



BATLEY CONSERVATIVE CLUB.

OS REF: SE 24179 24518.

PRELIMINARY ECOLOGICAL APPRAISAL.

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1. INTRODUCTION.

1.1. A planning application is being submitted for the development of Batley Conservative Club. The proposals include a change of use of a working men's club to a café, indoor market and ground floor extension to form grocery and florist.

1.2. Whitcher Wildlife Ltd has been commissioned to carry out a Preliminary Ecological Appraisal of the site to establish whether there are any ecological issues that may affect the proposed development and determine the baseline biodiversity value of the site.

1.3. That initial site survey was carried out on 13th August 2024. During the initial site assessment of the site, bat roosting potential was noted and there was the recommendation of two dusk emergence surveys made. These surveys were commissioned and carried out in August and September 2024.

1.4. This report outlines the findings of all surveys and makes appropriate recommendations. This report also includes the baseline biodiversity calculations that will inform a full biodiversity net gain (BNG) assessment.

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

2. SURVEY METHODOLOGY.

2.1. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.2. The survey area was walked where access was agreed and public rights of way were used where no access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the UK Habitat Classification methodology to identify the primary habitat types throughout the survey area. All primary habitats are accompanied by secondary codes which are used to add further specific details where necessary. Each primary habitat and unique set off secondary codes will be shown individually in the appended annotated map.

2.3. The survey area and immediate surrounding area was thoroughly searched for evidence of _____ by looking for the following signs in line with _____

- * _____
- * _____
- * _____
- * _____
- * _____
- * _____

2.4. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 100m in each direction were thoroughly searched for evidence of water vole (*Arvicola amphibius*) activity by looking for the following signs, in line with Dean M, Strachen R, Gow D and Andres R (2016). *The Water Vole Mitigation Handbook (The Mammal Society Mitigation Guidance Series)*. Eds Fiona Mathews and Paul Chanin. The mammal Society, London: -

- * Water vole burrows.
- * Water vole faeces and latrines.

- * Water vole feeding stations.
- * Water vole runs.
- * Water vole prints in areas of soft mud.
- * Water vole lawns.
- * Predator field signs.

2.5. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 50m in each direction were thoroughly searched for evidence of otter (*Lutra lutra*) activity by looking for the following signs in line with the P Chanin (2003). *Monitoring the Otter and Conserving Natura 2000 Rivers: Monitoring Series No10 Guidelines*: -

- * Otter prints in soft mud.
- * Otter spraints.
- * Otter Holts.

2.6. The survey area was searched for watercourses and waterbodies. Where found, and where safe to enter the water, all were thoroughly searched for the presence of crayfish, for approximately 50m in each direction of the site, by searching under rocks and logs. Where stated, crayfish traps were also deployed into the watercourse. All survey work was carried out in accordance with the *Conserving Natural 2000 Rivers Monitoring Series No 1, Protocol for Monitoring the White Clawed Crayfish*.

2.7. The survey area was searched for trees and structures and where found these were checked for potential bat roosting sites in line with Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th edition)* by looking for the following signs: -

- * Holes, cracks or crevices.
- * Bat Droppings.

2.7.1. The subsequent dusk emergence surveys were undertaken in line with the Bat Conservation Trust Good Practice Guidelines 4th Edition, including the use of Night Vision Aids (NVAs).

2.8. The land immediately adjacent to the survey area was assessed for bat roosting potential and bat foraging potential. Connective routes and flight lines were also assessed whilst on site and using maps of the area.

2.9. The area within 500m of the survey site was cross referenced to maps to highlight all ponds close to the site. Where possible, all ponds identified were accessed using

agreed access or public rights of way to assess the potential for great crested newts (*Triturus cristatus*) to be present.

2.10. The survey area was assessed for the potential for reptiles and suitable reptile habitats. Where applicable the area was also searched for the presence of reptiles.

2.11. Where appropriate, the habitat within and surrounding the survey area was searched for species such as hazel, oak, honeysuckle, bramble and other species which may provide potential habitat for hazel dormice (*Muscardinus avellanarius*). Field signs such as feeding remains and nests were also searched for where possible, in line with P Bright, P Morris and T Mitchell-Jones *The Dormouse Conservation Handbook 2nd Edition*.

2.12. Where appropriate, the area within and surrounding the survey area was assessed for its potential to house habitat for red squirrels. Field signs of red squirrels were searched for at least every 50m, looking for any dreys, feeding signs or sightings of red squirrels.

2.13. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.14. This document is prepared in line with The National Planning Policy Framework (NPPF). This sets out the government policy on biodiversity and nature conservation and places a duty on Planning Authorities to give material consideration to the effect of a development on legally protected species when considering planning applications. The NPPF and the Planning Practice Guidance on “Natural Environment” also promote sustainable development by ensuring that developments take account of the role and value of biodiversity and that it is conserved and enhanced within the development.

2.15. This report is prepared in line with the Natural Environment and Rural Communities (NERC) Act that came into force on 1st Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England.

2.16. The preliminary ecological appraisal (PEA) and Biodiversity Net Gain (BNG) assessment were carried out by Alexandra White BSc (Hons) MSc ACIEEM MIEnvSc CEnv. Alex has worked as a consultant since 2013 carrying out array of different habitat and species surveys. Alex holds Natural England Survey Licences for Great Crested Newts, Bats, Hazel Dormice and Barn Owls. She also holds Scottish Natural Heritage

Licences for bats and great crested newts and Natural Resources Wales Licence for great crested newts, bats and hazel dormouse. She holds an undergraduate honours degree in Zoology and a Masters degree in Environmental Management (Landscape and Wildlife Conservation). She has successfully completed courses run by the Chartered Institute of Ecology and Environmental Management (CIEEM), Field Studies Council and the Mammal Society to further her knowledge of protected species and plant identification. Alex is an Associate member of CIEEM, a full member of IES and a Chartered Environmentalist.

2.17. The first dusk emergence survey was also led by Alexandra White.

2.18. The second dusk emergence survey was led by Arabella Catlow BSc (Hons) ACIEEM. Since 2014 Arabella has had professional experience working as an ecological consultant carrying out a wide variety of surveys including phase 1 habitat surveys, preliminary ecological appraisals and species-specific surveys. In addition to her degree in Zoology, Arabella has successfully completed a number of courses run by CIEEM, the FSC and BCT on both protected species and botanical identification. Arabella has experience of Biodiversity Net Gain and is accredited to undertake river condition assessments utilising the MoRPh methodology. Furthermore, she holds Natural England licence for bats and great crested newts.

3. SURVEY RESULTS.

3.1. Data Search Results.

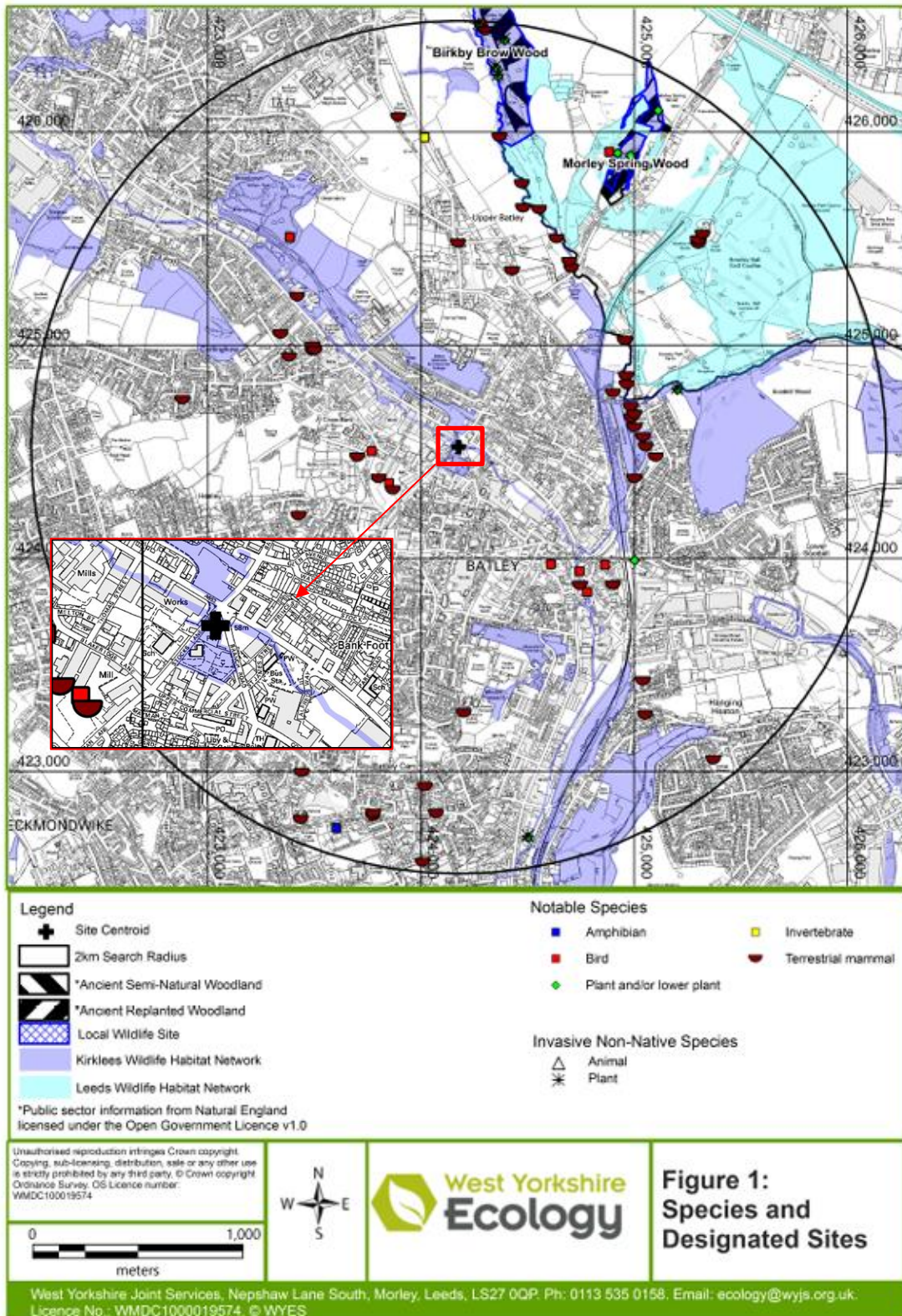
3.1.1. A data search for existing records of protected species and local designated sites within 2km of the surveyed area was submitted to the West Yorkshire Joint Services.

3.1.2. The following recent records were returned:

- A record of great crested newts approximately 1.8km southwest of the survey area which was recorded in 2016.
- A record of water vole approximately 0.8km east of the survey area which was recorded in 2020.
- A record of hedgehog approximately 1.3km northwest of the survey area which was recorded in 2023.
- Thirteen bat records within 2km of the survey area. The closest record was approximately 0.3km west of the survey area which was a casual soprano pipistrelle record. The species recorded included common pipistrelle, soprano pipistrelle and noctule.

3.1.3. There are additional historic records (pre-2014); given the age of these records, they are not thought to accurately represent the current species distribution.

3.1.4. The southern extent of the survey area lies within the Kirklees Wildlife Habitat Network. There were two Local Wildlife Sites and the Leeds Wildlife Habitat Network to the north and northeast although these were over 1km from the survey area. The map below highlights the survey area and the distribution of non-statutory designated sites.



3.1.5. There were no statutory sites within 2km of the survey area.

3.1.6. There were no European Protected Species (EPS) Licences highlighted on the Magic Maps website.

3.1.7. The data search is available to the client upon request although this must not be placed within the public domain.

3.2. The Surveyed Area.

3.2.1. The proposed development is located between Branch Road and Stocks Lane in Batley. The location of the site is shown on the aerial imagery below.



3.2.2. The survey area comprised of a large stone building which was a working men's club and is currently not in use. There are areas of hardstanding and bare ground to both the front and rear of the property.

3.2.3. The survey area was situated within the centre of Batley. Commercial properties were situated to the east and west, residential properties were situated to the north and a church was situated to the south. The aerial map below highlights the location of the survey area within the wider landscape.



3.3. Survey Limitations.

During the initial iteration of the report, it was not clear as to when the land had been cleared with street showing it to be sometime between 2019 and 2020, and therefore, it was initially assessed as what it is now. However, latter checks of Google Earth show it to be more likely sometime around late Autumn 2020 and therefore, this revision assesses the baseline retrospectively.

3.4. Description of Habitats.

3.4.1. Appendix I of this report contains an annotated map marked up with the varying baseline habitats of the site. These habitats are: -

- u15b – Building
- u1b – Developed Land; Sealed Surface
- g3c – Other Neutral Grassland
- h3h – Dense Scrub

- h3d – Bramble Scrub
- g4 – Modified Grassland

3.4.2. u1b5 – Building

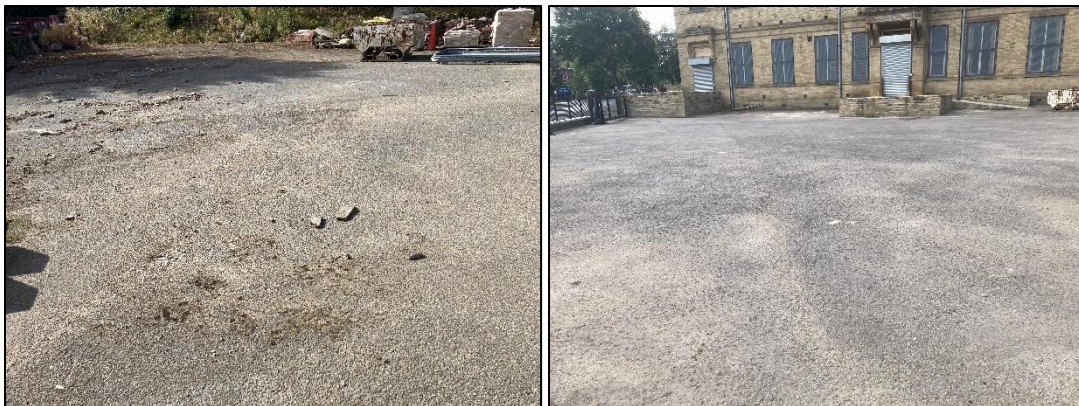
The building on site was a large stone structure which was two floors. This is currently not being used and is boarded up. The roof is a box gable roof type with slates.



3.4.3. u1b - Developed Land; Sealed Surface

Secondary Code: 853 Mortared Wall, 612 Fence.

3.4.3.1. There were large areas of hardstanding around the building which was predominantly used for car parking and storage.



3.4.3.2. The boundaries comprised of both fencing and walls.



3.4.4. g3c – Other Neutral Grassland

Secondary Code: 81 tall ruderals, 10 scattered scrub, 853 Mortared Wall.

3.4.4.1. There was a grassland strip along the bund to the rear of the site. The species included: Yorkshire fog (*Holcus lanatus*), cock's foot (*Dactylis glomerata*), annual meadow grass (*Poa annua*), tufted hair grass (*Deschampsia cespitosa*), brome (*Bromus* sp.), bush vetch (*Vicia sepium*), colts foot (*Tussilago farfara*), common fleabane (*Pulicaria dysenterica*), mullein (*Verbascum thapsus*), black medick (*Medicago lupulina*), herb Robert (*Geranium robertianum*), creeping thistle (*Cirsium arvense*), cat's ear (*Hypochaeris radicata*), oxford ragwort (*Senecio squalidus*), creeping buttercup (*Ranunculus repens*), great willowherb (*Epilobium hirsutum*), hoary willowherb (*Epilobium parviflorum*), dandelion (*Taraxacum officinale*), tutsan (*Hypericum androsaemum*), spear thistle (*Cirsium vulgare*), mouse ear hawkweed (*Pilosella officinarum*) and red campion (*Silene dioica*).



3.4.4.2. There was scrub and tall ruderal species also present which included: bramble (*Rubus fruticosus*), ash (*Fraxinus excelsior*), sycamore (*Acer pseudoplatanus*), rosebay willowherb (*Chamerion angustifolium*), cherry (*Prunus avium*) and buddleia (*Buddleja davidii*).

3.4.4.3. There was a stone wall at the top of this bund.

3.4.5. h3h – Dense Scrub

3.4.5.1. Part of the bund, on the southwestern aspect of the site, featured dense scrub. The species included bramble (*Rubus fruticosus*), travellers joy (*Clematis vitalba*), hedge bindweed (*Calystegia sepium*), creeping thistle (*Cirsium arvense*), rosebay willowherb (*Chamaenerion angustifolium*) and ivy (*Hedera helix*).



3.4.5.2. Based on historic imagery, this habitat also appeared to extend along the western fringe of the site, although looks to have comprised woodier species.



3.4.6. h3d – Bramble Scrub.

From historic imagery, a mass on dense bramble scrub appears to be concentrated to the west of the grassland but east of the mixed scrub.



3.4.7. g4 – Modified Grassland.

3.4.7.1. At present, this habitat is considered sparsely vegetated urban land and the previous version of the report was based on that assessment. The description of the current habitat from the initial PEA is as follows:

“There is an area adjacent to the hardstanding which has been previously cleared although this is historic clearance. From aerial imagery this appears to have been cleared between 2020 and April 2021. The species present include: annual meadow

grass (*Poa annua*), tufted hair grass (*Deschampsia cespitosa*), red campion (*Silene dioica*), hoary plantain (*Plantago media*), weld (*Reseda luteola*), groundsel (*Senecio vulgaris*), ivy leaved toadflax (*Cymbalaria muralis*), colt's foot (*Tussilago farfara*), fleabane (*Pulicaria dysenterica*), perennial sow thistle (*Sonchus arvensis*), prickly sow thistle (*Sonchus asper*), hedge woundwort (*Stachys sylvatica*), buddleia (*Buddleja davidii*), great lettuce (*Lactuca virosa*) and mullein (*Verbascum thapsus*)”.



3.4.7.2. However, prior to its removal, this habitat was a former bowling green and as such, can generally be assumed as being a species poor modified grassland, although likely overgrown to some extent.



3.5. Description of Fauna and Invasive Flora.

3.5.1. No signs were identified within the survey area.

3.5.2. There are no watercourses within or adjacent to the survey area therefore there are no habitats on site suitable for water vole, otter or crayfish.

3.5.3. The building was assessed for its bat roosting potential. As the building was secure, no internal survey was undertaken.

3.5.3.1. The roof was generally in good condition and appears to have has previously repair works to maintain the condition. No slipped or missing tiles were identified and all mortared was in good condition. The height of the building did make inspection difficult although binoculars were used from surrounding streets to view the condition.



3.5.3.2. There were cracks and crevices within the walls. These features were on all aspects and included missing mortar, missing stonework, gaps between stonework and gaps around windows. These features are shown in the photographs.



3.5.3.3. Therefore, the building was assessed as having moderate bat roosting potential.

3.5.4. There were no trees within the survey and therefore no suitable habitat for roosting bats within trees.

3.5.4.1. It was noted that there were trees within the adjacent churchyard which would be suitable although these will not be affected in anyway by the proposed development. These trees are shown in the photograph below.



3.5.5. The survey area was assessed as providing low suitability for foraging and commuting bats due to the limited habitat on site and the surrounding habitat which is largely also low, except from the churchyard.

3.5.6. The site survey and review of aerial photographs and Ordnance Survey mapping highlighted no ponds within 500m of the survey area. Therefore, there is no suitable habitat to support a breeding population of great crested newts.

3.5.7. There is potential for nesting birds across the survey area, predominantly in the building. During this survey pigeons were recorded entering and exiting the building, it is considered likely there are nests present inside.

3.5.8. The survey area offers no suitability for reptiles due to the extremely urban location and lack of habitat mosaic on the site. No reptiles were seen on any of the surveys.

3.5.9. The survey area lies outside the natural range of hazel dormouse and with no introductions of the species in the area. Therefore, there are no hazel dormouse present within the survey area.

3.5.10. There are no habitats within the survey area suitable for red squirrel and the survey area is outside of their known UK distribution.

3.5.11. There were no invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981) identified within the survey area.

3.6. Dusk Emergence Survey – 25th August 2024.

3.6.1. The building was assessed as having moderate potential for roosting bats, therefore, two dusk emergence survey were undertaken in line with the Bat Conservation Trust Good Practice Guidelines 4th Edition.

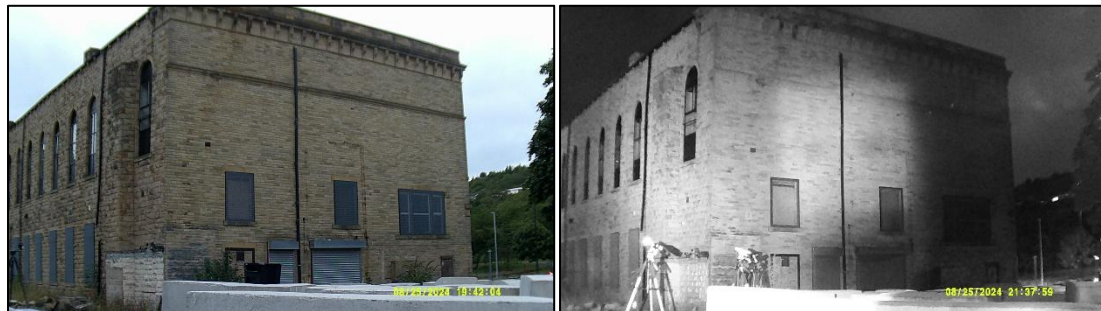
3.6.2. The first survey was undertaken by two surveyors, led by Alexandra White, who holds a level two Natural England survey licence in respect of bats (2018-35087-CLS-CLS). She was accompanied by one other surveyor, who is also licensed.

3.6.3. The survey was carried out on the 25th August 2024. The evening was warm, with a temperature of 17°C at the start of the survey and a wind measuring 2 on the Beaufort scale. Sunset was at 20:10 and the survey lasted from 19:55 until 21:40.

3.6.4. Both surveyors were equipped with Batbox Duet detectors and two-way radios. Four Anabat recorders were deployed around the site to record bat activity for subsequent computer analysis using Analook software.

3.6.5. Night Vision Aids (NVAs) were deployed covering all potential features. In this case Whisker infrared camera, along with Nightfox XB5 850NM infrared torches were situated covering all aspects of the buildings. The below photographs show the view of each camera and clear visibility at the conclusion of the survey.

Camera 19:



Camera 3:



Camera 16:



Camera 9:



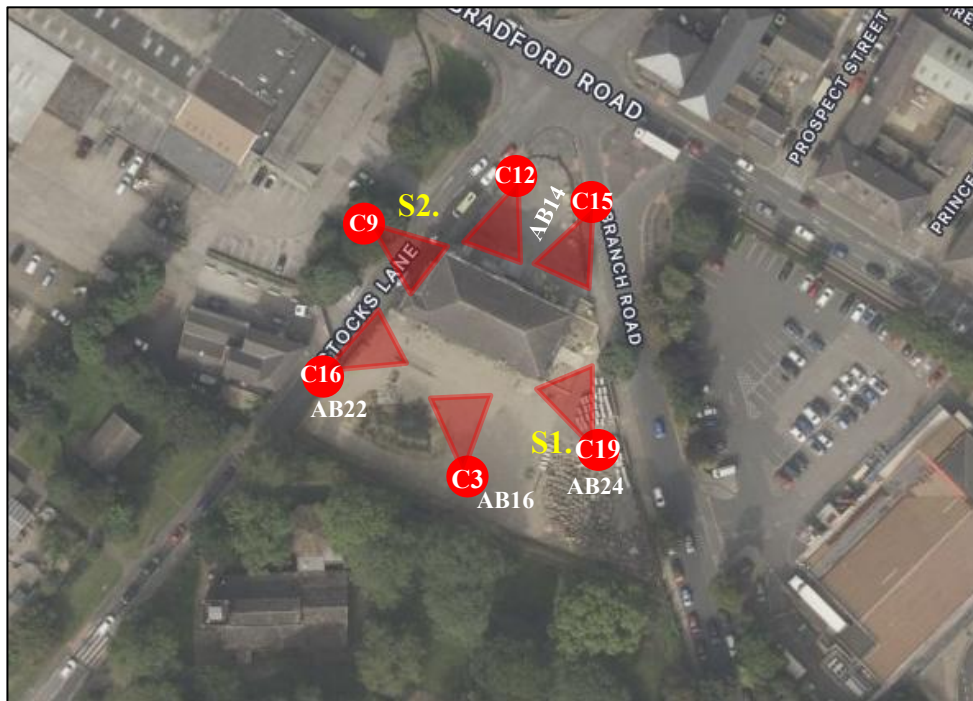
Camera 12:



Camera 15:



3.6.6. The aerial photograph below shows where the Surveyors (S) and anabats were positioned. The location and viewing angles of the NVAs are shown in red.



Results

3.6.7. The surveyors recorded low levels of activity with the first bat being recorded at 20:33. The majority of the activity was picked up by the surveyor to the southeast of the site as bats were foraging and commuting from the adjacent churchyard. The species recorded by the surveyors included common pipistrelle and noctule.

3.6.8. The Anabat recordings reflected the findings of the surveyors, with the following bat calls recorded on each Anabat:

Anabat 22:

No bat calls were recorded.

Anabat 16:

Time	Species	Count
20:33	Common Pipistrelle	1
20:44	Common Pipistrelle	1
20:52	Common Pipistrelle	1
20:55	Nyctalus species	1
21:11	Common Pipistrelle	1
21:27	Common Pipistrelle	1
21:37	Common Pipistrelle	2

Anabat 24:

Time	Species	Count
20:44	Common Pipistrelle	1
20:52	Common Pipistrelle	1
20:55	Nyctalus species	1
21:08	Common Pipistrelle	1
21:10	Common Pipistrelle	1
21:17	Common Pipistrelle	1

Anabat 14:

Time	Species	Count
20:55	Nyctalus Species	1

3.6.9. None of the surveyors nor the NVAs used observed any bats emerging from or entering the building during the entirety of the survey.

3.7. Dusk Emergence Survey - 17th September 2024.

3.7.1. The second survey was undertaken by two surveyors, led by Arabella Catlow who holds a level one Natural England survey licence in respect of bats. She was accompanied by one other surveyor, who is an experienced surveyor.

3.7.2. The survey was carried out on the 17th September 2024. The evening was warm, with a temperature of 17°C at the start of the survey and a wind measuring 2 on the Beaufort scale. Sunset was at 19:18 and the survey lasted from 19:03 until 20:48.

3.7.3. Both surveyors were equipped with Batbox Duet detectors and two-way radios. Four Anabat recorders were deployed around the site to record bat activity for subsequent computer analysis using Analook software.

3.7.4. Night Vision Aids (NVAs) were deployed covering all potential features. In this case Whisker infrared camera, along with Nightfox XB5 850NM infrared torches were situated covering all aspects of the buildings. The below photographs show the view of each camera and clear visibility at the conclusion of the survey.

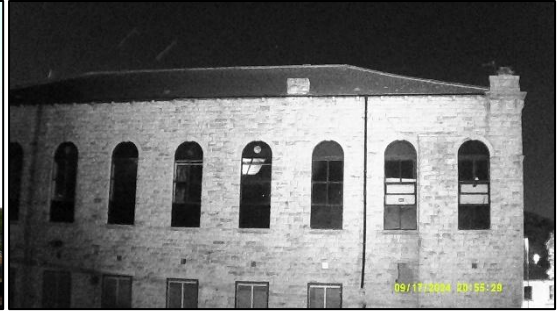
Camera 11:



Camera 9:



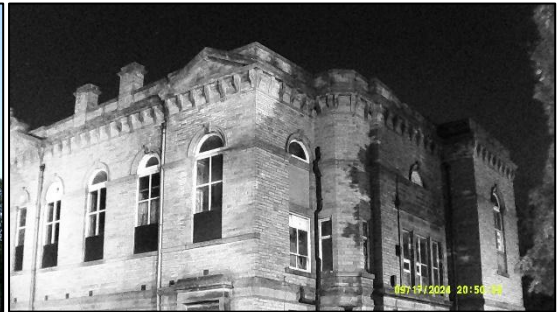
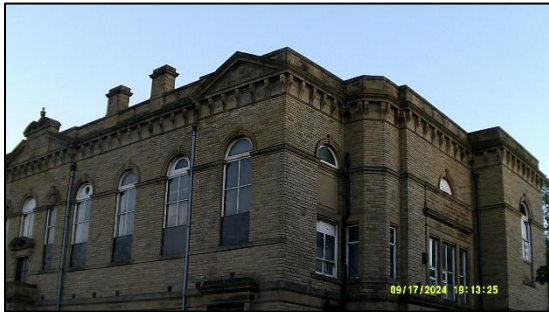
Camera 17:



Camera 4:



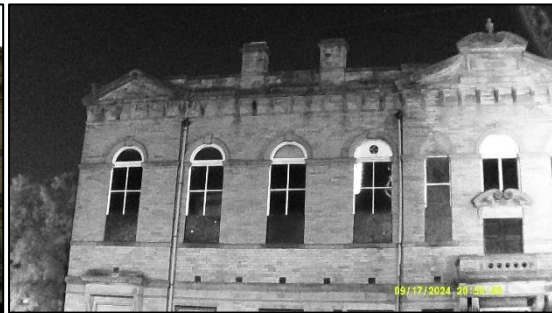
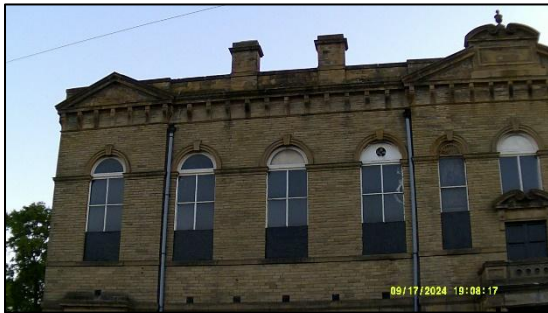
Camera 6:



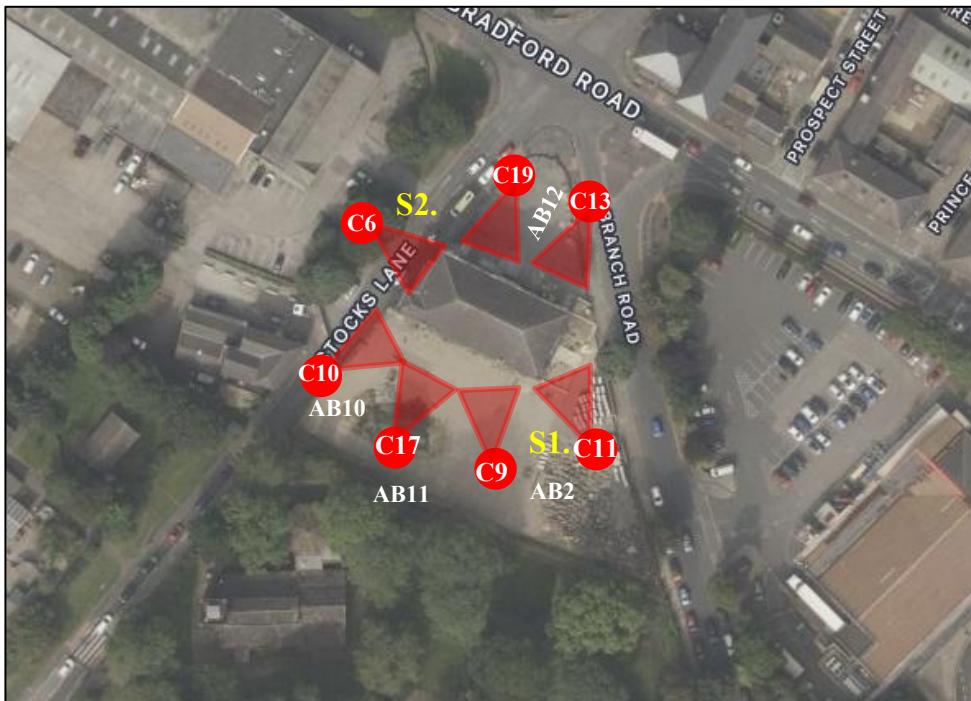
Camera 19:



Camera 13:



3.7.5. The aerial photograph below shows where the Surveyors (S) and Anabats were positioned. The location and viewing angles of the NVAs are shown in red.



Results

3.7.6. The surveyors recorded low to moderate levels of activity with the first bat being recorded at 19:15. The majority of the activity was picked up by the surveyor to the southeast of the site as bats were foraging and commuting from the adjacent churchyard. There was low activity to the north of the site. The species recorded by the surveyors were predominantly common pipistrelle with occasional noctule bats heard.

3.7.7. The Anabat recordings reflected the findings of the surveyors, with the following bat calls recorded on each Anabat:

Anabat 2:

Time	Species	Count
19:15	Noctule	1
19:19	Noctule	1
19:25	Noctule	1
19:39	Noctule	4
19:40	Common Pipistrelle	1
19:40	Noctule	4
19:42	Common Pipistrelle	1
19:43	Common Pipistrelle	1
19:46	Noctule	2
19:49	Common Pipistrelle	1
19:54	Common Pipistrelle	1
19:56	Common Pipistrelle	1
19:57	Common Pipistrelle	1
19:58	Common Pipistrelle	2
19:59	Common Pipistrelle	1
20:03	Common Pipistrelle	1
20:04	Common Pipistrelle	5
20:05	Common Pipistrelle	2
20:14	Common Pipistrelle	1
20:15	Common Pipistrelle	2
20:16	Common Pipistrelle	5
20:17	Common Pipistrelle	3
20:19	Common Pipistrelle	1
20:20	Noctule	1
20:21	Common Pipistrelle	4
20:22	Common Pipistrelle	4
20:23	Common Pipistrelle	2
20:24	Common Pipistrelle	1

20:25	Common Pipistrelle	1
20:26	Common Pipistrelle	2
20:27	Common Pipistrelle	1
20:29	Noctule	1
20:30	Common Pipistrelle	2
20:31	Common Pipistrelle	1
20:32	Common Pipistrelle	1
20:34	Common Pipistrelle	1
20:36	Common Pipistrelle	5
20:37	Common Pipistrelle	5
20:38	Common Pipistrelle	2
20:39	Common Pipistrelle	1
20:40	Common Pipistrelle	1
20:41	Common Pipistrelle	1
20:42	Common Pipistrelle	2
20:45	Common Pipistrelle	2
20:46	Common Pipistrelle	1
20:50	Common Pipistrelle	1
20:52	Common Pipistrelle	2
20:53	Common Pipistrelle	1
20:54	Common Pipistrelle	1

Anabat 11:

Time	Species	Count
19:15 - 19:16	Noctule	1
19:19 - 19:20	Noctule	2
19:33 - 19:34	Common Pipistrelle	1
19:39 - 19:40	Common Pipistrelle	1
19:39 - 19:40	Noctule	1
19:40 - 19:41	Common Pipistrelle	1
19:40 - 19:41	Noctule	6
19:42 - 19:43	Common Pipistrelle	2
19:43 - 19:44	Common Pipistrelle	1
19:46 - 19:47	Common Pipistrelle	1
19:46 - 19:47	Noctule	2
19:47 - 19:48	Common Pipistrelle	1
19:49 - 19:50	Common Pipistrelle	1
19:53 - 19:54	Common Pipistrelle	1
19:54 - 19:55	Common Pipistrelle	1
19:55 - 19:56	Common Pipistrelle	2

19:56 - 19:57	Common Pipistrelle	1
19:57 - 19:58	Common Pipistrelle	3
19:58 - 19:59	Common Pipistrelle	4
19:59 - 20:00	Common Pipistrelle	2
20:01 - 20:02	Common Pipistrelle	1
20:04 - 20:05	Common Pipistrelle	6
20:05 - 20:06	Common Pipistrelle	4
20:15 - 20:16	Common Pipistrelle	1
20:16 - 20:17	Common Pipistrelle	4
20:17 - 20:18	Common Pipistrelle	3
20:20 - 20:21	Noctule	1
20:21 - 20:22	Common Pipistrelle	3
20:22 - 20:23	Common Pipistrelle	3
20:23 - 20:24	Common Pipistrelle	4
20:24 - 20:25	Common Pipistrelle	3
20:25 - 20:26	Common Pipistrelle	1
20:26 - 20:27	Common Pipistrelle	3
20:29 - 20:30	Noctule	1
20:30 - 20:31	Common Pipistrelle	1
20:36 - 20:37	Common Pipistrelle	4
20:37 - 20:38	Common Pipistrelle	3
20:38 - 20:39	Common Pipistrelle	1
20:39 - 20:40	Common Pipistrelle	1
20:40 - 20:41	Common Pipistrelle	2
20:42 - 20:43	Common Pipistrelle	2
20:43 - 20:44	Common Pipistrelle	2
20:46 - 20:47	Common Pipistrelle	1
20:50 - 20:51	Common Pipistrelle	1
20:53 - 20:54	Common Pipistrelle	1

Anabat 10:

Time	Species	Count
19:15 - 19:16	Noctule	2
19:19 - 19:20	Noctule	2
19:33 - 19:34	Common Pipistrelle	1
19:36 - 19:37	Common Pipistrelle	1
19:37 - 19:38	Common Pipistrelle	1
19:38 - 19:39	Common Pipistrelle	1
19:39 - 19:40	Common Pipistrelle	2
19:39 - 19:40	Noctule	1
19:40 - 19:41	Common Pipistrelle	1
19:40 - 19:41	Noctule	4
19:41 - 19:42	Common Pipistrelle	1
19:42 - 19:43	Common Pipistrelle	3

19:46 - 19:47	Common Pipistrelle	3
19:46 - 19:47	Noctule	1
19:50 - 19:51	Common Pipistrelle	1
19:54 - 19:55	Common Pipistrelle	3
19:55 - 19:56	Common Pipistrelle	4
19:56 - 19:57	Common Pipistrelle	1
19:57 - 19:58	Common Pipistrelle	5
19:58 - 19:59	Common Pipistrelle	4
19:59 - 20:00	Common Pipistrelle	2
20:00 - 20:01	Common Pipistrelle	1
20:01 - 20:02	Common Pipistrelle	2
20:03 - 20:04	Common Pipistrelle	1
20:04 - 20:05	Common Pipistrelle	2
20:05 - 20:06	Common Pipistrelle	2
20:09 - 20:10	Common Pipistrelle	1
20:15 - 20:16	Common Pipistrelle	1
20:17 - 20:18	Common Pipistrelle	3
20:21 - 20:22	Common Pipistrelle	2
20:22 - 20:23	Common Pipistrelle	3
20:23 - 20:24	Common Pipistrelle	2
20:24 - 20:25	Common Pipistrelle	2
20:25 - 20:26	Common Pipistrelle	3
20:26 - 20:27	Common Pipistrelle	1
20:29 - 20:30	Noctule	1
20:30 - 20:31	Common Pipistrelle	1
20:31 - 20:32	Common Pipistrelle	1
20:36 - 20:37	Common Pipistrelle	1
20:42 - 20:43	Common Pipistrelle	1
20:45 - 20:46	Common Pipistrelle	1
20:46 - 20:47	Common Pipistrelle	1

Anabat 12:

Time	Species	Count
19:15	Noctule	1
19:39	Noctule	4
19:41	Common Pipistrelle	1
19:46	Noctule	1
19:57	Common Pipistrelle	1
20:27	Common Pipistrelle	1
20:29	Noctule	1

3.7.8. None of the surveyors nor the NVAs used observed any bats emerging from or entering the building during the entirety of the survey.

4. BIODIVERSITY NET GAIN ASSESSMENT.

4.1. Baseline Biodiversity Value.

The below tables demonstrate the baseline units of the red line development area using the Statutory Metric. All habitats are assessed as being ‘formally identified in Local Strategy’ due to lying within the habitat network.

4.1.1. Area habitats:

Habitat Type	Extent (Ha)	Distinctiveness	Condition	Biodiversity units
Developed Land; Sealed Surface	0.2169	V. Low	N/A	0
Other Neutral Grassland	0.0163	Medium	Poor	0.07
Mixed Scrub	0.0559	Medium	Moderate	0.51
Bramble Scrub	0.0114	Medium	N/A	0.05
Modified Grassland	0.1007	Low	Poor	0.23
Individual Trees*	0.1221**	Medium	Moderate	1.12
Total	0.4			2

* Total number of trees has been approximated as fifteen using historic imagery, split into ten small trees and five small.

** Not included within total area value.

4.1.2. There are no linear units present within the survey area with all linear features being built linear features. As such, in line with statutory guidance, there is no requirement to achieve net gain. Similarly, there are no watercourse within, or within 10m of, the survey area.

4.2. Post Development Habitat Creation.

4.2.1. Due to the nature of the development comprising only the building and associated car parking, along with a small amount of planting, the scheme will fail to achieve a 10% gain. The post development score is shown below.

Habitat Type	Extent (Ha)	Distinctiveness	Condition	Biodiversity units
Developed Land; Sealed Surface	0.361	V. Low	N/A	0
Other Neutral Grassland	0.0175	Medium	Moderate	0.13
Mixed Scrub	0.0227	Medium	Moderate	0.17
Total	0.4			0.3

4.3. Biodiversity Net Gain Results.

Post-works, the biodiversity unit loss stands at -1.69, equivalent to a loss of 84.5%

FINAL RESULTS		
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-1.69
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-84.50%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

were recorded utilising the building and this species can nest all year round. Therefore, the works could have a high impact on nesting birds.

5.11. The site is assessed to provide negligible potential for reptiles. The location means it is highly unlikely to support a population of reptiles and there are no records of reptiles within the local area. Therefore, reptiles will not be affected by the proposals.

5.12. The site lies outside the natural range of hazel dormouse therefore the proposed works will have no impact on that species.

5.13. The site lies outside the natural range of red squirrels. Therefore, there will be no impact on red squirrel as a result of the proposed development.

5.14. No invasive plant species listed on Schedule 9 of the Wildlife and Countryside Act (1981) were identified within the survey area. Therefore, no such species will be spread by the proposed works.

6. RECOMMENDATIONS.

6.1. As all recommendations within the PEA were acted upon and no protected species were found to be using the site, there is minimal need for mitigation and therefore, an Ecological Impact Assessment (EcIA) is no longer deemed necessary.

6.2. There is a requirement to provide an overall 10% biodiversity net gain which should follow the mitigation hierarchy, which as a first step, should be to attempt to deliver a net gain on site. This avenue has been explored exhaustively and even revisions such as utilising Grasscrete or green roofs etc. would have minimal gains. Therefore, it is not deemed possible to achieve an on-site gain.

6.3. No alternative land is available for use for offsetting and therefore, units will be sought from a habitat bank to make up the shortfall on site.

6.4. A sensitive lighting scheme is to be implemented on the site to ensure that all lighting is downward directional and that there is no lighting directed towards any of the boundary vegetation features to the south of the site.

6.5. Any works to the building are to be carried out outside the nesting bird season. As pigeons are present within the building a nesting bird survey, immediately before any works are carried out, will be undertaken regardless of the time of year. If any active nests are found, they will be left undisturbed along with a suitable buffer around them until the young have fledged.

6.6. Bat and bird enhancements are to be incorporated into the building in the form of one integrated bat box on the southern aspect of the building and one integrated swift box on another face.

Prepared by:	
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Revision one by:	
Mitch Greenhalgh BSc ACIEEM	Date: 25 th June 2025.

Checked by:	
Ruth Georgiou, BSc MCIEEM	Date: 27 th June 2025.

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Appendix I. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

Surveys

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

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

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

Legislation

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

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

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

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

Appendix II. NESTING BIRD INFORMATION.

Ecology

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

Surveys

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

Legislation

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

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

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

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

Appendix III. ANNOTATED MAP OF THE SURVEY AREA BASELINE.



Site: Batley Cons Club (Pre)

Date: 27.06.2025

Reference: 240816

Produced by: Alex White



Appendix IV. ANNOTATED MAP OF THE SURVEY AREA POST WORKS.



Site: Batley Cons Club (Post)

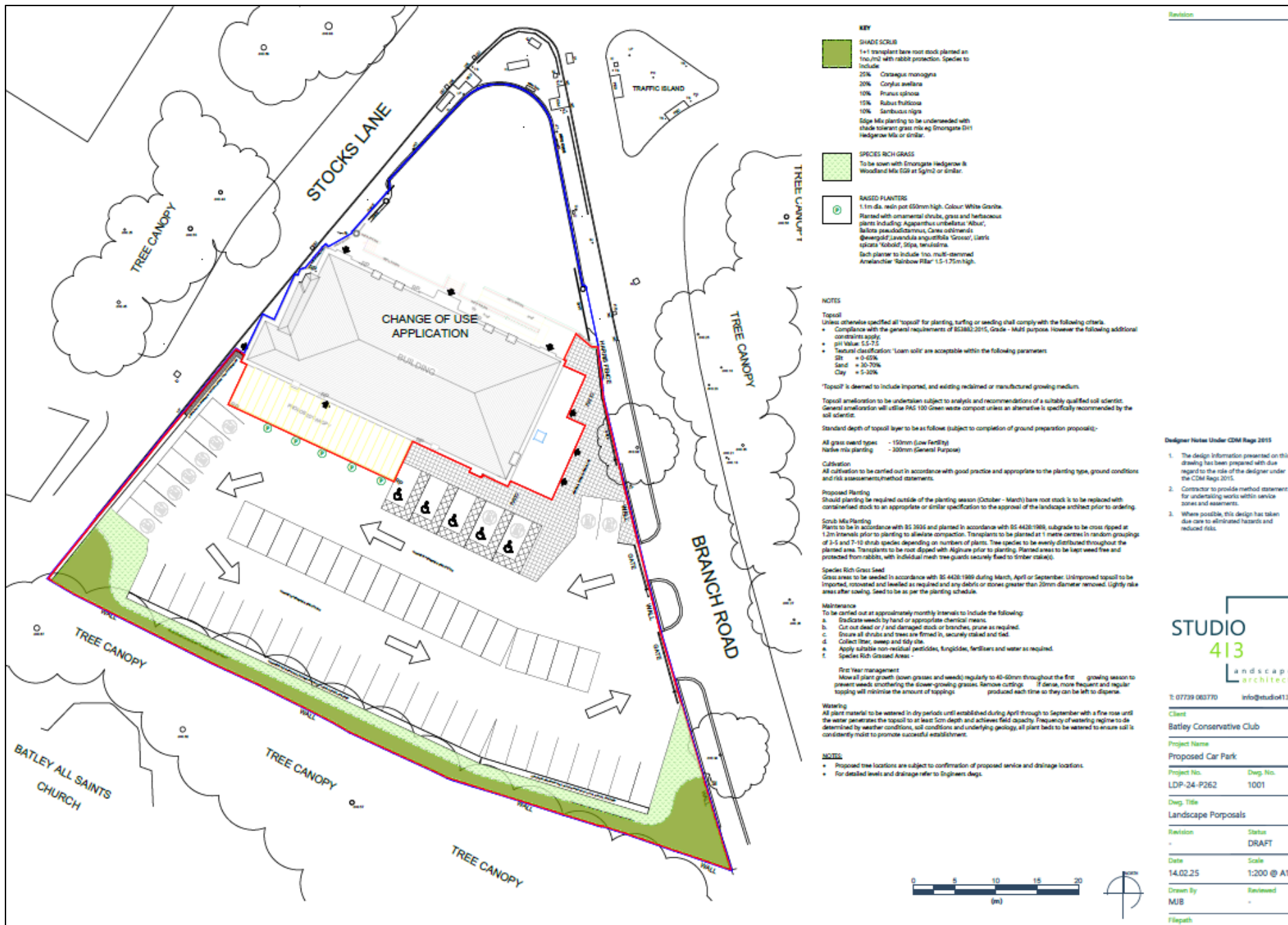
Reference: 240816

Date: 27.06.2025

Produced by: Alex White



Appendix V. PROPOSED DEVELOPMENT PLAN



- KEY**
- SHADE SCRUB**
1+1 transplant bare root stock planted at 100/100 with rabbit protection. Species to include:
25% *Corylus monogyna*
20% *Corylus avellana*
10% *Prunus spinosa*
15% *Rubus fruticosus*
10% *Sambucus nigra*
Edge Mix planting to be underplanted with shade tolerant grass mix eg Bromegrass D11 Hedgerow Mix or similar.
 - SPECIES RICH GRASS**
To be soen with Bromegrass Hedgerow & Woodland Mix EG9 at 5g/m² or similar.
 - RAISED PLANTERS**
1.1m dia. resin pot 650mm high. Colour: White Granite.
Planted with ornamental shrubs, grass and herbaceous plants including *Agapanthus umbellatus* 'Albus', *Salix pseudicarpinus*, *Carex subulnoides*, *Thymus praecox* 'Lavandula angustifolia 'Grosz', *Urtica spicata* 'Kobold', *Silene tenuisidra*.
Each planter to include 100 multi-stemmed *Anemone* 'Rainbow Pillar' 1.5-1.75m high.

NOTES

Topsoil
Unless otherwise specified all 'topsoil' for planting, surfacing or seeding shall comply with the following criteria:
 • Comply with the general requirements of BS3883:2015, Grade - Multi purpose. However the following additional constraints apply:
 • pH Value: 5.5-7.5
 • Nutrient classification: 'Loam soils' are acceptable within the following parameters:
 Nit = 0-0.5%
 Sand = 30-70%
 Clay = 5-30%
 *Topsoil is deemed to include imported, and existing reclaimed or manufactured growing medium.

Topsoil amelioration to be undertaken subject to analysis and recommendations of a suitably qualified soil scientist. General amelioration will utilize PAS 100 Green waste compost unless an alternative is suitably recommended by the soil scientist.

Standard depth of topsoil layer to be as follows (subject to completion of ground preparation proposals):
 All grass sward types - 150mm (Low Fertility)
 Native mix planting - 200mm (General Purpose)

Cultivation
All cultivation to be carried out in accordance with good practice and appropriate to the planting type, ground conditions and risk assessment/method assessment.

Proposed Planting
Should planting be required outside of the planting season (October - March) bare root stock is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

Scrub Mix Planting
Plants to be in accordance with BS 3095 and planted in accordance with BS 4428:1989. Subgrade to be cross rippled at 1.2m intervals prior to planting to allow water compaction. Transplants to be planted at 1 metre centres in random groupings of 3-5 and 7-10 shrub species depending on numbers of plants. Tree species to be evenly distributed throughout the planted area. Transplants to be root dipped with *Alginate* prior to planting. Planted areas to be kept weed free and protected from rabbits, with individual mesh tree guards securely fixed to timber stakes.

Species Rich Grass Seed
Grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, raked and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be sown per the planting schedule.

Maintenance
To be carried out at approximately monthly intervals to include the following:
 a. Reduce weeds by hand or appropriate chemical means.
 b. Cut out dead or / and damaged stock or branches, prune as required.
 c. Ensure all shrubs and trees are firmly in, securely staked and tied.
 d. Collect litter, sweep and tidy site.
 e. Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
 f. Species Rich Grassed Areas -

First Year Management
Mow all plant growth (down grasses and weeds) regularly to 40-50mm throughout the first growing season to prevent weeds; smothering the slower-growing grasses. Remove cuttings. If dense, mow frequent and regular topping will minimise the amount of toppling.

Watering
All plant material to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment.

NOTES
 • Proposed tree locations are subject to confirmation of proposed service and drainage locations.
 • For detailed levels and drainage refer to Engineers' Drawings.

Revision

Designer Notice Under CDM Regs 2015

- The design information presented on this drawing has been prepared with due regard to the role of the designer under the CDM Regs 2015.
- Contractor to provide method statement for undertaking works within service zones and easements.
- Where possible, this design has taken due care to eliminate hazards and reduced risks.

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Client
Batley Conservative Club

Project Name
Proposed Car Park

Project No. Dwg. No.
LDP-24-P262 1001

Dwg. Title
Landscape Proposals

Revision	Status
-	DRAFT

Date Scale
14.02.25 1:200 @ A1

Drawn By Reviewed
MUB -

Filepath