommendations	**Roosting habitat [Buildings]**

	Two bat emergence/re-entry surveys are required on B1 and B2 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. 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. Five surveyors equipped with infrared cameras are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. Lighting mitigation may be required based on the outcome of the night bat survey(s). If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings 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. **Foraging and commuting habitat** No further surveys are required. **Artificial lighting** A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting-2 **Suggested biodiversity enhancements** Enhancements are dependent on the outcome of further surveys.
Birds	
Summary of Survey Findings	**Buildings** No evidence of nesting birds was identified on or within B1 or B2, however both buildings are considered suitable for nesting for species such as sparrow and swallows. **Trees and vegetation** The sparsely vegetated land may offer nest building resources for nesting birds however there is no vegetation on site suitable to nest within. **Barn owls** The site does not appear to provide any suitable nesting sites for barn owls. **Overwintering birds** Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.

Foreseen Impacts	**Buildings** The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present within the building during works. **Barn owls** None foreseen. **Overwintering birds** None foreseen.
Recommendations	**Buildings/trees** Any building works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation 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 or until an ecologist has determined the nest is no longer active. 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 or until an ecologist has determined the nest is no longer active. **Barn owls** None required. **Overwintering birds** None required. **Suggested biodiversity enhancements** The installation of a minimum of two bird boxes on newly constructed/retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	

<table>
<tr><td>Summary of Survey Findings</td><td>EPSL data
A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site.

Habitat suitability
There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. The River Don runs ~20m north of the site. This feature likely provides opportunities for commuting and foraging for local reptiles. The site is separated from this landscape feature by busy urban road which reptiles are unlikely to migrate across. As such it is likely that reptiles are absent from the development site.</td></tr>
<tr><td>Foreseen Impacts</td><td>No impacts are anticipated on reptiles as a result of the proposed development.</td></tr>
<tr><td>Recommendations</td><td>None required.</td></tr>
<tr><td colspan="2">Amphibians</td></tr>
<tr><td>Summary of Survey Findings</td><td>EPSL and survey data
A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site.

Aquatic habitat suitability (including ponds within 500m)
Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).

There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of two ponds located 230m northeast and 460m north. Both ponds are separated from the site by urbanised areas, and the A628 and B6462. These landscape features are likely to represent a significant barrier to dispersal due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts.

<table>
<tr><th>Pond ID</th><th>Distance from site</th><th>Suitably connected?</th><th>If no, barrier to dispersal</th></tr>
<tr><td>P1</td><td>~230m northeast</td><td>No</td><td>B road and urban development.</td></tr>
<tr><td>P2</td><td>~460m north</td><td>No</td><td>A road and urban development.</td></tr>
</table>

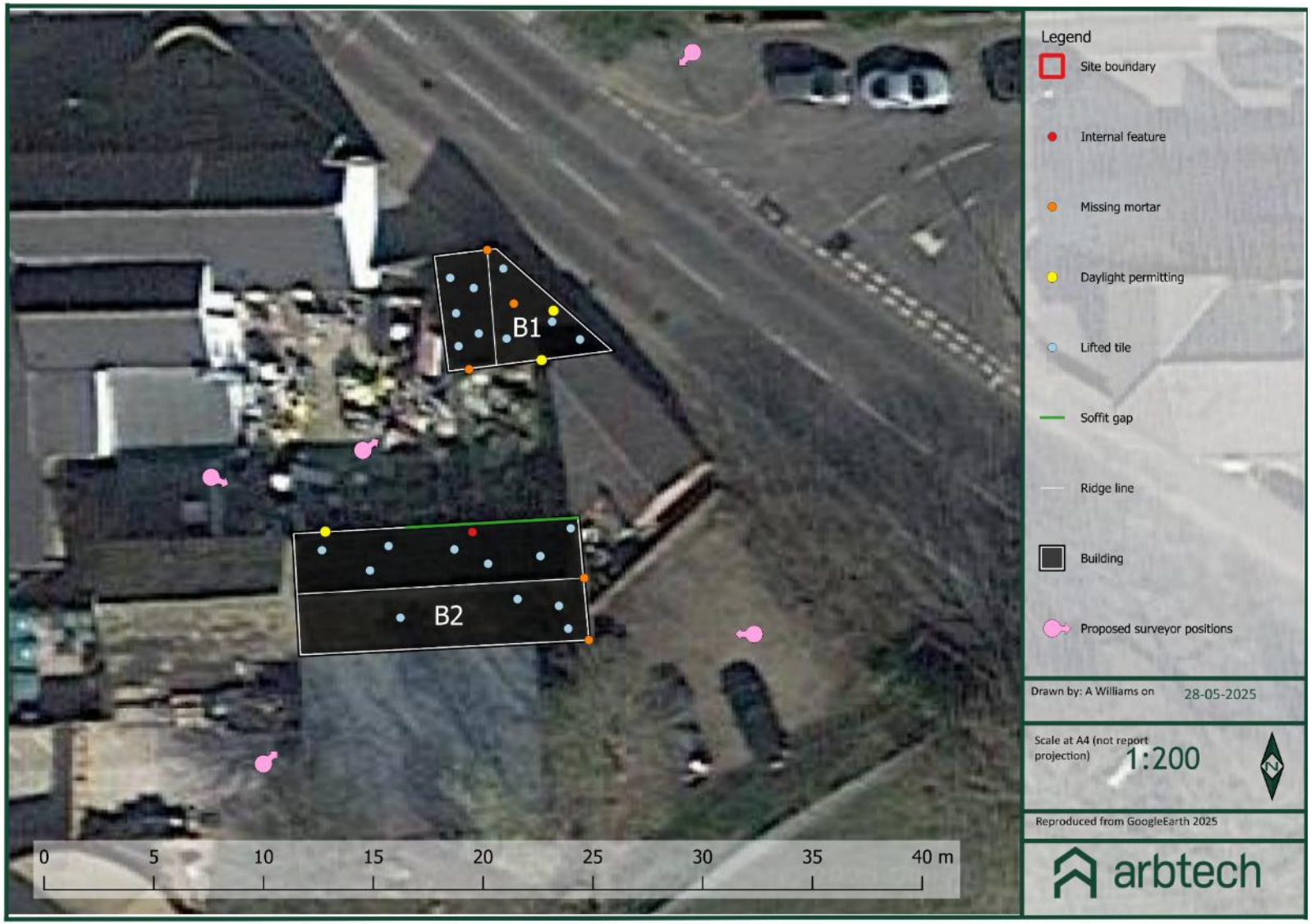
Terrestrial habitat suitability</td></tr>
</table>

	The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and sparsely vegetated land offer sub-optimal commuting and refuge habitat for terrestrial amphibians. However, given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
Foreseen Impacts	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
Recommendations	Owing to the nature of the proposed development and the low potential for impacts to great crested newts, further surveys are considered to be disproportionate. A precautionary working method will be implemented for common amphibians during construction, including the following measures: • Any rubble piles will be dismantled by hand and debris and brash will be stored on pallets or removed from the site to prevent amphibians from utilising these areas. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby aquatic habitats that amphibians could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any common amphibians are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a great crested newt is identified, works must cease and advise must be sought from a suitably qualified ecologist.
Badger	
Summary of Survey Findings	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounding by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
Foreseen Impacts	No impacts are anticipated on badgers as a result of the proposed development.
Recommendations	None required.
Riparian animals	
Summary of Survey Findings	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
Foreseen Impacts	No impacts are anticipated on riparian animals as a result of the proposed development.
Recommendations	None required.

Hazel dormouse	
Summary of Survey Findings	**EPSL data** A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. **Habitat suitability** The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
Foreseen Impacts	No impacts are anticipated on hazel dormice as a result of the proposed development.
Recommendations	None foreseen.
Other e.g. hedgehog	
Summary of Survey Findings	The sparsely vegetated land onsite provides limited foraging and commuting opportunities for hedgehogs, with vegetated gardens nearby.
Foreseen Impacts	A small area of hardstanding and sparsely vegetated land will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
Recommendations	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. **Suggested biodiversity enhancements** The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

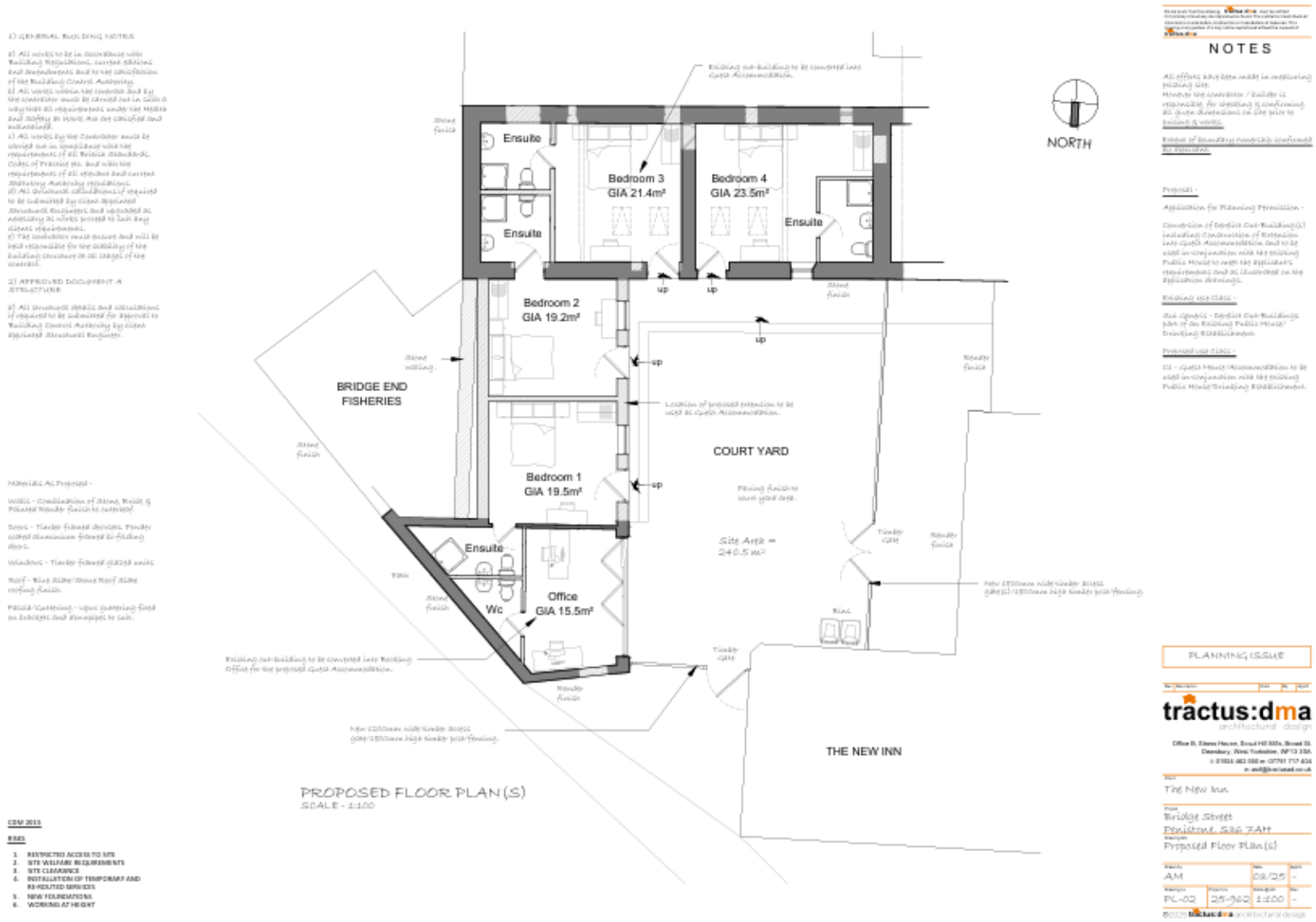
Appendix 1a: Habitat map

Appendix 1b: PRA map



Appendix 2: Location map

Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	**Description**
	Figure 1: Hardstanding on site.
Sparsely vegetated land	
Photograph	**Description**
	Figure 2: Showing sparsely vegetated land.

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Version control			
Status	Issue	Name	Date
Draft	0.1	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	29/05/2025
Proof	0.2	Maddy Carter BSc (Hons), Consultant Ecologist	03/06/2025
Final	1.0	Amber Williams BSc (Hons) MSc MPhil Graduate Ecologist	03/06/2025