

Preliminary Ecological Appraisal

BE312.1
Netherton Fold



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Report title	Preliminary Ecological Appraisal
Report reference	BE-312.1
Revision	B
Site address	Former Railway Station and Goods Yard, Fold Farm, Station Road, Netherton HD4 7HB
Grid reference	SE 12286 12896
Report compiled by	David Watts BSc (Hons) FdSc Class License 2015-10248-CLS-CLS
Client	Alcuin Homes (Yorkshire) Limited
Date	21 st February 2016

Executive Summary

Bagshaw Ecology have been instructed by Alcuin Homes to carry out a Preliminary Ecological Appraisal of the site at the Former Railway Station and Goods Yard, Fold Farm, Netherpton, in relation to an application for planning.

The site survey was carried out by David Watts on 9th December 2015, with further update surveys on 16th and 18th December 2015. The survey found the majority of the site to be of low ecological value, consisting of hard standing surfaces and ephemeral vegetation. There is an area of woodland to the north of the site, and woodland immediately adjacent to the east and west boundaries of the site which provide high ecological value.

An inspection of the buildings on the site found them to have negligible potential for roosting bats. Several crevices were identified on one building, however these were inspected with an endoscope and no signs indicative of roosting bats were observed. One tree on the site was determined to have low potential for roosting bats.

The ecological data search found the surrounding area to provide high ecological value, with several designated sites within the area which have good terrestrial connectivity to the site. Several protected species have been recorded in the surrounding area, including bats, bird and water voles.

It is considered the development proposals will not have a negative impact upon the ecological value of the site. Areas to be affected by the proposed development consist of hard standing surfaces and ephemeral vegetation, and with the exception of the removal of several individual trees, the woodland on and adjacent to the site is to be retained.

It is recommended that the tree with low potential for roosting bats is inspected with an endoscope immediately prior to removal to ensure that no bats are present. To ensure that no harm is caused to nesting birds, it is recommended that tree removals take place outside of bird nesting season, or after a nesting bird survey has been carried out.

In accordance with the National Planning Policy Framework, it is recommended that the ecological value of the site is enhanced through the incorporation of bat and bird boxes into the proposed development.

Due to the confidential nature of badger records, a separate report has been produced to assess the impact of the proposed development upon badgers.

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1. Introduction

Instruction

- 1.1. Bagshaw Ecology Ltd have been instructed by Alcuin Homes (Yorkshire) Limited carry out a Preliminary Ecological Appraisal of the Former Railway Station and Goods Yard, Fold Farm, Netherton (site centroid grid reference SE 12286 12896).
- 1.2. The purpose of the report is to identify the habitat types on the site, along with the presence or absence of any protected or notable species. The ecological impact of the proposed development is assessed, and mitigation, management and aftercare proposals are suggested when appropriate.

Site Details

- 1.3. The site is accessed off station road, off the west of Netherton Fold in Netherton, approximately 3km southwest of Huddersfield. The surrounding land use consists of a mixture of residential properties, agricultural land and woodland. Tree cover in the surrounding area is high, with good terrestrial connectivity to and from the site.

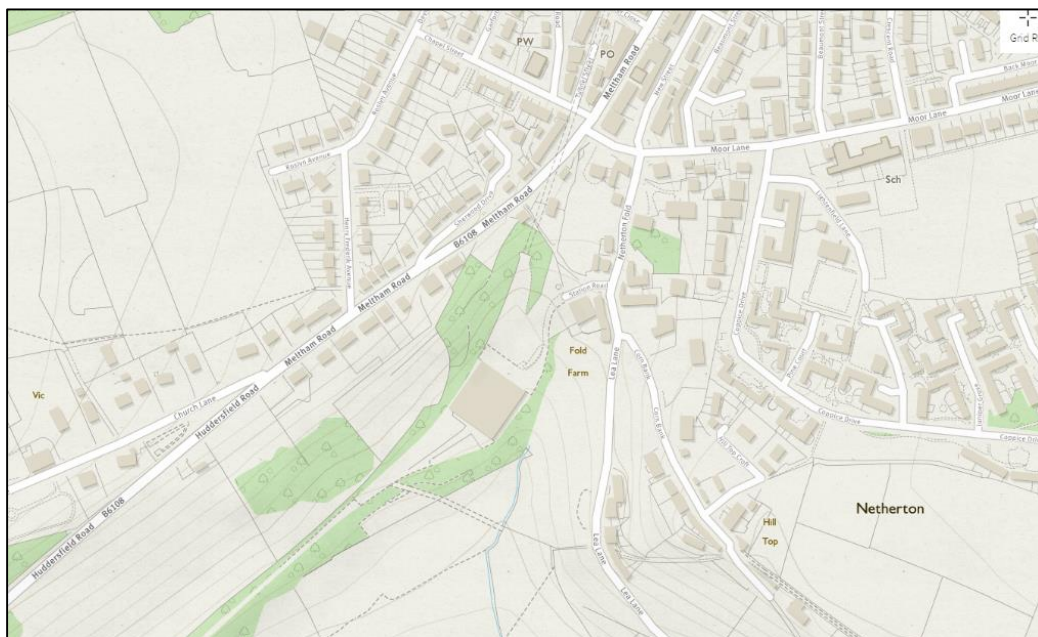


Figure 1.1 Map of surrounding area

- 1.4. The survey area comprises of an area of land approximately 1.5ha in size. The lower building group comprises a range of three connected buildings. The upper buildings to the north of the site comprise a stone barn on the Netherton Fold frontage and behind it connected buildings. There is a disused railway line to the west of the site, and the site is bordered by woodland to the east and west. The topography of the site is variable, and there is a drop in gradient from the northeast of the site to the south and west of approximately 12m.

Proposed Development

- 1.5. The development proposals are to construct three apartment blocks to the north of the site, and 11 detached houses to the centre and south of the site, in addition to their associated parking spaces and garden areas.

2. Legislation and Policy

2.1. The Wildlife and Countryside Act 1981 (as amended), makes it an offence to:

- Deliberately or recklessly injure, kill or capture any animal species protected under Schedule 5 of the act.
- Deliberately or recklessly kill, injure or take any wild bird; to take, damage or destroy the nest of any wild bird while occupied or being built, or to take or destroy the egg of a wild bird.
- Intentionally pick, uproot or destroy any wild plant included in Schedule 8 of the act.

2.2. The Conservation of Habitats and Species Regulations 2010 makes it an offence to deliberately capture, kill or disturb any animal protected under Schedule 2 of the regulations. It is also an offence to damage or destroy a breeding site or resting place of an animal, even if the animal is not present at the time.

2.3. The UK Biodiversity Action Plan (UKBAP) includes a list of 943 national priority species and 56 habitats of principal importance, with all species and habitats having specific action plans defining the measures required to ensure their conservation. Although the UKBAP has since been superseded by County Biodiversity Plans, it still remains a useful point of reference.

2.4. Section 41 of the Natural Environment and Rural Communities Act (NERC) 2006 requires that any public bodies take into consideration any species and habitats listed in the UKBAP when implementing their duty and exercising any normal functions.

2.5. The National Planning Policy Framework (NPPF) states that planning decisions should aim to protect or enhance biodiversity and conservation interests, and where possible any development should aim to increase net gains in biodiversity.

3. Methods

Ecological Data Search

- 3.1. West Yorkshire Joint Services (WYJS) were consulted as to any protected species and/or land-based designations within 2km of the site. The ecological data search was submitted by WYJS on 15th December 2015.
- 3.2. The Department for Environment, Food and Rural Affairs' (DEFRA) Magic Maps website was consulted as to any land based designations within 2km of the site.

Site Survey

- 3.3. The habitat survey and mapping exercise was carried out at 10am on 9th December 2015. Further update surveys were carried out on 16th and 18th December 2015. The surveys were carried out by David Watts BSc (Hons) (Class License 2015-10248-CLS-CLS), an ecological consultant with experience of carrying out habitat surveys and building inspections for roosting bats.
- 3.4. The study area was surveyed in accordance with JNCC (2010) guidelines in order to produce a Phase 1 Habitat map, with target notes identifying important species along with the presence of potential habitats for any protected or notable species (see table 3.1, below). Each habitat type was then assigned a hierarchical alphanumeric code.

Table 3.1. Indicative Habitats and Field Signs of Common Protected Species

Species	Indicative habitats	Field signs (in addition to sightings)
Bats (Chiroptera)	Roosts – buildings, trees caves Foraging areas – open areas, water bodies, linear features	Droppings, stains around roost entrances, feeding remains, chattering, characteristic smell of bats
Badger (<i>Meles meles</i>)	Found in most rural and many urban habitats	Setts, tracks and trails, latrines, guard hairs, snuffle holes, feeding remains
Otter (<i>Lutra lutra</i>)	Water courses	Holts, tracks and trails, spraints, feeding remains
Water vole (<i>Arvicola amphibius</i>)	Slow moving water courses	Burrow entrances, feeding signs, latrines
Reptiles (Squamata)	Rough grassland, junctions between varied vegetation structures, rocks, logs and rubble piles	Sloughed skins
Great crested newts (<i>Triturus cristatus</i>)	Ponds within 500m of suitable habitats, including grassland, woodland and scrub	None

- 3.5. The bat survey was based upon methodologies prescribed by Mitchell-Jones (2004), Mitchell-Jones and McLeish (2004) and Hundt (2012). This involved an inspection of the exterior and interior of the buildings. Any structural features with potential for use by roosting bats were recorded and any suitable access points were identified. Any direct evidence of bats, such as scratch marks, oil stains, droppings and feeding remains were also identified.

- 3.6. Taking account of the structural features of the buildings, and the surrounding habitat, the buildings were assigned a level of roost suitability based upon professional judgement (see table 3.2).

Table 3.2 Bat Roosting Potential in Buildings

Roosting potential	Criteria
Confirmed Presence	Presence confirmed by the survey.
High	Buildings that have many areas suitable for roosting with a large number of potential access points. These are normally in sheltered locations, subject to low variation in temperature. Buildings with good potential could be used for a whole range of roosts including maternity roosts.
Medium	Buildings with a smaller number of areas suitable for roosting, but still supporting features that could be attractive to bats and potentially support maternity roosts.
Low	Buildings with limited roosting opportunities but which could be used on a sporadic or occasional basis which are unsuitable for maternity roosts. Buildings that would otherwise be medium to high potential but have reduced value due to other factors such as exposed location, separation from nearby foraging, or presence of strong lighting.
Negligible	Buildings which appear unsuitable for roosting bats due to a clear lack of roosting spaces such as voids etc. and/or absence of suitable access points.

4. Results

Designated Sites

- 4.1. The site is located within land identified by Leeds Metropolitan Council as D8-D14 Green Belt land and NE5 Area of High Landscape Value. There is an area of land designated as NE5 Wildlife Corridor.
- 4.2. There are two Sites of Special Scientific Interest (SSSI's) within 2km of the site:
- Blackmoorfoot Reservoir, located approximately 1.9km west of the site, is a 54.5ha SSSI, consisting of plantation woodland and a mosaic of grassland and mire communities.
 - Honley Wood, located approximately 700m south of the site, is a 77ha SSSI, consisting of an extensive complex of woodlands including Slate Pits Wood, Windsy Bank Wood, Greasy Slack Wood, Honley Old and Honley Woods, with habitats including broadleaved semi-natural woodland and acidic dry heath.
- 4.3. There are two Local Wildlife Sites (LWS) within 2km of the site, including:
- Dean Wood, located approximately 250m north of the site, an ancient/semi-natural, species rich acid woodland.
 - Hall Heys Wood, located approximately 1.2km southwest of the site, is an ancient/semi-natural, species rich acid woodland with native bluebell *Hyacinthoides non-scripta* cover.
- 4.4. Johnson Wellfield Quarries, a Local Geological Site, is located approximately 1.5km north of the site.
- 4.5. In addition to the above, the Magic Maps website (DEFRA, 2016) identified two Deciduous Woodland Priority Habitats adjacent to the east and west boundaries of the site.

Flora

- 4.6. The site consists predominantly of hard standing areas, over which ephemeral vegetation has grown, with species including cock's foot *Dactylis glomerata*, wavy hair grass *Deschampsia flexuosa*, perennial ryegrass *Lolium perenne*, dandelion *Taraxacum officinale*, rosebay willowherb *Chamerion angustifolium*, creeping buttercup *Trifolium repens*, coltsfoot *Tussilago farfara* and ragwort *Senecio jacobaea*.
- 4.7. There is an area of woodland to the northwest of the site, consisting of pedunculate oak *Quercus robur* and sycamore *Acer pseudoplatanus*.
- 4.8. The woodland adjacent to the west and east boundaries of the site consists of pedunculate oak, ash *Fraxinus excelsior*, sycamore, wild cherry *Prunus avium*, silver birch *Betula pendula*, elder *Sambucus nigra* and hawthorn *Crataegus monogyna*, with an understorey of bramble *Rubus fruticosus* and dense ivy *Hedera helix*.
- 4.9. Other scattered trees throughout the site and at the site boundaries include common lime *Tilia x europaea* and goat willow *Salix caprea*.

Bat Species

- 4.10. WYJS hold records of Daubenton's bat *Myotis daubentonii*, noctule *Nyctalus noctula*, common pipistrelle *Pipistrellus pygmaeus* and brown long-eared bat *Plecotus auritus*, in addition to records of unidentified *Myotis* sp. and *Pipistrellus* sp. (some of which it is assumed are soprano pipistrelle *Pipistrellus pygmaeus*) within 2km of the site. The closest bat record to the site is of an unidentified pipistrelle maternity roost, recorded 207m from the site in July 2007.

Table 4.1. Conservation status of bat species recorded within 2km of the site

SPECIES	UK BAP	IUCN RED LIST	UK POPULATION ESTIMATE (BCT 2010)	UK STATUS (BCT 2014)
Daubenton's bat <i>Myotis daubentonii</i>	N	Lower risk – least concern	560,000	Common
Noctule <i>Nyctalus noctula</i>	Y	Lower risk – least concern	50,000	Uncommon
Common pipistrelle <i>Pipistrellus pipistrellus</i>	N	Lower risk – least concern	2,430,000	Common
Soprano pipistrelle <i>Pipistrellus pygmaeus</i>	Y	Lower risk – least concern	1,300,000	Common
Brown long-eared bat <i>Plecotus auritus</i>	Y	Lower risk – least concern	245,000	Common

- 4.11. The five bat species recorded within 2km of the site are all known to roost in habitats present on the site. Common pipistrelle and soprano pipistrelle are known to roost in buildings; noctule are known to roost in trees; and Daubenton's and brown long-eared bat are known to roost in buildings and trees during the spring, summer and autumn months (Harris and Yalden, 2008; Dietz *et al*, 2011). Noctule and brown long-eared bat are known to roost in trees and common pipistrelle and soprano pipistrelle are known to roost in buildings and trees during the winter months (Schober and Grimmberger, 1997; Altringham, 2003; Harris and Yalden, 2008; Dietz *et al*, 2011).
- 4.12. Building 1 consists of a detached two-storey barn with a corrugated fibre sheet roof. The brickwork on the exterior of the building is in moderate condition, with gaps in the pointing on the south and west aspects. Gaps in the brickwork were accessed with a ladder and inspected with an endoscope; no signs indicative of roosting bats were identified. The interior of the building had no separate roof void. The roof consisted of a queen post construction. The ridge board was open and well-lit, with a gap where the pitched roof meets above the ridge board. The windows were open, and several gaps in the roof were observed, providing potential access into the roof void; however the interior of the building was well-lit and no features suitable for roosting bats were identified.
- 4.13. Building 2 consists of a single storey shed, attached to Building 1 on the west aspect. The buildings were open and well-lit, with no features suitable for roosting bats.

- 4.14. Building 3 is a steel frame barn, with breezeblock and corrugate fibre sheet walls, and a pitched corrugated fibre sheet roof. To the north of the building are four sealed fridge units, and to the south is a milking parlour. No features suitable for roosting bats were identified.
- 4.15. Building 4 is a steel framed cow barn with a corrugated fibre sheet roof. The building was open and well-lit, with no separate roof void. No features suitable for roosting bats were observed.
- 4.16. Building 5 is a steel framed hay barn with a corrugated fibre sheet roof. The building was open and well-lit, with no separate roof void. No features suitable for roosting bats were observed.
- 4.17. Features suitable for roosting bats were identified on two trees, which were inspected with an endoscope:
- T7 (as identified on the arboricultural plans), a multi-stemmed sycamore, has decay cavities at the basal areas of both stems, with an advanced white rot. The internal substrate was damp, and unsuitable for roosting bats.
 - T24 (as identified on the arboricultural plans), a multi-stemmed sycamore, has decay cavities on both stems from 0.3-3m. One cavity extends up approximately 200mm to a domed apex, with a dry substrate. The cavity is suitable for roosting bats; however no signs of roosting bats were identified.

Badgers

- 4.18. Due to the sensitive and confidential nature of badger records, records of badgers within 2km of the site and the site's potential for badgers has been assessed in a separate report.

Other Mammals

- 4.19. WYJS hold seven records water vole between 1511m and 1920m from the site.
- 4.20. WYJS hold one record of otter 1114m from the site.
- 4.21. There are no suitable riparian habitats on or adjacent to the site suitable for otters or water voles.
- 4.22. WYJS hold seven records of brown hare *Lepus europaeus* between 986m and 1482m from the site.

Reptiles and Amphibians

- 4.23. WYJS hold one record of common frog *Rana temporaria* approximately 1.3km from the site.
- 4.24. WYJS hold records of slow worm *Anguis fragilis*, viviparous lizard *Anguis fragilis* and grass snake *Natrix natrix*, within 2km of the site; however, these were all recorded between 1868 and 1914, and are considered to be out of date.

Birds

- 4.25. WYJS hold records of three bird species protected under Schedule 1 Part I of the Wildlife and Countryside Act 1981 within 2km of the site, including brambling *Fringilla montifringilla*, fieldfare *Turdus pilaris* and barn owl *Tito alba*, in addition to further 46 wild bird species

protected under the Wildlife and Countryside Act 1981. The closest records of bird species to the site held by WYJS are 287m from the site.

- 4.26.** Yellow wagtail *Motacilla cinerea*, great tit *Parus major*, dunnock *Prunella modularis* and robin *Erithacus rubecula* were observed on the site.
- 4.27.** The trees on the site have potential for nesting birds during bird nesting season (1st march – 31st August).

5. Assessment

Constraints

- 5.1. The site survey was conducted outside the optimum period for Phase 1 habitat surveys. Due to the low ecological value of the habitats on the site, this was not considered to significantly impact upon the survey's findings.
- 5.2. Bat species in the UK were hibernating at the time of the survey, therefore any summer and autumn roosting bat species would not have been present. Despite this, it is still possible to determine if the survey area had recently been used by roosting bats, through signs such as droppings, scratch marks and oil stains, or through the identification of habitat suitable for roosting bats.

Habitat Assessment

- 5.3. The surrounding area consists of high quality habitat, with two Deciduous Woodland Priority Habitats immediately adjacent to the site. Other designated sites within the surrounding area include two SSSI's and two LNR's, all of which have good terrestrial habitat connectivity to the site.
- 5.4. The majority of the site is of relatively low ecological value, consisting of hard standing areas and ephemeral vegetation. The woodland to the north of the site is of high ecological value.
- 5.5. No invasive species recorded under Schedule 9 of the Wildlife and Countryside Act 1981 were observed on the site.
- 5.6. The buildings on the site all have negligible potential for roosting bats. Several crevices were observed in the brickwork of Building 1, however a detailed inspection with an endoscope revealed no droppings or other signs indicative of roosting bats. All the buildings on the site were open and well lit, with fibre sheet roofing and no separate roof void.
- 5.7. T24, a sycamore, has low potential for roosting bats. The remaining trees on the site have negligible potential for roosting bats.
- 5.8. A high number of bird species have been recorded within 2km of the site, including three species listed under Schedule 1 of the Wildlife and Countryside Act 1981. The trees on the site provide suitable habitat for nesting birds.

Impact of Proposed Development

- 5.9. The removal of hard standing and ephemeral vegetation on the site will have no significant foreseeable impact upon the ecological value of the site and the surrounding area.
- 5.10. The woodland on and adjacent to the site is to be retained, and the only tree removals necessitated by the proposed development are of individual trees at the eastern boundary, and of groups of young trees to the centre of the site.

- 5.11.** Tree T24, a sycamore, has low potential for roosting bats. With the exception of this, the trees and buildings on the site have negligible bat roost potential, and it is not considered that their removal will have any further considerations in regard to bats.
- 5.12.** The removal of trees due to the proposed development may affect nesting birds if carried out during the bird nesting season (1st March – 31st August).

6. Recommendations

Avoidance of Ecological Impact

- 6.1. Tree T24 has low potential for roosting bats. In accordance with Collins (2016) guidelines, no further surveys for this tree are considered necessary. It is recommended that the cavities on the tree are inspected with an endoscope for roosting bats immediately prior to removal. If roosting bats are identified, a Natural England European Protected Species License will be required.
- 6.2. The remainder of the buildings and trees to be removed on the site have negligible potential for roosting bats, and therefore their removal may be carried out with no further considerations in regard to bats. In the unlikely event that a bat is encountered during any demolition or construction works, all works should cease and a licensed bat worker should be contacted immediately.
- 6.3. The land designated as NE5 Wildlife Corridor is to be retained throughout the proposed development.

Mitigation

- 6.4. Provided that the avoidance measures detailed above are implemented, no features of ecological value will be affected by the development proposals; therefore no further mitigation is considered necessary.

Ecological Enhancement

- 6.5. In accordance with the NPPF, it is recommended that the habitat value of the site is improved through the incorporation of bat and bird boxes into the proposed development. Two bat boxes of type Schwegler 1FF should be hung on buildings or trees on the site at a minimum height of 5m. Four bird boxes of type Schwegler 1B should be hung from trees on the site at a minimum height of 5m. Two boxes should have 26mm entrances and two should have 32mm entrances.

7. Conclusion

- 7.1.** It is considered that the areas to be affected by the proposed development are of low ecological value, and provided that the proposed avoidance measures are carried out, the proposed development will have no negative ecological impact upon the site or the surrounding area.
- 7.2.** Through the incorporation of bat and bird boxes into the site, the ecological value of the site will be enhanced.
- 7.3.** This report has not assessed the impacts of the proposed development upon badgers, which has been detailed in a separate document which is not available for public view.

8. References

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Appendices

Appendix A Photographs



Photograph 1: Entrance to site



Photograph 2: Woodland to west of site



Photograph 3: Trees to east of site



Photograph 4: Woodland and disused railway to west of site



Photograph 5: South of site



Photograph 6: Woodland to east of site



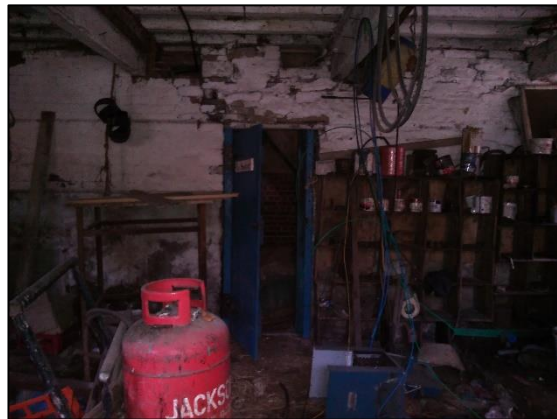
Photograph 7: Railway tunnel, northwest of site



Photograph 8: T7, sycamore



Photograph 9: Building 1



Photograph 10: Building 1, ground floor



Photograph 11: Building 1, 1st floor



Photograph 12: Building 1, ridge board



Photograph 13: Building 2



Photograph 14: Building 3



Photograph 15: Interior of Building 3, south



Photograph 16: Interior of Building 3, north



Photograph 17: Building 4 and 5

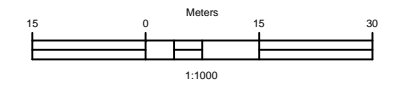


Photograph 18: Interior of Building 5



Appendix B: Phase 1 Habitat Plan

Project:	Netherton Fold
Client:	Alcuin Homes
Drawn by:	David Watts
Date:	8th February 2016
Scale:	1:1000 at A3



Do not scale off this drawing

	A1.1 Deciduous woodland
	J2.1 Ephemeral/tall ruderal
	J3.6 Buildings
	Scattered trees
	Building and/or topographical feature

