THE PRIORY CLECKHEATON

Preliminary Ecological Appraisal Report

February 2025

Collingtonwinter
environmental

Report Control Sheet

Project Name: *The Priory, Cleckheaton*
Project Reference: *CW20-2543*
Report Title: *Preliminary Ecological Appraisal Report*
Report Reference: *CW20-2543 RPT 002*
Printing Instructions: *Print at A4 Portrait, Double Sided.*

Rev	Date	Description	Prepared	Reviewed	Approved
1	27/01/2025	Draft report sent to Client for comment.	EC	OC	OC
2	06/02/2025	Amendments based on Clients comment	EC	OC	OC
3	27/02/2025	Updated red line boundary	EC	OC	OC

Quality Assurance

All ecological reports produced by Collington Winter Environmental Ltd are checked and approved by a Principal Ecologist with appropriate professional membership (CIEEM or IES) who are bound by a code of professional conduct and ethics.

Collington Winter Environmental Ltd disclaims any responsibility to Highstone Building Services Ltd and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with Highstone Building Services Ltd and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to Highstone Building Services Ltd and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

© Collington Winter Environmental Ltd 2025

EXECUTIVE SUMMARY

Site Address	The Priory, Cleckheaton, BD19 6HQ
Grid Reference	SE 17885 25878
Approximate Site Area	0.13 ha
Current Site Use	The site is a former pub that is currently tenanted. Much of the site is comprised of hardstanding and vegetated garden with areas of bare ground, tall forbs and individual trees.
Designated Sites within Zone of Influence	The site does not fall within the impact risk zone of any designated sites.
Notable Habitat Features	Notable habitats present included individual trees located within the garden.
Notable Species Applicable to the Assessment	• Bats (Potential roosting, foraging and commuting) • Breeding birds • Common amphibians • Reptiles • Badger • Hedgehog
Mitigation Recommendations	• Reasonable Avoidance Measures (RAMs) for reptiles, as well as considerations for common amphibians. • Vegetation clearance to occur outside nesting bird season or a nesting bird check between February to September. • Precautionary Working Methods (PWMs) for badger and hedgehog.
Recommended Further Surveys and Assessment	• Emergence/re-entry Bat Surveys between May – August.
Recommended Ecological Enhancements	The National Planning Policy Framework (2021) highlights the requirement for planning policies and decisions to conserve and enhance the natural environment. The proposed development provides the opportunity to enhance the site and ecological enhancements have been recommended

CONTENTS

1 INTRODUCTION 4

1.1. SCOPE & PURPOSE 4
1.2. LOCATION 4
1.3. OBJECTIVES 4

2 METHODOLOGY 5

2.1. DESK STUDY 5
2.2. VEGETATION AND HABITAT ASSESSMENT 5
2.3. FAUNA ASSESSMENT 5
2.4. PRELIMINARY ROOST ASSESSMENT AND BAT ACTIVITY ASSESSMENT 5
2.5. HABITAT SUITABILITY INDEX (GREAT CRESTED NEWT) 6
2.6. SURVEY LIMITATIONS 7
2.7. PROPORTIONALITY 7

3 SURVEY RESULTS 8

3.1. SITE CONTEXT 8
3.2. DESIGNATED SITES 8
3.3. PRIORITY HABITATS 8
3.4. HABITATS 9
1.2. SPECIES 10

4 MITIGATION RECOMMENDATIONS 15

2.1. DESIGNATED SITES 15
2.2. HABITATS 15
2.3. SPECIES 15

5 FURTHER SURVEYS AND CONCLUSION 18

5.1. BAT SURVEY (SUMMER ROOSTING) 18
5.2. CONCLUSION 18

6 BIBLIOGRAPHY 19

1 INTRODUCTION

1.1. SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by Highstone Building Services to undertake a Preliminary Ecological Appraisal (PEA) at The Priory, Cleckheaton, BD19 6HQ. This report has been prepared to inform a planning application for a residential development, including access roads.

1.1.2. The author of this report is Eleanor Clark BSc (Hons) MSc ACIEEM, Consultant Ecologist at Collington Winter Environmental Ltd. This report was overseen by Olivia Collington BSc (Hons), MIEnvSc, CEnv Director at Collington Winter Environmental Ltd. Olivia is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located on the outskirts of the town Cleckheaton, a metropolitan borough of Kirklees, West Yorkshire, England.



Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The objectives of the Preliminary Ecological Appraisal are as follows:

- Identify the major habitats present
- Ascertain the presence or potential presence of any legally protected or notable species or habitats
- Identify any mitigation or further survey required and opportunities for strategic wildlife enhancements and long-term management.

2 METHODOLOGY

2.1. DESK STUDY

2.1.1. An initial desk-based assessment of the site was undertaken to collate baseline data. The desk study included:

- Obtaining local records of notable species and locally designated sites within 2 km of the site from West Yorkshire Ecology Service (WYES), obtained on the 18/12/2024.
- Review of Magic.gov.uk website for details of any designated sites, notable habitats and presence of European Protected Species Licences.
- Review of aerial and OS maps for habitat information, as well as determining locations of potential waterbodies to be considered in the assessment.
- Review of potential habitat links on and off site, to determine the potential zone of influence of the proposed development.
- On site consultation with the landowner which provided valuable information regarding historic land use and known species and habitats present within the site.

2.1.2. Please note, a lack of records for a species does not confirm absence. Instead, local surveys may not have been undertaken or records not submitted to WYES.

2.2. VEGETATION AND HABITAT ASSESSMENT

2.2.1. An Ecological Appraisal of the site was undertaken by Eleanor Clark. The survey was undertaken on the 14th January 2025. The weather was partly cloudy (4/8 oktas), with no precipitation and 8°c.

2.2.2. The walkover survey was undertaken broadly in line with standard UK HAB Methodology, Version 2 (2023). The assessment is undertaken with consideration of methodology as per “Preliminary Ecological Appraisal” (CIEEM, 2018).

2.2.3. A UK HAB Plan has been produced and is presented in the Appendix of this report. Standard methodology has been used, though adjustments have been made based on judgement to demonstrate habitats in a clearer manner, or where standard guidance does not fit the conditions found on site.

2.3. FAUNA ASSESSMENT

2.3.1. A search for signs of protected and notable species of fauna was undertaken during the site walkover. This included both field signs of species, as well as potential for species to be present based on habitat availability.

2.3.2. The searches broadly included the following:

- Assessment of waterbodies on site and within 250m of the site boundary, and terrestrial habitats for suitability to support notable amphibians.
- Searches for field signs of, and habitat suitability for bats.
- Suitability of habitats to support reptiles, and searches for incidental field signs.
- Searches for field signs of badger (*Meles meles*), including setts, mammal paths, snuffle holes, badger hair and latrines to indicate activity.
- Searches of watercourses for signs of water vole (*Arvicola amphibius*), white-clawed crayfish (*Austropotamobius pallipes*) and otter (*Lutra lutra*), and assessment of habitat availability for the species.
- Assessment of the suitability of habitats to support notable birds and recording any field sightings of birds during the walkover.
- Assessment of the sites ability to support notable invertebrates and flora.
- Searches for non-native invasive species.

2.4. PRELIMINARY ROOST ASSESSMENT AND BAT ACTIVITY ASSESSMENT

2.4.1. A Preliminary Bat Roost Assessment (PRA) and Ground Level Tree Assessment (GLTA) of the site was undertaken by Eleanor Clark who holds a Class 1 Bat Survey Licence from Natural England (Reference 2024-11951-CL17-BAT).

2.4.2. The survey was undertaken following guidance set out in Collins (2023). This includes undertaking a detailed internal and external inspection of any features to compile information on potential and actual bat entry/ exit points, roosting locations and evidence of bats.

2.4.3. The commuting and foraging assessment methodology is based on information contained within the Bat Conservation Trust guidelines 4th edition (Collins 2023).

2.4.4. The GLTA and Potential flightpaths and foraging habitats were assessed as per categories listed in Table 4.1, 4.2 and 6.2, demonstrated below (Collins 2023).

2.4.5. If negative impacts on bat activity is suspected, further surveys may be required. Negative impacts anticipated on bats flights paths and foraging habitats may include:

- Modification of light paths or foraging habitats either physically or through disturbance such as light spill/noise
- Severance of flight paths (fragmentation)
- Loss of Foraging habitats

Table 4.1. Guidelines for assessing the potential suitability of proposed development sites for bats, based on the presence of habitat features within the landscape, to be applied using professional judgement.

Potential suitability	Description	
	Roosting habitats in structures	Potential flight-paths and foraging habitats
None	No habitat features on site likely to be used by any roosting bats at any time of the year (i.e. a complete absence of crevices/suitable shelter at all ground/underground levels).	No habitat features on site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight lines, or generates/shelter insect populations available to foraging bats)
Negligible*	No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No obvious habitat features on site likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains in order to account for non-standard bat behaviour.
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions* and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site, but could be used by individual hibernating bats*).	Habitat that could be used by small numbers of bats as flight paths such as a gappy hedgerow or unvegetated stream, but isolated, i.e. not very well connected to the surrounding landscape by other habitat. Suitable, but isolated habitat that could be used by small numbers of foraging bats such as a lone tree (not in a parkland situation) or a patch of scrub.
Moderate	A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions* and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation – the categorisation described in this table is made irrespective of species conservation status, which is established after presence is confirmed).	Continuous habitat connected to the wider landscape that could be used by bats for flight paths such as lines of trees and scrub or linked back gardens. Habitat that is connected to the wider landscape that could be used by bats for foraging such as trees, scrub, grassland or water.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions* and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	Continuous, high-quality habitat that is well connected to the wider landscape that is likely to be used regularly by bats for flight paths such as river valleys, streams, hedgerows, lines of trees and woodland edge. High-quality habitat that is well connected to the wider landscape that is likely to be used regularly by foraging bats such as broadleaved woodland, tree-lined watercourses and grazed parkland. Site is close to and connected to known roosts.

Assessment Criteria for Bat Roosting Potential

Table 4.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement.

Suitability	Description
NONE	Either no PRF's in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRF's are present in the tree
PRF	A tree with at least one PRF present

Table 6.2. Guidelines for categorising the potential suitability of PRFs on a proposed development site for bats, to be applied using professional judgement.

Suitability	Description
PRF-I	PRF is only suitable for individual bats or very small numbers of bats either due to size or lack of suitable surrounding habitats.
PRF-M	PRF is suitable for multiple bats and may therefore be used by a maternity colony.

2.5. HABITAT SUITABILITY INDEX (GREAT CRESTED NEWT)

2.5.1. No ponds were present on site or within 250 m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), ponds beyond this distance were not assessed due to limited connectivity (English Nature, 2001).

2.6. SURVEY LIMITATIONS

2.6.1. This survey does not constitute a full botanical survey. Key species for each habitat type have been identified to give a broad representation of habitats present within the site.

2.6.2. It should be noted that whilst every effort has been made to provide a comprehensive description of the site, no investigation can ensure the complete characterisation of the natural environment. This survey does not constitute a full botanical survey. Plant species may have been under-recorded, unidentifiable or not visible due to a number of factors including the time of year the survey was carried out.

2.6.3. January is a suboptimal time for carrying out a Habitat Surveys due to being outside of the optimal plant growing season. Therefore, it is likely that some plants are present on the site but were not evident at the time of the survey and were not recorded. This is not considered to be a significant constraint due to the size and location of the site and limited extent of the habitats, it is considered very unlikely that any rare or priority plant species were missed.

2.6.4. The protected species assessment provides a preliminary view of the likelihood of protected species occurring on the site. This is based on the suitability of the habitat, known distribution of the species in the local area (provided by data searches) and any direct evidence within the survey area.

2.6.5. The findings of this report represent the professional opinion of qualified ecologists and do not constitute professional legal advice. The client may wish to seek professional legal interpretation of the relevant wildlife legislation cited within this document.

2.7. PROPORTIONALITY

2.7.1. Collington Winter Environmental Ltd provide recommendations in line with the British Standard for Biodiversity (BS42020). Within BS42020, proportionality is encouraged for both ecologists and Local Authority Decision Makers and Consultees. Please refer to the below extract from Section 5.5 of BS42020.

"The work involved in preparing and implementing all ecological surveys, impact assessments and measures for avoidance, mitigation, compensation and enhancement should be proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed development. Consequently, the decision-maker should only request supporting information and conservation measures that are relevant, necessary and material to the application in question. Similarly, the decision-maker and their consultees should ensure that any comments and advice made over an application are also proportionate.

NOTE 1 This approach is enshrined in Government planning guidance, for example, paragraph 193 of the National Planning Policy Framework for England [41].

NOTE 2 The desk studies and field surveys undertaken to provide a preliminary ecological appraisal (PEA) might in some cases be all that is necessary."

3 SURVEY RESULTS

3.1. SITE CONTEXT

3.1.1. The site is located within a predominately suburban area, on the outskirts of Cleckheaton. Residential developments are located south of the site as well as Whitechapel C Of E Primary School which is located east of the site. A new housing development is currently being developed adjacent to the northern and western boundary of the site. A dense tree line is present along the western aspect of the site as well as a small patch of deciduous woodland on the eastern aspect of the site, areas of hedgerow are also present to the north and west of the site The woodland and linear features offer shelter, commuting, and foraging features for local wildlife populations. The M62 is also located approximately 110 m west of the site boundary, which could be a significant anthropogenic barrier for local wildlife populations, utilising the site and its surrounding habitats.

3.2. DESIGNATED SITES

3.2.1. The following Local Nature Reserves (LNR) are located within 5 km of the site boundary, following a consolation with Magic.gov.uk.

- Railway Terrace LNR is located approximately 2.8 km northwest of the site boundary. The site is designated for its presence of lowland heath habitat and wildflower meadows.
- Oakwell Park LNR is located approximately 3.5 km northeast of the site boundary. The site is designated due to its varying habitats such as woodland and heathland, as well as its importance for wildlife conservation. The reserve is home to many different species of birds, invertebrates and small mammals.
- Tong Moor LNR is located approximately 4.3 km northeast of the site boundary. The site is designated sue to the presence of unimproved acidic grassland.

3.2.2. No other statutory sites are located within 5 km of the site boundary.

3.2.3. The site does not fall within the Impact Risk Zone of any of the Statutory Sites, based on consultation with MAGIC.

3.2.4. The following non statutory Local Wildlife Sites (LWS) were located within the 2 km data search.

- Hanging Wood LWS 1.3 km northeast of the site.
- Hunsworth Little Wood LWS 1.3 km northeast of the site.

3.3. PRIORITY HABITATS

3.3.1. Consultation with Magic.gov.uk highlighted the presence of the following Priority Habitats within 1km of the site boundary:

- Deciduous Woodland located adjacent to the red line boundary of the site.

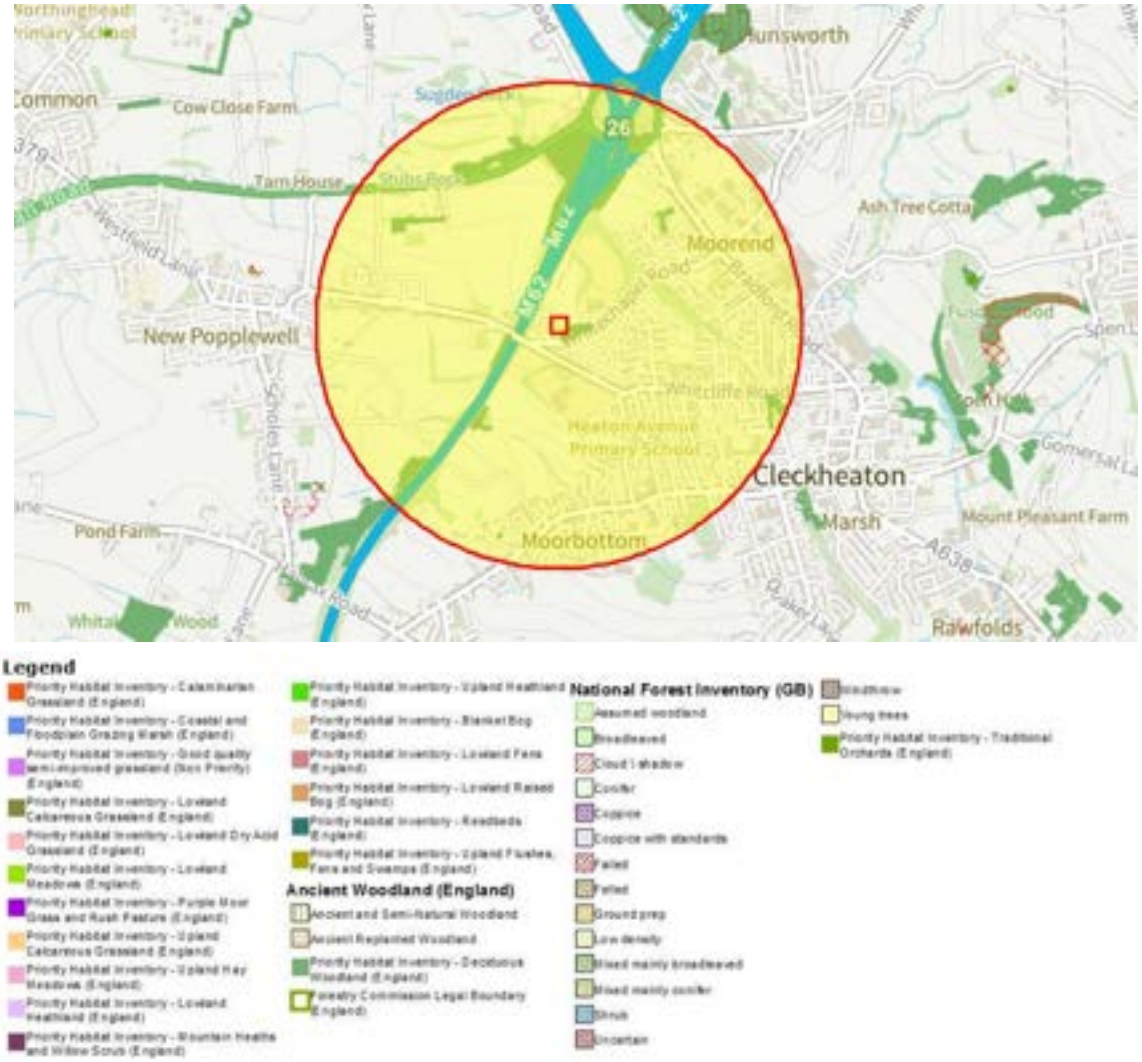


Figure 3.2 Priority Habitats within 1km from the Site (Magic.gov.uk, 2025)

3.4. HABITATS

3.4.1. Please refer to Drawing 20-2543 – 001 for the UK HAB Map for the site. Photographs of the site are presented in the Appendix.

VEGETATED GARDEN

3.4.2. An area of private garden was located at rear of the building in the northern section of the site. The garden was comprised of scattered trees surrounded by tall forbs, and bare ground that had previously been grassland.

3.4.3. The tall forbs with scattered trees was located on a slope located between the hardstanding on site and the western boundary. The habitat parcel was comprised of nettle (*Urtica dioica*), common hogweed (*Heracleum sphondylium*), cow parsley (*Anthriscus sylvestris*), bramble (*Rubus fruticosus*), broadleaved dock (*Rumex obtusifolius*), mouse-ear hawkweed (*Pilosella officinarum*) and dandelion (*Taraxacum* sp.). A large amount of rubbish and debris was located with this habitat parcel.

3.4.4. A large area of bare ground was located in the northern section of the site. The area was previously a parcel of grassland which was removed from the site. A small amount of vegetation was scattered throughout the bare ground, species included creeping buttercup (*Ranunculus repens*), dandelion, and bristly oxtongue (*Helminthotheca echioides*).

INDIVIDUAL TREES

3.4.5. Five individual trees were located within the parcel of tall forbs adjacent to the western boundary of the site. Tree species included ash (*Fraxinus excelsior*), hawthorn (*Crataegus monogyna*), and sycamore (*Acer*

pseudoplatanus).

BUILDINGS

3.4.6. Two buildings were present within the site boundary. Please refer to Section 3.4 for details of the buildings.

HARDSTANDING

3.4.7. A tarmac access track leading to an area of hardstanding north of the building. The section of hardstanding north of the main building was used for parking.

1.2. SPECIES

FLORA

3.5.1. The data search returned a total of 12 records of notable vascular plants within the local area relating to terrestrial habitat. Species included bluebell *(Hyacinthoides non-scripta),* spindle *(Euonymus europaeus),* and wood-sorrel *(Oxalis acetosella).*

3.5.2. The majority of the site was comprised of habitats with limited floristic diversity. It is anticipated that the habitats are unlikely to support any notable plant species. It is considered that notable flora is unlikely to be present within the site and will not be considered further within the assessment.

INVERTEBRATES

3.5.3. The data search returned a total of one record of notable invertebrates within the 2 km search area. Species included (not limited to); white-letter hairstreak *(Satyrium w-album).*

3.5.4. Limited flowering species were observed across the site extent of the habitats present on site offering little value for notable invertebrate species.

3.5.5. Overall, notable invertebrates may utilise the site for foraging but are not thought to utilise the site in significant numbers.

AMPHIBIANS

3.5.6. The data search returned 36 records of great crested newt (*Triturus cristatus*) within the 2 km search area. Common amphibian species such as smooth newt (*Lissotriton vulgaris*), and common frog (*Rana temporaria*) were also recorded within the 2km search area.

3.5.7. No EPSLs for great crested newt were located within 5km from the site boundary, based on Magic.gov.uk:

3.5.8. No ponds were located onsite or within 250 m of the site boundary. As great crested newts' upper dispersal limit is generally considered to be up to 250 m from a waterbody (though occurrence of greater distances does exist), great crested newts are not anticipated to be present on site (English Nature, 2001).

3.5.9. The site was dominated by hardstanding with a vegetated garden comprised of bare ground and tall fobs. The tall forbs may provide suitable foraging resources and cover for common amphibians such as common toads (*Bufo bufo*).

3.5.10. The presence of great crested newts within the site is reasonably discounted, though common amphibians may occur on site.

REPTILES

3.5.11. The data search returned no records of reptile species within the 2 km search area.

3.5.12. The site provides limited value for reptiles, given the majority of the site comprised hardstanding and bare ground with small parcels of tall forbs located within the garden. The habitats on site lack the structure and habitat quality to support the species group.

3.5.13. However, the woodland present to the west of the site does offer opportunities for reptiles, and provides connectivity to parcels of suitable habitat in the wider landscape.

3.5.14. As such, low numbers of common reptiles such as slow worm may be present in low numbers on site.

BIRDS

3.5.15. A total of 125 records of birds were returned during the 2 km data search. Records relevant to the site included (not limited to); black-headed gull *(Chroicocephalus ridibundus),* bullfinch *(Pyrrhula pyrrhula),* collared dove *(Streptopelia decaocto),* common gull *(Larus canus),* common redpoll *(Acanthis flammea),* dunnock *(Prunella modularis)*, fieldfare *(Turdus pilaris),* goldfinch *(Carduelis carduelis),* greenfinch *(Chloris chloris),* grey heron *(Ardea cinerea),* grey wagtail *(Motacilla cinerea),* house martin *(Delichon urbicum),* house sparrow *(Passer domesticus),* kestrel *(Falco tinnunculus),* lapwing *(Vanellus vanellus),* linnet *(Linaria cannabina),* meadow pipit *(Anthus pratensis),* rook *(Corvus frugilegus),* swallow *(Hirundo rustica),* tree sparrow *(Passer montanus),* and starling *(Sturnus vulgaris).*

3.5.16. The site provides potential breeding habitats for a variety of birds in association with the scattered trees within the garden.

3.5.17. Ground nesting birds are not anticipated to be on site due to the sites lack of suitable habitat.

BATS

3.5.18. A total of 61 records of bats were returned within 2 km of the site boundary, 19 of which related to identified roosts. Species included soprano pipistrelle (*Pipistrellus pygmaeus*), nathusius's pipistrelle *(Pipistrellus nathusii),* noctule bat *(Nyctalus noctule),* lesser noctule *(Nyctalus leisleri),* brown long-eared bat *(Plecotus auritus),* common pipistrelle *(Pipistrellus pipistrellus)* unidentified pipistrelle (*Pipistrellus* sp.).

3.5.19. The following EPSL were located within 5km from the site boundary based on consultation with magic.gov.uk

						Does the Licence				
Case reference of granted application	**Species on the licence***	**Distance from site (KM)**	**Direction**	**Licence Start Date**	**Licence End Date**	impact on a breeding site?	allow damage of breeding site?	allow damage of a resting place?	allow destruction of breeding site?	allow destruction of a resting place?
2016-20721-EPS-MIT	C-PIP	0.5	S	02/05/2016	01/05/2021	N	N	N	N	Y
EPSM2012-4277	C-PIP	0.5	S	17/04/2012	30/09/2014	N			N	Y
2016-20721-EPS-MIT-2	C-PIP	0.5	S	05/10/2017	31/12/2022	Y	N	N	Y	Y
2016-20721-EPS-MIT-1	C-PIP	0.5	S	22/11/2016	22/11/2016	N	N	N	N	Y
2016-20721-EPS-MIT-3	C-PIP	0.5	S	08/01/2018	30/04/2023	Y	N	N	Y	Y
2014-6160-EPS-MIT	C-PIP	2.4	NE	12/02/2015	30/09/2020	N	N	N	N	Y
2014-6160-EPS-MIT-1	C-PIP	2.4	NE	02/03/2015	30/09/2020	N	N	N	N	Y
EPSM2012-5116	C-PIP	3	NE	04/12/2012	31/03/2013	N			N	Y
2016-27192-EPS-MIT-1	C-PIP	3.2	NE	02/06/2017	31/01/2018	N	N	N	N	Y
2016-27192-EPS-MIT	C-PIP	3.2	NE	22/02/2017	22/02/2017	N	N	N	N	Y

EPSM2013-6554	C-PIP	4.6	SW	05/11/2013	30/09/2015	N			N	Y
EPSM2010-1911	C-PIP;S-PIP	4.7	NE	14/09/2010	31/08/2012	Y			Y	Y

Species on the licence*	Species name	Latin
C-PIP	Common pipistrelle	*Pipistrellus pipistrellus*
S-PIP	Soprano pipistrelle	*Pipistrellus pygmaeus*

3.5.20. The trees located within the site boundary were subject to a GLTA, however none of the trees were considered suitable for roosting bats. The buildings were subject to a PRA and are detailed in Table 3.1.

Table 3.1 PRA Summary

Building Ref	Description	Photograph
Building 1	Building 1 comprised a former pub building currently tenanted. The building was two storeys with a pitched roof. A single storey extension with a flat roof was located on the southern aspect. The external walls of the building were rendered. Northern aspect – Lifted rendering was present in several locations along with lifted flashing and lifted roof tiles. Eastern aspect - Mortar was missing creating a crevice on the eastern gable end. Gaps were present between roof tiles on the gable end. The wooden box soffit present on the single storey extension was open. Southern aspect – Lifted roof tiles and flashing were present at several locations. Western aspect – Missing roofing tiles creating a hole within the roof. It was not possible to access the loft space at the time of the survey. **The building was assessed as having High bat roosting potential.**	  

		
Building 2	Building 2 was previously a garage, however the building was in disappear with no roof present and sections of the exterior walls no longer intact. The building was constructed of double skinned red brick with a void. Rendering was present on the exterior of the building. Northern aspect – No PRFs were identified on the northern aspect of the building. Eastern aspect – Gaps were present in the brickwork above the two garage doors. Southern aspect - No PRFs were identified on the northern aspect of the building. Western aspect – The top section of the external wall was missing, this identified that a void was present within the exterior walls of the building. Internal – It was not possible to thoroughly assess the interior of the building due to safety concerns. However, gaps within the brick were present throughout the interior, in particular where supporting beams for the second floor were previously located. **The building was assessed as having Moderate bat roosting potential.**	  

3.5.21. A mature line of trees is located on the western boundary of the site and woodland was located to the east, both providing suitable foraging and commuting habitat for bats. These habitats are anticipated to be of value to local bat populations and connect the site to other areas of suitable habitat in the wider landscape. As such, **the site**

is considered to be of Moderate suitability for foraging and commuting bats.

BADGER

3.5.22. No records of badger (*Meles meles*) were returned during the 2 km data search.

3.5.23. No signs of badger presence were recorded within the site or the surrounding 30 m (where accessible) during the site visit. The habitats on site provide limited opportunities for sett building. Woodland is located on the eastern boundary of the site. The land to the north and west of the site is an active building site for a new housing development. A small parcel of grassland and line of mature trees is located adjacent to the western boundary. This area forms part of a wildflower meadow within the housing development site. Woodland is located to the east of the site.

3.5.24. It is anticipated that badgers may utilise the site for foraging and commuting purposes due to the presence of suitable habitat in the form of woodland to the east of the site.

OTHER TERRESTRIAL MAMMALS

3.5.25. A total of two records of west European hedgehog (*Erinaceus europaeus*) were located within the 2 km search area. Given the habitats present on site, it is anticipated that hedgehog could be present within the site.

NON-NATIVE INVASIVE SPECIES

3.5.26. Multiple records of non-native invasive flora species were located within the 2 km search area. Species includes giant hogweed (*Heracleum mantegazzianum*), Himalayan balsam (*Impatiens glandulifera*), floating pennywort *(Hydrocotyle ranunculoides*), and New Zealand pigmyweed *(Crassula helmsii).*

3.5.27. No non-native invasive species were observed during the survey. However, January is a sub-optimal period for identification and it is possible specimens may have been missed.

SPECIES DISCOUNTED FROM ASSESSMENT

3.5.28. Water vole (*Arvicola amphibius*), otter (*Lutra lutra)*, beaver (*Castor fiber)* and white-clawed crayfish (*Austropotamobius pallipes*) have been discounted from assessment as no aquatic habitats are located on site or within proximity. The closest aquatic habitat is located approximately 820m northwest of the site boundary, relating to Stebs Beck. The beck is sufficiently separated from the site by anthropogenic barriers as such no negative impacts would occur on aquatic species during the proposed development.

3.5.29. Hazel Dormouse (*Muscardinus avellanarius*) mainly occur in southern counties, especially in Devon, Somerset, Sussex, and Kent. There are few recorded localities north of the Midlands, though they are present in parts of the Lake District and in scattered Welsh localities (Matthews et al, 2018). The species are not generally known to be present within the Kirklees area (Wembridge et al., 2016). The habitats on site are of limited value due to limited areas of extensive woodland and scrub. As such, the species are reasonably discounted from site.

3.5.30. Red squirrel (*Sciurus vulgaris)* has been discounted from the assessment. Red squirrel populations are limited to small areas of northern England and are not known to be present in the Kirklees area; with no previous records returned in the data search. It is anticipated that high abundances of grey squirrel are present within this region (Shuttleworth/RSST n.d.). This species will displace red squirrel through competition as well as cause increased red squirrel mortality through the spread of squirrel pox (The Mammal Society, 2020).

4 MITIGATION RECOMMENDATIONS

4.1. DESIGNATED SITES

4.1.1. The closest designated site is Railway Terrace LNR, located approximately 2.8 km northwest of the site boundary. Due to the distance of the site from the LNR, no impacts as a result of the site are anticipated.

4.1.2. No non-statutory LWSs are located within 1 km of the site boundary. Two are within 2km of the site, Hanging Wood LWS and Hunsworth Little Wood LWS located 1.3km northeast of the site. There may be small increase of visitors to the nearby sites. However, based on the size of the scheme and the proposed retention of green space on site, it is anticipated the potential impacts will not be of significance.

4.2. HABITATS

INDIVIDUAL TREES

4.1.3. An Arboricultural Impact Assessment (AIA) is recommended to assess the impacts of retained trees on site and adjacent to the site. The report will outline recommendations for management and protection measures for trees being retained.

4.3. SPECIES

AMPHIBIANS

4.1.4. Great crested newts were deemed unlikely to be present on site and no further consideration for the species is required. However, there is a possibility that common amphibians such as common toad may be present on site.

4.1.5. It is recommended that consideration of amphibian presence during habitat management is considered. Any debris is to be cleared by hand, and any common amphibians located moved carefully, by hand, to outside of the impacted area.

REPTILES

4.1.6. It is recommended that Reasonable Avoidance Measures (RAMs) are followed to minimise the likelihood of killing, injuring or disturbing any reptiles present on the site during the construction phase:

- An experienced Ecological Clerk of Works (ECoW) shall be appointed to ensure RAM's are enforced.
- A walkover of the area should be undertaken by the ECoW to determine any change in status of the habitats/structures on site prior to the initiation of any works.
- A toolbox talk by the appointed ECoW will be given to the site manager and all contractors working on site with respect to the surrounding habitats and potential for protected/notable species. A copy of species factsheets relating to reptiles and breeding birds will be provided for display within the site office.
- Suitable vegetation is to be strimmed under ECoW to approximately 15cm in a northern to southern direction. It is to be checked by the ECoW following strimming to identify individuals. If discovered, they will be removed from the working area and covered. Once the areas are deemed reptile free, they are to be strimmed to ground level and maintained at this length for the remaining works.
- Any excavations will be backfilled on the same day as excavation or checked by the ECoW immediately prior to backfilling. If not possible, a ramp, will be provided in all excavations that cannot be backfilled on the same day or alternatively, all excavations should be well-covered with plywood.
- No piles of loose construction materials are to be created during works – all material will be kept on hardstanding, stored on pallets, removed immediately from the site, or checked by an ECoW prior to being removed.
- In the event reptiles are discovered, works will halt immediately and the ECoW will be contacted for advice. Contractors are not to handle reptiles unless informed to do so by the ECoW.

4.1.7. The precautionary destructive search work will be undertaken during the summer at a time of year when reptiles are active. The ecologist will be present during the strimming works. Any reptiles found during the destructive search will be relocated to adjacent suitable sites.

BREEDING BIRDS

4.1.8. Any vegetation management should be undertaken outside of the breeding bird season (February to September, inclusive). If this is not possible, a suitably qualified ecologist should undertake a nesting bird check no more than 48 hours prior to removal. If nesting activity is observed, the nest(s) should be left in situ until the young have fledged. A suitable buffer will be maintained and determined by the ecologist.

BATS

4.1.9. Building 1 and Building 2 were assessed as having bat roosting potential. It is recommended that further surveys are completed to understand the sites usage for roosting bats within the buildings and the sites value (see Section 5). The results of the bat surveys will inform future mitigation strategies for the site.

4.1.10. The site was assessed as having Moderate suitability for foraging and commuting bats. The trees on site and neighbouring line of trees and woodland are to be retained. Any proposed lighting/existing lighting should follow the guidance outlined in the Institute for Lighting Engineers document “Guidance for the Reduction of Obtrusive Lighting” (2005) and BCT’s “Bats and Artificial Lighting at Night” (2023).

4.1.11. An External Lighting Scheme had not been produced on the writing of this report. As such, the following recommendations are to be considered within the scheme during its condition, to minimise impacts of lighting. The recommendations are as follows:

- Keep site lighting to minimum levels.
- Luminaries should lack UV elements and preferably LED lighting with a warm white light should be used over cool white light (ideally <2700Kelvin).
- Lighting should feature peak wavelengths greater than 550nm.
- Light placement should be downward facing to prevent excess horizontal or vertical light spill.
- The use of integrated fittings such as cowls, shields, louvres and hoods, that effectively contain light spill from unintended areas.
- The use of hard landscaping features to block light and create dark corridors.
- Avoid illuminating habitats of value.
- Use of timed security lights should be set on motion-sensors and using short, 1-minute timers, to minimise light use.
- Column heights of lighting can be considered to minimise light spill.

BADGERS

4.1.12. No badger setts were identified during the survey; however, they may be within the local area. The following Precautionary Working Methods will be adhered to during the construction phase to ensure that no badgers are impacted by the proposed development (Badger Trust, 2023):

- A pre-commencement of work badger survey should be conducted by a suitably qualified ecologist to ensure the current badger situation is known and that the recommendations are correct.
- All site personnel should be fully briefed concerning the method statement, the presence of badgers, the mitigation measures to be followed, the relevant legislation, the penalties imposed and who to contact should they need to.
- Trees and shrubs should be felled so that they fall away from the direction of a sett and outside exclusion zones.
- Ensure excavations or trenches left overnight are covered or have an escape route such as a shallow gradient at one or both ends.
- Ensure excavations or trenches are inspected each morning and evening to ensure no badgers have become trapped.
- Open pipework with a diameter of more than 120mm should be properly covered or capped at the end of the working day to prevent badgers from entering and becoming trapped.
- During the work, the storage of any chemicals should be contained in such a way that they cannot be accessed or knocked over by any roaming badgers.
- The storage of topsoil or other “soft” building materials within the site should be given careful consideration. Badgers will readily adopt such mounds and dig setts which would then be afforded the same protection as established setts. To avoid the adoption of such mounds, they should be subject to daily inspections before work commences or alternative measures put in place, such as being fenced off for higher-risk areas.
- Litter, tools and potentially dangerous materials on site should be cleared at the end of the working day. Care should be taken that there are no sharp metal objects or pointed protrusions on the ground which could seriously injure a badger due to their poor eyesight.

- Ensure no dogs are brought to the work site.
- Security lighting should be kept to a minimum and away from setts to avoid disturbance to any badgers on site.
- Fires should be lit only in secure compounds away from areas of badger activity and should be fully extinguished at the end of the working day.
- Badger paths must not be blocked to ensure access to foraging areas is maintained.

4.1.13. Adherence to these measures should be confirmed to planners at regular intervals by the project ecologist.

TERRESTRIAL MAMMALS

4.1.14. European Hedgehog are anticipated to be present within the site and are a Species of Principal Importance. During habitat management, any areas of dense vegetation should first be carefully hand searched to check for the species. If identified during management, should be relocated carefully by hand to a location away from the working area. If any injured either species are located they should be taken to a local vets.

4.1.15. The inclusion of 'hedgehog highways' to facilitate movement across the site should be incorporated into the design. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

NON-NATIVE INVASIVE SPECIES

4.1.16. No non-native invasive species were identified during the survey. However if any species of invasive non-native species are identified during the construction phase of the development, works must cease immediately. An Invasive Non-Native Species Management Plan is to be implemented for the safe removal and management of invasive non-native species.

5 FURTHER SURVEYS AND CONCLUSION

5.1. BAT SURVEY (SUMMER ROOSTING)

5.1.1. Building 1 and Building 2 were found to provide bat roosting potential, and therefore, in accordance with Best Practice guidance (Collins, 2023) further nocturnal emergence/ re- entry surveys should be undertaken between May-September (inclusive) to determine usage by roosting bats.

5.1.2. Building 1 was found to provide **High bat roosting potential**, and therefore a minimum of three nocturnal emergence surveys should be undertaken between May and September, with at least two of the surveys between May and August.

5.1.3. Building 2 was found to be of **Moderate bat roosting potential.** A minimum of two nocturnal bat emergence surveys should be undertaken between May and September, with at least one of the surveys between May and August.

5.1.4. The results of the further surveys will determine if any mitigation is required for roosting bats. If roosting bats are located within any of the buildings, a Natural England Mitigation Licence may be required for development to proceed. The Licence can only be obtained once planning permission has been granted and all wildlife conditions discharged. However, the bat emergence surveys must be undertaken prior to planning permission being applied for as they are a material consideration.

5.2. CONCLUSION

5.2.1. The site was found to predominantly comprise developed land and vegetated garden with areas of bare ground, scattered trees, and tall forbs. Woodland bordered the site to the east, providing connectivity to the wider landscape. Multiple buildings were present, which were found to be suitable for roosting bats. The site was found to have value or potential value for bats, birds, common amphibians, badgers, reptiles and terrestrial mammals.

5.2.2. Specific enhancement recommendations for the site include the following:

- Bat and bird boxes could be placed on the new buildings / retained trees. A plan to show the locations of these boxes and the specifications should be produced by a suitably qualified ecologist once the layout is finalised.
- Planting of linear features such as hedgerows and trees between garden plots where possible, to add commuting features withing the site.
- The inclusion of ‘hedgehog highways’ to facilitate movement across the site. This includes holes of 13 x 13cm at the bases of fence panels, leaving a sufficient gap beneath gates and/or leaving brick spaces at the bases of brick walls.

6 BIBLIOGRAPHY

- Aire Rivers Trust. (2020). Wonderful Wildlife. Available from: https://aireriverstrust.org.uk/wonderful-wildlife/#:~:text=The%20White%2Dclawed%20crayfish%20is,White%2Dclawed%20in%20our%20catchment. Last accessed 20/11/2020.
- Badger Trust (2023). Badger Protection: Best Practice Guidelines for Developers, Ecologists and Planners (England).
- Bat Conservation Trust and Institute of Lighting Professionals (2023). Bats and artificial lighting at night – Guidance Note (GN08/23)
- British Hedgehog Preservation Society / People's Trust for Endangered Species (2019). Hedgehogs and Development. BHPS / PTES.
- Chanin P (2003). Ecology of the European Otter. Conserving Natura 2000
- CIEEM (2019). Advice Note on the Lifespan of Ecological Reports and Surveys. CIEEM.
- CIEEM (2019). Guidelines for Preliminary Ecological Appraisal. CIEEM.
- Reason, P.F. and Wray, S. (2023). UK Bat Mitigation Guidelines: a guide to impact assessment, mitigation and compensation for developments affecting bats. Chartered Institute of Ecology and Environmental Management, Ampfield.
- Collins (2023). Bat Surveys for Professional Ecologists: Good Practice Guidelines (Fourth Edition). The Bat Conservation Trust, London.
- Rivers Ecology Series No. 10. English Nature, Peterborough.
- Dean M., Strachan R., Gow D., Andrews R. (2016). The Water Vole Mitigation Handbook (The Mammal Society Mitigation Guidance Series). Eds Fiona Mathews and Paul Chanin. The Mammal Society, London.
- Eaton MA, Aebischer NJ, Brown AF, Hearn RD, Lock L, Musgrove AJ, Noble DG, Stroud DA and Gregory RD (2015) Birds of Conservation Concern 4: the population status of birds in the United Kingdom, Channel Islands and Isle of Man. British Birds 108, 708–746. Available online at britishbirds.co.uk/wp-content/uploads/2014/07/BoCC4.pdf IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.
- English Nature (2004). Bat Mitigation Guidelines. English Nature, Peterborough.
- Environment Agency. (2025). Catchment Data Explorer. Available: https://environment.data.gov.uk/catchment-planning/WaterBody/GB104027062880.
- Froglife (1999) Reptile Survey: An Introduction to Planning, Conducting and Interpreting Surveys for Snake and Lizard Conservation. Froglife Advice Sheet 10. Froglife, Halesworth.
- Gent, A.H & Gibson, S.D. (2003) Herpetofauna Workers' Manual. Joint Nature Conservation Committee, Peterborough.
- Gov.uk (2020). Guidance Otters: surveys and mitigation for development projects. Available: https://www.gov.uk/guidance/otters-protection-surveys-and-licences.
- Harris S., Cresswell P., Jefferies D. (1989). Surveying Badgers. The Mammal Society.
- IEA (1995). Guidelines for Baseline Ecological Assessment. E & F Spon.
- JNCC (2004). Bat Workers Manual. JNCC, Peterborough.
- JNCC (2010). Handbook for Phase One Habitat Survey – 2010 Edition. England Field Unit, Nature Conservancy Council. Reprinted JNCC.
- Liles, G. (2003). Otter Breeding Sites. Conservation and Management. Conserving Natura 2000 Rivers

Conservation Techniques Series No. 5. English Nature, Peterborough.

- Maddock, A. (2008). UK biodiversity action plan; priority habitat descriptions. UK Biodiversity Action Plan.
- Mathews, F., Kubasiewicz, L.M., Gurnell, J., Harrower, C.A., McDonald, R.A., and Shore, R.F. (2018). A review of the population and conservation status of British mammals.
- Langton, T.E.S., Beckett, C.L., and Foster, J.P. (2001), Great crested newt conservation handbook, Froglife, Halesworth.
- Oldham, R.S., Keeble, J., Swan, M.J.S., and Jeffcote, M. (2000). Evaulating the suitability of habitat for the Great Crested Newt (Triturus cristatus). Herpetology Journal 10 (4), 143-155.
- UKHab Ltd (2023). The UK Habitat Classification, Version 2.0 (at https://www.ukhab.org).
- Peay, S. (2002). Guidance on Habitat for White-clawed Crayfish and its Restoration. Environment Agency.
- Shuttleworth, C., RSST (n.d.). Red and grey squirrels distribution in the British Isles in 1945 and 2010.
- The Mammal Society (2020). Species Factsheet: Red Squirrel. Available: https://www.mammal.org.uk/species-hub/full-species-hub/discover-mammals/species-red-squirrel/.
- Wembridge, D., Al-Fulaij, N. and Langton, S. (2016). The State of Britain's Dormice 2016. Population index, p.100

Description	Photographs
Bare ground within garden	
Hardstanding and scattered trees	
Access leading to the site	

Area used of parking at the rear of the site	



The Priory - UKHab
Date: 27.02.2025

- Individual Trees
- Developed Land Sealed Surface
- Vegetated Garden
- Red line boundary

Scale: 1:800

Drawn By: CW

Checked By: OC

Approved By: OC

Collington Winter environmental

Client: Highstone Building Services

Site: The Priory, Cleckheaton, BD19 6HQ

Project Number: 20-2543 | Rev: 2.0

© Collington Winter Environmental 2025



The Priory - Potential Roost Assessment (PRA)
Date: 27.02.2025

Red line boundary

Potential Roosting Features (PRF)

- Access to box soffit
- Access to void
- Lifted flashing
- Lifted rendering
- Lifted tile
- Missing brick & mortar
- Missing mortar
- Missing tiles

Scale: 1:800
Drawn By: CW
Checked By: OC
Approved By: OC

Collington Winter environmental

Client: Highstone Building Services	
Site: The Priory, Cleckheaton, BD19 6HQ	
Project Number: 20-2543	Rev: 2.0

© Collington Winter Environmental 2025


Collingtonwinter
environmental