



MORFE VALLEY ENVIRONMENTAL LTD
ARBORICULTURAL AND ECOLOGICAL CONSULTANTS

Preliminary Roost Inspection Bat Survey Report

Site: 410 & 412 Birkby Road, Huddersfield. HD2 2DN

Client: Stoneleigh Architecture

Date of Survey: 14/08/2021

Prepared by: Gareth Watkins – Ecological Consultant **Signed:**

Checked by: Craig Watkins – Tree Consultant **Signed:**

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Summary

This is a brief summary of findings and recommendations. For full details please read the report in its entirety.

Table 1. Situation rating definition summary.

Code	Situation Rating	Example situation (as described in Table 2)
	Requires urgent attention/Action	To prevent (otherwise likely) breach of legislation from current activities or to prevent delays to the planning submission project.
	Requires attention/action but not necessarily urgently	Awareness of potential future issues/considerations such as future action will be required (e.g., pre-commencement surveys)
	Currently no further urgent action required	No current issues, but future action may be required, e.g., survey results may become 'out of date'

Table 2. Summary table of survey results and recommendations

Protected Species	Survey results	Potential Implications of Impact	Recommendations	Situation rating
Bats	Bats are absent from the buildings	No impacts identified	No further action/mitigation required. Update preliminary bat roost surveys should be carried out if works do not commence within 2 years	

- The two properties at 410 & 412 Birkby road, Huddersfield are both circa. 2005 builds with well managed grounds, the grounds have 40 tree and hedge row plots as reported in the associated tree report BS5837 conducted and approved by Morfe Valley Arboriculture, the phase 1 survey conducted by More valley Environmental did not show any major risks to the surrounding habits, flora, or fauna in light of the proposed plans that will not take place until post June 2021. The woodland to the northeast of the properties is a woodland priority habitat network (England) High Spatial Priority.

1. Introduction

This Preliminary Bat Roost survey was commissioned by Stoneleigh Architecture on behalf of Raj Handa.

The purpose of the survey was to assess the suitability and likelihood for the presence of bat roosts, which would constitute potential constraints to any dwellings which might be located on the land identified for development, and to make recommendations for mitigation and/or further survey work, as appropriate.

1.1 Site Location

The sites are located within West Birkby Huddersfield, just off Halifax Road. The sites the final two properties off Prince Royd Lane bordered by a small coppice of woodland.

1.2 Site Description

The site is made up of 2 residential properties No 410 and 412 of which both are relatively new builds dating back to circa. 2005 for 410, with property 412 dating back to 1985, with in west Birkby, Huddersfield. The properties have appx. 190m perimeter. To the west of the plots lies the local church, to the northeast there is a small coppice of broadleaf woodland. To the north and the south are further residential plots of detached properties.

1.3 Proposed Development

Demolishment and rebuild of both properties 410 & 412 Birkby Road.

2. Desktop Study

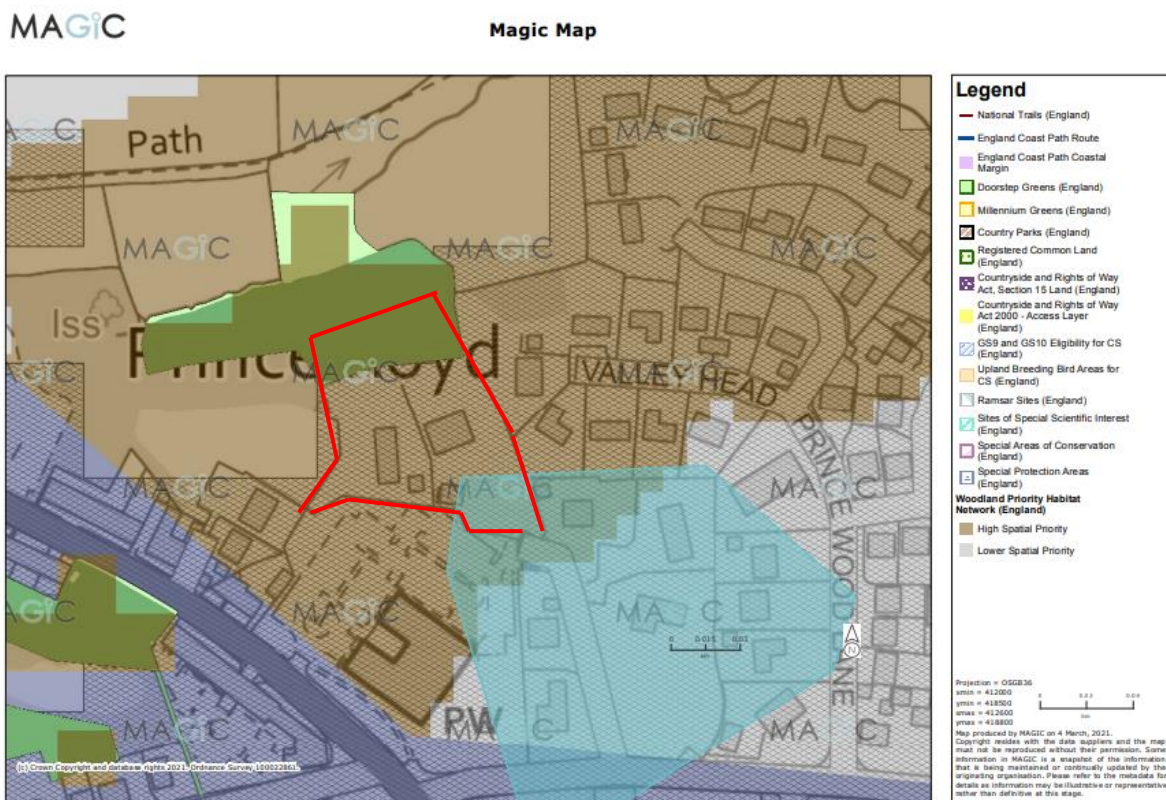
2.1 Data Search

A data search for sites designated for nature conservation or scientific interest (within 2km of the site) was undertaken using the Natural England website www.natureonthemap.org.uk. Relevant notable species records within the 10km grid square containing the site were also compiled using the National Biodiversity Network website www.nbn.org.uk. Species records included are from the previous ten years.

2.1.1 Designated sites

There are no sites designated for nature conservation within 2km of the survey site (source www.natureonthemap.org.uk).

Fig 1. The area for the proposed build is listed with in the Built-up areas 2011 (England and Wales) and woodland priority habitat network (England) High Spatial Priority



2.1.2 Notable bat species records

Table 1. Relevant notable species records within a 2km radius over the last 10-year period (source www.nbn.org.uk).

Common name	Scientific name	2km radius	500m radius
Common Pipistrelle	Pipistrellus	2	1

All 2km radius maps are referenced in picture 1 showing the distribution of the bat species detected and recorded on the NBN records database.

2.1.3

West Yorkshire Bat Group hold no records relating directly with the site, there are no roosts close enough to the site at be affected by the proposed property demolition and rebuilds.

2.2 Site Survey results

Please note that all conclusions and recommendations are based upon the current survey findings and on the proposal outlined in 1.3 above. If habitats within the site change, then the potential for protected species to use the site may change accordingly and re survey of the site may be necessary in the future.

No Bat roosts were identified during the survey and no evidence was found to indicate any bat activity has been taking place in and around the building, the plot has 40 noted set trees, but these trees are all in good health with no major crevices but do have dense foliage from common ivy that would encourage bat activity or offer substantial roosting habitats.

Table 2. Humidity and Moisture recordings were also taken to determine the suitability for bats to roost in the building.

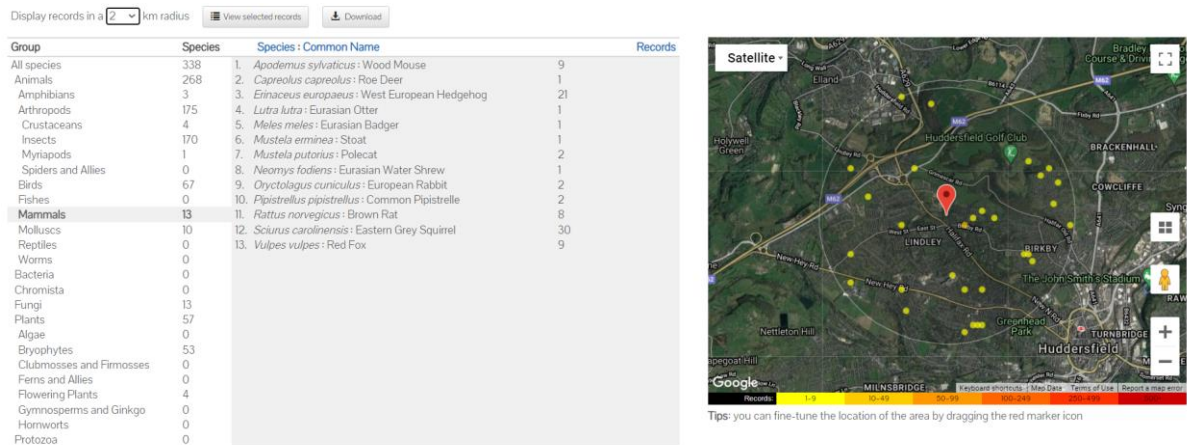
Building Humidity Results			
	Plot 412 Loft	Plot 412 Single story Loft	Plot 410 Loft
% Humidity	74	76	76

Overall, the humidity recorded was high at an average of 75%, and a temperature at an average of 5°C – so ideal for bats looking to roost.

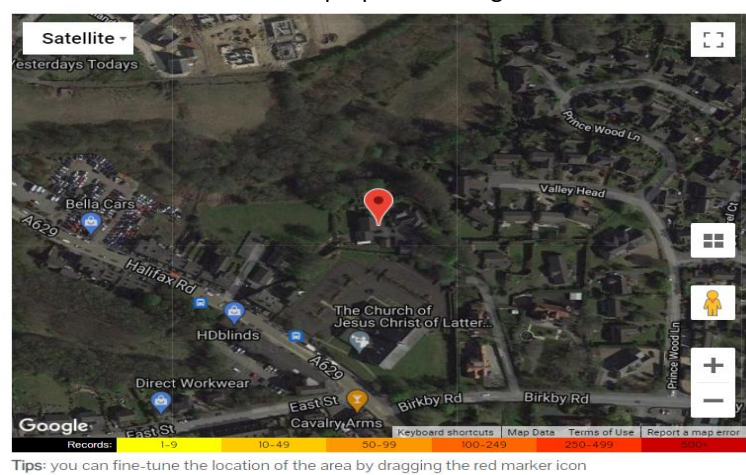
2km – Mammals

One species of bat has been recorded in the last 10 years, with only the common pipistrelle of 1 having been reported within a 500 m radius of the site as detailed below.

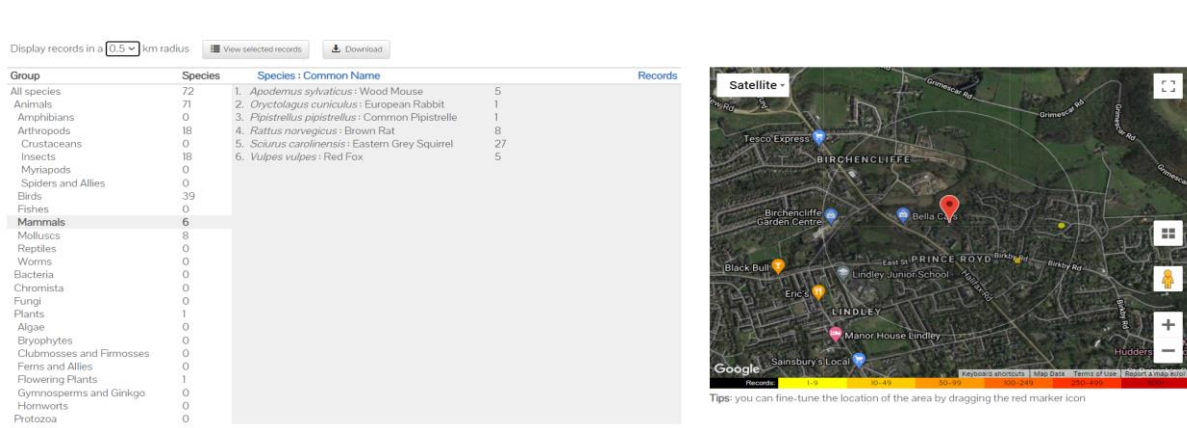
Picture 1. Bats recorded within 2km of the site location.



Picture 2. Zoomed in to show properties being assessed are 410 & 412 Birkby Road



Picture 3. Bats recorded within 500m radius of the site



3. Bat Biology and Behaviours (focussed on Common Pipistrelle and Daubenton's Bats)

3.1 Introduction

Knowing about the ecology of the different species is necessary to determine how bats are likely to use the landscape, so that appropriate survey methods can be chosen. Bats are cryptic, use large geographical areas in three-dimensional space, and have the potential to disperse over large areas, so that they are difficult to survey without an understanding of their ecology.

Due to the relatively recent discovery of Alcaethoe bat (*Myotis alcathoe*), the ecology of this species in the UK is poorly understood and therefore this species is not included in the species tables in the following sections.

3.2 Bat life cycle

Figure 3.1 provides a visual representation of the life cycle of a bat; further descriptions are provided in the text below.

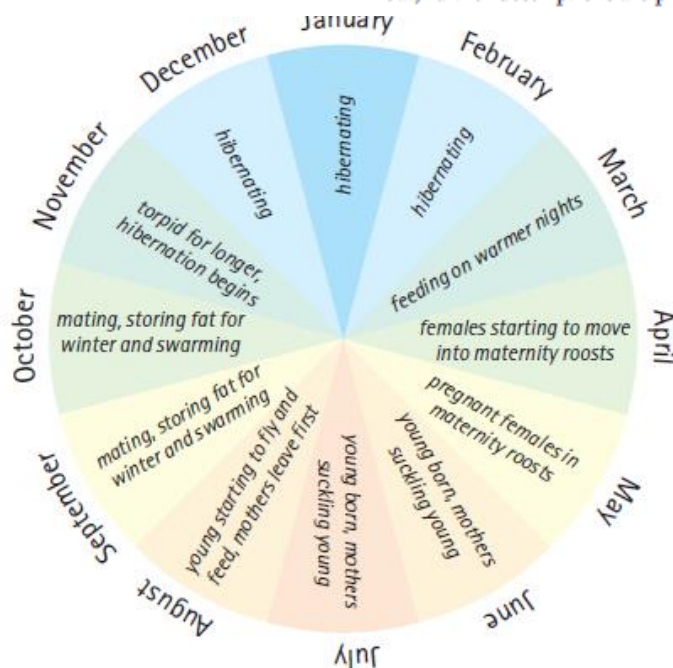


Table 3.2 Roosting preferences of different species.

Species common name	Species scientific name	Roosting preferences
Daubenton's bat	<i>Myotis daubentonii</i>	Roosts are found in hollow trees, bridges or sometimes buildings (Billington and Norman, 1997) generally close to water (Racey <i>et al.</i> , 1998). Nursery roosts are not exclusively female (Angell <i>et al.</i> , 2013) – males may make up 25% or more of the colony and large male-only colonies have also been recorded. Boonman (2000) found that this species selected oaks over beech trees and preferred roosts on the edges of woodlands in a study in the Netherlands. Hibernation sites are usually underground including caves, mines and suitable tunnels where bats are found both in crevices and on open walls (Altringham, 2003). They may also hibernate in tree cavities (Bat Conservation Trust/BMT Cordah Limited, 2005).

Species common name	Species scientific name	Roosting preferences
Common pipistrelle and soprano pipistrelle	<i>Pipistrellus pipistrellus</i> and <i>P. pygmaeus</i>	Maternity colonies are found mainly in buildings, usually roosting out of sight in crevices. Colonies may use a number of sites through the summer but are often loyal to the same sites for many years (Thompson, 1992). Maternity colonies are extremely variable in terms of numbers, from 20 to over 1,000 bats (Speakman <i>et al.</i>, 1999). Barlow and Jones (1999) found that soprano pipistrelle colonies (median of 203) tended to be larger than those of the common pipistrelle (median of 76). Davidson-Watts <i>et al.</i> (2006) reported common pipistrelle shifting roosts between pregnancy and lactation. Davidson-Watts (2007) found that roost selection was based on temperature for common pipistrelle and on surrounding habitats (woodland and water) for both species. Males roost singly or in small groups in the summer, in buildings or trees (Lundberg and Gerell, 1986). Bat boxes are used by both males and females but generally only males use them during the summer (Park <i>et al.</i>, 1998). These species do not use underground sites for hibernation but are sometimes found in the cracks and crevices of buildings in the winter (Bat Conservation Trust/BMT Cordah Limited, 2005). Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

Table 3.4 Foraging habitat preferences and foraging strategies of different UK species.

Species	Foraging habitat preferences (with commuting preferences added for some species)
Daubenton's bat	Preferred foraging habitat is over water (Jones and Raynor, 1988): this species favours riverine habitats (Racey and Swift, 1985; Rydell <i>et al.</i> , 1994) but is also known to forage in woodland.
Common pipistrelle	Shows a preference for deciduous woodland but a generalist using a wide range of habitats (Davidson-Watts and Jones, 2006; Davidson-Watts <i>et al.</i> , 2006).
Brown long-eared	Strongly associated with tree cover (Entwistle <i>et al.</i> , 1996), prefers woodland with cluttered understorey including native species, particularly deciduous (Murphy <i>et al.</i> , 2012). Also forages in mixed woodland edge and among conifers. Use of hedgerows increases through the active season (Murphy <i>et al.</i> , 2012).

Table 3.1 Bat roost types (from NE EPS licence application form available at the time of writing).^a

Roost type	NE definition
Day roost	A place where individual bats, or small groups of males, rest or shelter in the day but are rarely found by night in the summer.
Night roost	A place where bats rest or shelter in the night but are rarely found in the day. May be used by a single individual on occasion or it could be used regularly by the whole colony.
Feeding roost	A place where individual bats or a few individuals rest or feed during the night but are rarely present by day.
Transitional/occasional roost	Used by a few individuals or occasionally small groups for generally short periods of time on waking from hibernation or in the period prior to hibernation.
Swarming site ^b	Where large numbers of males and females gather during late summer to autumn. Appear to be important mating sites.
Mating sites ^c	Where mating takes place from late summer and can continue through winter.
Maternity roost ^d	Where female bats give birth and raise their young to independence.
Hibernation roost	Where bats may be found individually or together during winter. They have a constant cool temperature and high humidity.
Satellite roost	An alternative roost found in close proximity to the main nursery colony used by a few individual breeding females to small groups of breeding females throughout the breeding season.

^a The table defines roost types for the purposes of consistency but it should be noted that not all of these sites are also breeding sites, resting places or places used for shelter or protection as described in the legislation. Judgements as to what is protected under law should be undertaken on a case-by-case basis (the term roost is not used in the legislation). The EU has provided guidance on this point in: Guidance on the strict protection of animal species of community interest (2007). Please also see Sections 1.2.1 and 1.2.2.

^b Roosting may occur alongside the swarming activity and it is the structures used for rest and shelter within the swarming site that are the roost.

^c Mating sites can include those where bats call for mates on the wing; however, these are also associated with a place that the mating takes place, which is the mating or harem roost.

^d In some species, males may also be present in the maternity roost.

3.2. Bat Roosting reference of bat species

Species common name	Species scientific name	Roosting preferences
Common pipistrelle and soprano pipistrelle	<i>Pipistrellus pipistrellus</i> and <i>P. pygmaeus</i>	Maternity colonies are found mainly in buildings, usually roosting out of sight in crevices. Colonies may use a number of sites through the summer but are often loyal to the same sites for many years (Thompson, 1992). Maternity colonies are extremely variable in terms of numbers, from 20 to over 1,000 bats (Speakman <i>et al.</i>, 1999). Barlow and Jones (1999) found that soprano pipistrelle colonies (median of 203) tended to be larger than those of the common pipistrelle (median of 76). Davidson-Watts <i>et al.</i> (2006) reported common pipistrelle shifting roosts between pregnancy and lactation. Davidson-Watts (2007) found that roost selection was based on temperature for common pipistrelle and on surrounding habitats (woodland and water) for both species. Males roost singly or in small groups in the summer, in buildings or trees (Lundberg and Gerell, 1986). Bat boxes are used by both males and females but generally only males use them during the summer (Park <i>et al.</i>, 1998). These species do not use underground sites for hibernation but are sometimes found in the cracks and crevices of buildings in the winter (Bat Conservation Trust/BMT Cordah Limited, 2005). Evidence from the Netherlands shows mass swarming events of common pipistrelle bats in the autumn followed by mass hibernation in a diverse range of building types in urban environments (Korsten <i>et al.</i>, 2015). This phenomenon requires some research in the UK but ecologists should be aware of the potential for larger numbers of this species to be present during the autumn and winter in large buildings in highly urbanised environments.

Species common name	Species scientific name	Roosting preferences
Brown long-eared bat	<i>Plecotus auritus</i>	Maternity roosts found in trees, in the voids of large, old buildings and bat boxes in woodland (Briggs, 1995; Bilston, 2014). Usually roosts against wooden beams at the roof apex in attics or farm buildings (Bat Conservation Trust/BMT Cordah Limited, 2005). Bats often cluster at the highest part of the roof and require enough space for unobstructed, internal flight (Entwistle <i>et al.</i>, 1997). Shows high roost fidelity (Entwistle <i>et al.</i>, 1997). Commonly uses feeding perches and night roosts in porches or outbuildings separate from the main roost (Bat Conservation Trust/BMT Cordah Limited, 2005). Hibernate in underground sites, tree holes and buildings (Bat Conservation Trust/BMT Cordah Limited, 2005).
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4. Method

4.1 A bat survey was undertaken by Gareth Watkins (B. Sc Hons) MRSB MCIEEM on the 14th August 2021, all areas were accessible during the survey, a current member of the South Staffordshire Bat Group and the Bat Conservation Trust.

During the survey all external and internal inspections of the properties were conducted to identify any presence of roosting bats or bat activity:

- Droppings
- Feeding remains (e.g., both and butterfly wings)
- Potential roosting sites
- Potential entrance points
- Discolouration around entrance points
- Absence of cobwebs in potential roosting points

Particular attention was paid to the roof flashing and any major opening or crevices in the roof tiles which are favoured access points for roosting sites.

5. Evaluation

The survey work conducted does not highlight any major concerns for bat activity with regards to roosting, there is however the potential for visiting/foraging bats to fly through the area, as reports show some activity has been noted in previous years at a low level.

Please note that all conclusions and recommendations are based upon the current survey findings and on the proposal outlined in 1.3 above. If habitats within the site change, then the potential for protected species to use the site may change accordingly and re survey of the site may be necessary in the future.

No evidence of bat activity within the buildings was seen during the survey.
All roof tiles, ridge tiles and underside flashing were all in good condition with no identifiable access points for bats to use to enter the buildings loft cavities.

6. Recommendations and mitigation

Bats are protected under Schedule 5 of the Wildlife and Countryside Act (1981) and Schedule 2 of the Conservation of Habitats and Species Regulations (2010) (see Section 6 for more details).

Bats are not thought to be using the site and it is of negligible interest to bats and consequently, there are no requirements for mitigation.

It is also recommended that any artificial lighting will need to be considered as this will need to be installed with sharp cut off lighting to avoid illuminating trees and hedges, so as not to disturb the flight paths of any visiting bats to the feeding grounds around the property

- No laminations angled up wards
- All laminations to have anti-spill cowls fitted
- LED lighting should be used to avoid V content and have a warm temperature (3000k) as this is considered to cause less impact on certain species of bats
- All laminations should be in a state of dimmed or off unless activated by motion sensors
- Timer controllers should be used to limit the length of time the lamps remain lit once activated. This should be limited to just a few minutes.

7. Licences

All bat species, their breeding sites and resting places are fully protected by law - they are European protected species.

You may be able to get a licence from Natural England if you cannot avoid disturbing them or damaging their habitats, or if you want to survey or conserve them.

If you cannot avoid harming bats or their habitats, you can apply for a mitigation licence from Natural England.

You need a licence from Natural England for other activities, including:

- Surveying (levels 1, 2, 3 and 4)
- research
- possessing bats
- some conservation activities

A licence was not required for the above survey, no site visit required.

8. Wildlife and the Law

8.1 European Protected Species

The Bern Convention (The Convention on the conservation of European Wildlife and Natural Habitats) was adopted in 1979 and came into force in 1982. To implement this agreement, the European Community adopted the EC Habitats Directive.

The EC habitats directive has been transposed into UK legislation by the Wildlife and Countryside Act, 1981 (as amended) and the Conservation of Habitats and Species Regulations, 2010.

The Countryside and Rights of Way Act (CROW), 2000 strengthened the existing wildlife legislation in the UK. The UK has also signed The Bonn Convention (The Convention on the Conservation of Migratory Species of Wild Animals) and is therefore party to various agreements.

8.2 Legislation Relating to European Protected Species

In relation to a development a person commits an offence if they—

- Deliberately captures, injures, or kills a European Protected Species
- Deliberately or recklessly disturbs wild animals of any such species in such a way as to be likely significantly to affect: (i) the ability of any significant group of animals to survive, breed, or rear or nurture their young; or (ii) the local distribution or abundance of that species.
- Damages or destroys a breeding site or resting place (even if unintentional or when the animal is not present)
- Intentionally or recklessly obstructs access to a structure or place used for protection or shelter.
- This legislation applies, regardless of the life stage (including eggs).

A European Protected Species Licence is required to carry out any activity that would otherwise involve committing an offence.

9. NPPF 2019 Section 15

Conserving and enhancing the natural environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan).
- b) recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland.
- c) maintaining the character of the undeveloped coast, while improving public access to it where appropriate.
- d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.
- e) preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- f) remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate.

171. Plans should: distinguish between the hierarchy of international, national and locally designated sites; allocate land with the least environmental or amenity value, where consistent with other policies in this Framework 53; take a strategic approach to maintaining and enhancing networks of habitats and green infrastructure; and plan for the enhancement of natural capital at a catchment or landscape scale across local authority boundaries.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads, and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas and should be given great weight in National Parks.

53 Where significant development of agricultural land is demonstrated to be necessary; areas of poorer quality land should be preferred to those of a higher quality.

and the Broads⁵⁴. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest. Consideration of such applications should include an assessment of:

- a) the need for the development, including in terms of any national considerations, and the impact of permitting it, or refusing it, upon the local economy.
- b) the cost of, and scope for, developing outside the designated area, or meeting the need for it in some other way; and
- c) any detrimental effect on the environment, the landscape and recreational opportunities, and the extent to which that could be moderated.

173. Within areas defined as Heritage Coast (and that do not already fall within one of the designated areas mentioned in paragraph 172), planning policies and decisions should be consistent with the special character of the area and the importance of its conservation. Major development within a Heritage Coast is unlikely to be appropriate, unless it is compatible with its special character.

Habitats and biodiversity

174. To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national, and locally designated sites of importance for biodiversity⁵⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁵⁷. and
- b) promote the conservation, restoration, and enhancement of priority habitats,

ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

175. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts),

54 English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management, and other matters.

55 For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

56 Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

57 Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.

b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest.

c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons⁵⁸ and a suitable compensation strategy exists; and

d) development whose primary objective is to conserve or enhance biodiversity should be supported, while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.

176. The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation.
- b) listed or proposed Ramsar sites⁵⁹; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.

177. The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.

Ground conditions and pollution

178. Planning policies and decisions should ensure that:

- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any

58 For example, infrastructure projects (including nationally significant infrastructure projects, orders under the Transport and Works Act and hybrid bills), where the public benefit would clearly outweigh the loss or deterioration of habitat.

59 Potential Special Protection Areas, possible Special Areas of Conservation and proposed Ramsar sites are sites on which Government has initiated public consultation on the scientific case for designation as a Special Protection Area, candidate Special Area of Conservation or Ramsar site.

proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation).

- b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and
- c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.

179. Where a site is affected by contamination or land stability issues, responsibility for

securing a safe development rests with the developer and/or landowner.

180. Planning policies and decisions should also ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development. In doing so they should:

a) mitigate and reduce to a minimum potential adverse impact resulting from noise from new development – and avoid noise giving rise to significant adverse impacts on health and the quality of life⁶⁰.

b) identify and protect tranquil areas which have remained relatively undisturbed by noise and are prized for their recreational and amenity value for this reason. and

c) limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation.

181. Planning policies and decisions should sustain and contribute towards compliance with relevant limit values or national objectives for pollutants, taking into account the presence of Air Quality Management Areas and Clean Air Zones, and the cumulative impacts from individual sites in local areas. Opportunities to improve air quality or mitigate impacts should be identified, such as through traffic and travel management, and green infrastructure provision and enhancement. So far as possible these opportunities should be considered at the plan-making stage, to ensure a strategic approach and limit the need for issues to be reconsidered when determining individual applications. Planning decisions should ensure that any new development in Air Quality Management Areas and Clean Air Zones is consistent with the local air quality action plan.

182. Planning policies and decisions should ensure that new development can be integrated effectively with existing businesses and community facilities (such as places of worship, pubs, music venues and sports clubs). Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development (including changes of use) in its vicinity, the applicant (or 'agent of change') should be required to provide suitable mitigation before the

development has been completed.

183. The focus of planning policies and decisions should be on whether proposed development is an acceptable use of land, rather than the control of processes or emissions (where these are subject to separate pollution control regimes). Planning decisions should assume that these regimes will operate effectively. Equally, where a planning decision has been made on a particular development, the planning issues should not be revisited through the permitting regimes operated by pollution control authorities.

60 See Explanatory Note to the Noise Policy Statement for England (Department for Environment, Food & Rural Affairs, 2010).

10. References

- *Handbook for Phase 1 habitat survey* (1990) Joint Nature Conservation Committee
- *Herpetofauna Worker's Manual* (2003) Joint Nature Conservation Committee
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- www.NBNatlas.org
- Ecology, Thomson. *The Thomson Ecology Handbook: A practical guide to wildlife legislation for project managers*. Harriman House. Kindle Edition. eBook ISBN: 978-0-85719-593-7
- Bat Survey Guidelines 2016 – Bat Conservation trust

11. Appendices

Appendices - 1 Site location



Appendices 2 – Current and Proposed building plan

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Current and proposed plans



Appendices 3. Site Photos

Plot 412





Plot 410



