

18 Granny Lane, Lower
Hopton Mirfield

Mark Smith

Project Reference: 0794

Report Revision: A

Published: Oct-15

REPORT TYPE	SITE NAME	REVISION
Survey Report	18 Granny Lane	A

CLIENT
Mark Smith

	NAME	QUALIFICATIONS	POSITION	SIGNATURE	DATE
AUTHOR	Paul Liptrot	BSc (hons) GradCIEEM	Assistant Ecologist	x	13/10/2015
CHECKED BY	Jon Goodrick	BSc	Senior Ecologist	x	13/10/2015
AUTHORIZED BY	Nick Bonsall	BSc (hons) MCIEEM	Director / Principal Ecologist	x	13/10/2015

Access Ecology Ltd

Head Office
 East Pennine Team
 Unit R1B Riverside Block
 Sheaf Bank Business Park
 Sheffield
 S2 3EN
 Tel: 0114 258 7819

West Pennine Team
 Chancery Place,
 10th Floor
 50 Brown Street
 Manchester
 M2 2JG
 Tel: 0161 457 1520

info@accessecology.co.uk

www.accessecology.co.uk

TABLE OF CONTENTS

A	Finger tip search	4
A.1	Purpose of this report.....	4
A.2	Method.....	4
A.3	Results.....	4
A.4	Interpretation and evaluation.....	4
A.5	Conclusions	5
B	Pond creation.....	6
C	References	11
C.1	UK Legislation and Policy Web Addresses:	15

A FINGER TIP SEARCH

A.1 Purpose of this report

- 1 This report details survey investigations at 18 Granny Lane Mirfield, West Yorkshire WF14 8LA.
- 2 A fingertip search was commissioned by Mr Mark Smith to fulfil the comments set out by Kirklees Borough Council to confirm the conservation status of great crested newt (GCN) and other amphibians at the above site. Please refer to Appendix A.
- 3 The survey was commissioned as according to the LPA correspondence (Appendix A) the pond in question was filled in before adequate survey could be carried out to inform the proposed planning application.

A.2 Method

- 4 The construction zone was searched systematically by Senior Ecologist Jonathan Moore (MCIEEM, GCN Class 2 licence ref: GCN-7911_CLS-CLS) and Assistant Ecologist Paul Liptrot (GradCIEEM, GCN Class 1 licence ref: GCN 2014-6621-CLS-CLS) on Friday 2nd October 2015.
- 5 The search method was broken down into three separate stages:
 - The proposed build zone and any other habitats considered suitable refugia for GCN was systematically searched on hands and knees, where possible, between 10:00 am and 14:00 on Friday 2nd October 2015 by the surveyors detailed above.
 - The proposed build zone was then strimmed and raked carefully to remove thick vegetation to approximately 200mm;
 - The area was then searched again before subsequently being close mowed by subcontractors to make less favourable conditions for terrestrial amphibians.

A.3 Results

- 6 No Great crested newts were found during the fingertip search; 1 female smooth newt *Lissotriton vulgaris* and 6 common frogs *rana vulgaris* were found during the fingertip search.

A.4 Interpretation and evaluation

- 7 The results show that the site is currently being used by terrestrial amphibians; common frog and smooth newt were both recorded during the fingertip search. Both the common frog and the smooth newt are regionally and nationally widespread, and as such are not considered of any significant conservation concern. However, the breeding habitat (still waterbodies; ponds, ditches and ephemeral waterbodies) for these species are becoming increasingly rare due to changes to agricultural practices and land use.

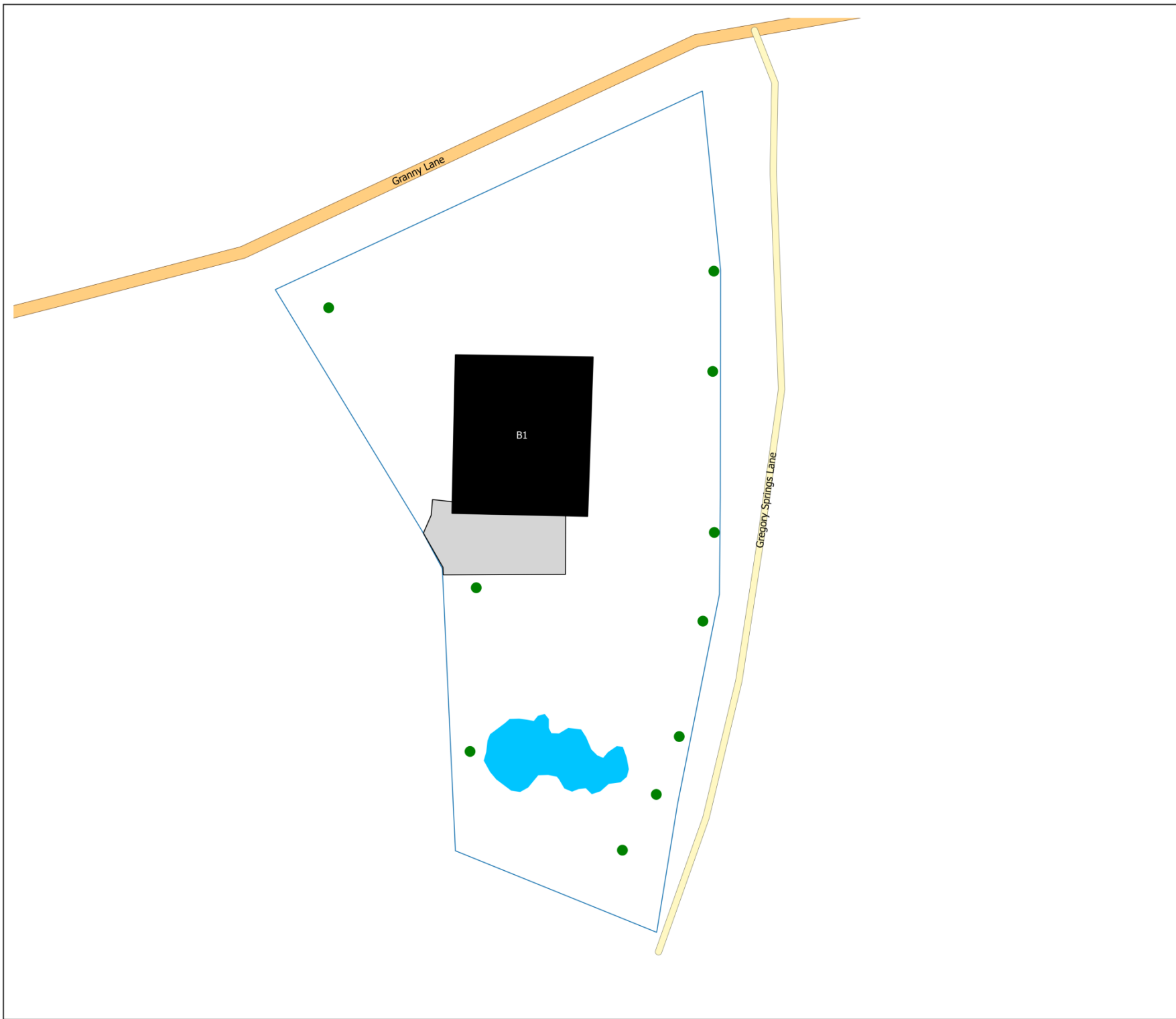
A.5 Conclusions

- 8 The results confirm that the site is used by terrestrial amphibian's i.e. common frog and smooth newt.
- 9 Therefore, to comply with the requests of Kirklees Borough Council and to ensure there is no net loss to biodiversity it is recommended that a pond of suitable size and design is reinstated within the application site. This will ensure suitable breeding habitat is made available for any amphibians present. Please refer to section B for indicative designs for replacement pond.

B POND CREATION

10 The design of the pond should be based around the following advice;

- Pond size of between 100m² to 300m² based on English Nature (2001) is ideal but not possible in all scenarios. Alternatively we would suggest the advice of Froglife (2001), who suggest a minimum size of 25m² for ponds intended to support great crested newts. Any smaller than 25m² and the pond will not be sufficient size to support populations of great crested newts. A pond of this size would also be of suitable size to support populations of frogs and smooth newts, which were recorded on the site.
- The maximum depth of the pond should be between 1m and 4m at the centre of the pond. The pond's side should be banked out from this providing both deeper water as well as shallow water near the bankside. Please refer to Figure 1 for an indicative cross section.
- The shape of the pond should maximise the length of the shore line.
- Trees and shade should be kept to a minimum on the south side of the pond. This allows sunlight to reach the pond increasing the water temperature and facilitating the growth of aquatic vegetation.
- Vegetation should be present both within the pond (emergent and submerged) and on the bankside. Species suitable for this include water forget-me-not *Myosotis scorpioides*, flote/sweet grass *Glyceria fluitans* and great hairy willowherb *Epilobium hirsutum* while submerged species could include stoneworts (e.g. *Chara spp.*), curled pondweed *Potamogeton crispus* or water crowfoot *Ranunculus aquatilis*. This vegetation provides both cover for GCN, habitat for GCN prey while submerged vegetation provides material for eggs to be laid upon during breeding.
- Within the pond, fish should not be present as they prey upon young great crested newts and other amphibians
- The pond can be fenced from the surrounding area to limit access if so required. If this is installed it should not impair amphibians getting to and from the pond.
- The pond should be appropriately lined to aid water retention, with mineral (bentonite, clay) pond lining favoured over plastic.
- An agreement should be in place with the landowner of the pond to ensure that it is to be maintained for a minimum of five years.



Legend

- Proposed Pond
- TreesO copy
- Minor Roads
- Road
- Hard-standing
- Existing Buildings
- SiteBoundaryOS



AccessEcology Ltd
Unit R1B Riverside Block Shear Bank Business Park
Prospect Road Healey Sheffield
S2 3EN
T: 0114 258 7819 E: info@accessecology.co.uk

Project	18 Granny Lane		
Title	Pond Location		
Site XY	SE 2051 1907		
Client	Mark Smith		
Map date	Size	Author	Version
12/10/2015	A3	PL	A

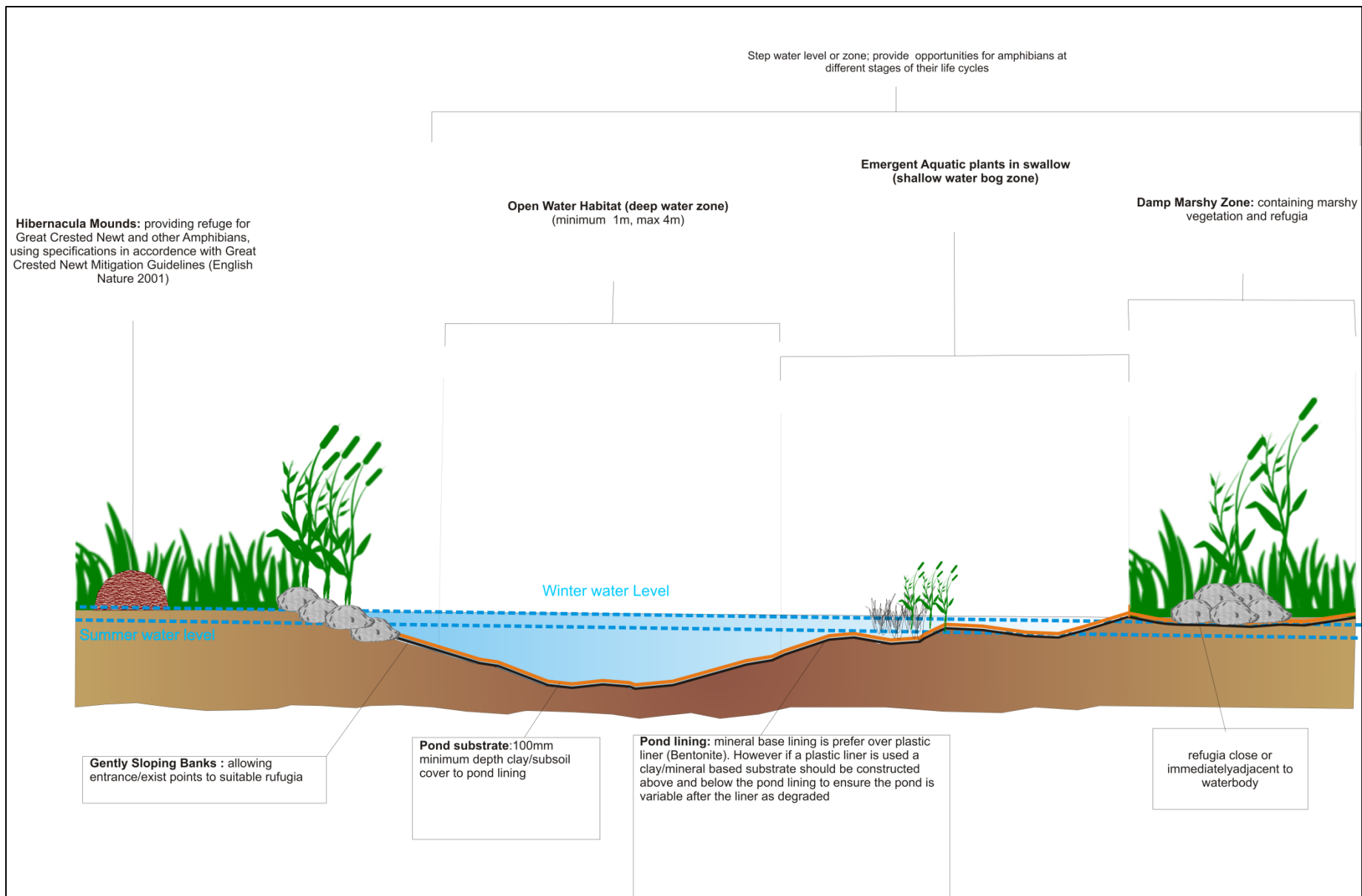


Figure 1 Indicative cross-section of proposed waterbody

APPENDIX A

Consultation Response: Kirklees Council Heritage & Design

**Granny Lane, 18, Lower Hopton, demolition and erection of 2 dwellings
2015/90384efugia**

Rationale: to ensure compliance with Wildlife & Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 and, compliance with the National Planning Policy Framework (NPPF)

Survey findings

At the time of the survey bats were not using the building for roosting although use could not be ruled out, especially given the presence of a maternity roost close by and the presence of roost features. Consequently, it is recommended that the demolition of the building is preceded by a dawn activity survey if the works are to be carried out in the bat activity season or, under the supervision of a licensed bat ecologist if carried out during November to March inclusive.

Please note that the method statement states that a traditional bitumen roof liner must be used in the new buildings.

The over mature oak tree in the garden has high bat roost potential although this tree is to be retained. If any works are to be carried out to the tree then this should be preceded by a bat activity survey or endoscope search depending upon the time of year. It also appears that this tree may be categorised as an Important Tree for either, or both, its age and characteristics. The tree should be retained as such.

Most of the peripheral boundary vegetation is to be retained post development and there are not likely to be any adverse impacts on habitat networks providing appropriate mitigation measures are adopted.

The pond within the garden has been in filled with gravel before it was surveyed and after submission of the application. Consequently, it was not possible to carry out a Habitat Suitability Index assessment and there are uncertainties around the status of the pond for amphibians. Although there are great-crested newt records for the area, these are beyond 1 km from the site. Also, given the small size of the pond the risk to GCN is low although a replacement pond should be provided as proposed in the report.

Even so, a precautionary hand search of suitable amphibian habitat within the garden should be undertaken before the application is determined. If any GCN are found then an EPS license will be required. Otherwise the following measures should be adopted.

Biodiversity Mitigation and Enhancement Measures

The demolition of the existing building shall be carried out in complete accordance with Section G of the Bat Method Statement in the Ecological Report submitted with the

application, with the provision of new bat roost features detailed in a Biodiversity Enhancement Plan.

A Biodiversity Enhancement Plan, to be approved by the LPA, shall be conditioned and implemented at the site and this shall include the following measures:

- **Landscaping:** the retention of trees and vegetation/boundary hedges where removal is not required to accommodate building or access. The retention of the over-mature oak tree. Where trees and shrubs are removed there should be replacement planting to enhance and develop habitat networks within and beyond the site through the planting of native tree and shrub species.
- **Pond:** The development shall include the provision of a replacement pond at an agreed location within the garden which shall also be of a type and size to provide suitable breeding habitat for amphibians. The pond shall be constructed under the supervision of an ecologist and be in place before the next breeding season for amphibians (the beginning of February 2016).
- **Bat boxes:** the erection of an appropriate number of bat boxes in the form of Schweglar type 1FR/2FR bat boxes or similar (or roost features as recommended in the in Bat Method Statement), installed integral to the new dwelling within the site.
- **Bird boxes:** the erection of a sparrow terrace integral to the north facing wall of the garage which should be located at least 3 metres above the ground.
- **Lighting:** details of artificial lighting including security lighting. Note that there should be no light spillage into tree habitats and tree corridors or, areas with bat roost potential including installed bat boxes.

Reason: In the interests of the biodiversity of the site and in accordance with the Wildlife & Countryside Act 1981 (as amended), Conservation of Habitats and Species Regulations 2010 and, compliance with the National Planning Policy Framework (NPPF).

Jeff Keenlyside

Biodiversity

Date: 27/08/15

C REFERENCES

- Access Ecology Ltd. (2015). *Preliminary Ecological Appraisal Cammmac Coal Site* . Sheffield : Access Ecology Ltd.
- Anon. (1995). *Guidelines for Baseline Ecological Assessment*. Institute of Environmental Assessment: Chapman & Hall.
- Anon. (1995). *The UK Biodiversity Action Plan*. Peterborough: Joint Nature Conservation Committee.
- Anon. (2008). *UK Biodiversity Action Plan Priority Habitat Descriptions - Ponds*. Peterborough: Joint Nature Conservation Council.
- Anon. (2010). *UK Biodiversity Action Plan Priority Habitat Descriptions - Open Mosaic Habitats on Previously Developed Land*. Peterborough: Joint Nature Conservation Committee.
- BCT. (2000, December). *Bat Atlas 2000 - Bat Conservation Trust*. Retrieved from <http://www.bats.org.uk/search.php>
- BCT. (2009). *BATS AND LIGHTING IN THE UK Bats and the Built Environment Series*. Retrieved September 26, 2014, from http://www.bats.org.uk/data/files/bats_and_lighting_in_the_uk__final_version_version_3_may_09.pdf
- BCT. (2013). *Bat and the Law* . Retrieved January 22nd, 2013, from http://www.bats.org.uk/pages/bats_and_the_law.html
- Biggs, J., Ewald, N., Valentini, A., Gaboriaud, C., Griffiths, R. A., Foster, J., et al. (2014). *Analytical and methodolgical development for improved surveillance of the Great Crested Newt.Defra Project WC1067*. Oxford : Freshwater Habitats Trust.
- Blamey, M., Fitter, R., & Fitter, A. (2013). *Wild Flowers of Britian and Ireland* (2nd ed.). London: Bloomsbury.
- BSI. (2013, August). *Biodiversity. Code of practice for planning and development*. Retrieved November 2014, from BSI.
- Chesterfield Borough Council. (2010). *A GreenPrint for Chesterfield* . Retrieved June 2014, from <http://www.chesterfield.gov.uk/Green-Print-1185.html>
- CIEEM. (2011, August 1). *Ecological Report Writing*. Retrieved November 2014, from CIEEM: <http://www.cieem.net/publications/23/ecological-report-writing>
- CIEEM. (2013). *Guidelines for Preliminary Ecological Appraisal*. Retrieved May 2015, from http://www.cieem.net/data/files/Resource_Library/Technical_Guidance_Series/GPEA/GPEA_April_2013.pdf
- CIEEM. (2015). *Guidelines for Ecological Report Writing*. Winchester: CIEEM.
- CIEEM. (2015). *Guidelines for Ecological Report Writing* . Winchester: Chartered Institute of Ecology and Environmental Management.

- Crown. (2014). *OS Street View open data*. Retrieved from OS OpenData :
<https://www.ordnancesurvey.co.uk/opendatadownload/products.html>
- Defra. (2012, March). *Biodiversity Offsetting Pilots: Guidance to Offset providers*. Retrieved 2015, from www.defra.gov.uk:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/69530/pb13742-bio-guide-offset-providers.pdf
- Defra. (2015). *Magic Interactive Map*. Retrieved March 2015, from MAGIC:
<http://magic.defra.gov.uk/MagicMap.aspx>
- Drake, C. M., Lott, D. A., Alexander, K., & Webb, J. (2007). *Surveying terrestrial and freshwater invertebrates for conservation evaluation*. Sheffield : Natural England .
- DWT. (2011). *DERBYSHIRE LOCAL WILDLIFE SITES HANDBOOK Volume 2:Guidelines for the Selection of Local Wildlife Sites*. Belper : Derbyshire Wildlife Trust .
- Eaton, M. A., Brown, A. F., Noble, D. G., Musgrove, A. J., Hearn, R., Abischer, N. J., et al. (2009). Birds of Conservation Concern 3: the population status of birds in the United Kingdom, Channel Islands and the Isle of Man. British Birds. In B. A. Eaton MA, *British Birds 102* (pp. 296 - 341). British Trust for Ornithology.
- Edgar, P., Foster, J., & Baker, J. (2010). *Reptile Habitat Management Handbook*. Bournemouth: Amphibian and Reptile Conservation.
- Edgar, P., Foster, J., & Baker, J. (2010). *Reptile Habitat Management Handbook*. Bournemouth: Amphibian and Reptile Conservation.
- Encia Environmental Ltd. (2008). *Sheepbridge Resource Park, Environmental Statement Volume 1*. Wetherby: Encia Environmental Ltd.
- English Nature. (2001). *Great crested newt mitigation guidelines*. Peterborough: English Nature .
- Existing Buildings* . (2013). Retrieved February 2014, from Bat Conservation Trust:
http://www.bats.org.uk/pages/existing_buildings.html
- Fitter , R., Fitter, A., & Blamey, M. (1978). *The Wildflowers of Britain and Northern Europe*. Glasgow: Collins.
- Fitter, R., Fitter, A., & Farrer, A. (1984). *Grasses, Sedges and Ferns of Britain and Northern Europe*. Hong Kong: Collins.
- Froglife. (1999). *froglife advice sheet 10 reptile surveys*. Peterborough: Froglife.
- Froglife. (1999). *Reptile Survey: An Introduction To Planning, Conducting and Interpreting Surveys For Snake And Lizard Conservation. Froglife Advice Sheet 10*. Halesworth: Froglife.
- Gunnell, K., Grant, G., & Williams, C. (2012). *Landscape and Urban Design for Bats and Biodiversity*. Bat Conservation Trust.

- Gunnell, K., Murphy, B., & Williams, C. (2013). *Designing for Biodiversity: A technical guide for new and existing buildings, 2nd Edition*. London: RIBA Publishing.
- Harris, S., Cresswell, P., & Jefferies, D. (1989). *Surveying Badgers*. London: The Mammal Society.
- Harris, S., Cresswell, P., & Jefferies, D. (1989). *Surveying Badgers*. London: Mammal Society.
- Hill, D., Fasham, M., Shewry, G., & Shaw, P. (Eds.). (2007). *Handbook of Biodiversity Methods, Survey, Evaluation and Monitoring*. Cambridge: Cambridge University Press.
- Hill, D., Fasham, M., Tucker, G., Shewry, M., & Shaw, P. (2005). *Handbook of Biodiversity Methods, Survey, Evaluation and Monitoring*. Cambridge, UK.
- Hubbard, C. E. (1972). *Grasses*. Bungay, Suffolk: Pelican.
- Hundt, L. (2012). *Bat Surveys Good Practice Guidelines - 2nd Edition*. London: The Bat Conservation Trust.
- IEEM. (2006). *Guidelines for Ecological Impact Assessment in the United Kingdom*. Institute of Ecological and Environmental Management.
- Jedrzejewski, W., & Sidorovich, V. (2010). *The art of tracking animals*. Białowieża: Mammal Research Institute Polish Academy of Sciences.
- JNCC. (2008). *UK Biodiversity Action Plan*. Retrieved 2015, from <http://www.jncc.gov.uk/page-5155>
- JNCC. (2010). *The Handbook for Phase 1 habitat survey, A technique for environmental audit*. Retrieved from http://jncc.defra.gov.uk/PDF/pub10_handbookforphase1habitatsurvey.pdf
- JNCC. (2010). *The Handbook for Phase 1 habitat survey, A technique for environmental audit*. Peterborough: Joint Nature Conservation Committee.
- JNCC. (2010, July). *UK Biodiversity Action Plan Priority Habitat Descriptions; Open Mosaic Habitats on Previously Developed Land*. Retrieved September 2015, from JNCC: http://jncc.defra.gov.uk/pdf/UKBAP_BAPHabitats-40-OMH-2010.pdf
- Langton, T. E., Beckett, C. L., & Foster, J. P. (2001). *Great Crested Newt Conservation Handbook*. Halesworth: Froglife.
- Mitchell, A. (1979). *A Field Guide to the Trees of Britain and Northern Europe*. Glasgow: Collins.
- Mitchell-Jones, A. J. (2004). *Bat Mitigation Guidelines*. Peterborough: English Nature.
- Natural England. (2008). *SSSI Condition Assessment*. Natural England.

- Oldham, R. S., Keeble, J., Swan, M., & Jeffcote, M. (2000). Evaluating the suitability of habitat for the Great Crested Newt (*Triturus cristatus*). *Herpetological Journal*, 10(4), 143-155.
- Pearce, G. E. (2011). *Badger Behaviour Conservation & Rehabilitation*. Exeter: Pelagic Publishing.
- Poland, J., & Clement, E. (2009). *The Vegetative Key to the British Flora*. Southampton: Botanical Society of the British Isles.
- Roper, T. J. (2010). *Badger*. (S. A. Corbet, R. West, D. Streeter, J. Flegg, & J. Silvertown, Eds.) London: HarperCollins.
- Rose, F. (2006). *The Wildflower Key. How to identify wildflowers trees and shrubs in Britain and Ireland*. London: Warne.
- Rowcliffe, J. M., & Carbone, C. (2015). Surveys using camera traps: are we looking to a brighter future? *Animal Conservation*.
- Scott, J. H., & Maclean, J. H. (1993). *Dictionary of Building 4th Edition*. London: Penguin Books Ltd.
- Skytte Christiansen, M. (1979). *Grasses, Sedges and Rushes*. Poole: Blandford Press Ltd.
- Stace, C. (1997). *New Flora of the British Isles (2nd edition)*. Cambridge, UK: Cambridge University Press.
- Waring, S. D., Essah, E. A., Gunnell, K., & Bonser, R. (2013). Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom. *Architecture & Environment*, 1-13.

C.1 UK Legislation and Policy Web Addresses:

Conservation of Habitats and Species Regulations 2010:

http://www.opsi.gov.uk/si/si2010/uksi_20100490_en_1

Habitats Directive:

www.europa.eu.int/eur-lex/en/lif/dat/1992/en_392L0043

Wildlife and Countryside Act 1981:

www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1981/cukpga_19810069_en_1

Protection of Badgers Act 1992

<http://www.legislation.gov.uk/ukpga/1992/51/contents>

Countryside and Rights of Way Act 2000:

www.legislation.hmsso.gov.uk/acts/acts2000/200000037

Natural Environment and Rural Communities Act 2006:

http://www.opsi.gov.uk/acts/acts2006/ukpga_20060016_en_1

National Parks and Access to the Countryside Act 1949:

http://www.opsi.gov.uk/RevisedStatutes/Acts/ukpga/1949/cukpga_19490097_en_1

National Planning Policy Framework:

<http://www.communities.gov.uk/publications/planningandbuilding/nppf>