

Preliminary Ecological Appraisal (PEA) Survey Report	
<b>For:</b>	Diamond Properties Holdings Ltd.
<b>Site:</b>	Halifax Road, Liversedge, WF15 6JQ
<b>Report Date:</b>	1 <sup>st</sup> of August 2025
<b>Report Reference:</b>	SQ-3418

**Lead Ecologist:**

Marie Brown BSc (Hons) MSc



<b>Client:</b>	Diamond Properties Holdings Ltd.
<b>Site Name:</b>	Halifax Road, Liversedge, WF15 6JQ
<b>Grid Reference:</b>	SE 20676 23701
<b>Report:</b>	Preliminary Ecological Appraisal
<b>Date of Survey:</b>	15 <sup>th</sup> of July 2025
<b>Surveying Ecologists:</b>	Marie Brown BSc (Hons) MSc

<b>Issue:</b>	<b>Revision:</b>	<b>Stage:</b>	<b>Date:</b>	<b>Prepared by:</b>	<b>Approved by:</b>
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The contents of this report have been produced with consideration of current best practice guidance, and in accordance with the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct.

This report should not be submitted as part of a planning application without any accompanying species-specific reports which may have been recommended herein.

Data within this report is valid for a maximum of eighteen months from the date of the survey. After this period, an updated site visit will be required to determine a new ecological baseline.

## Site Summary

The site under discussion spans an area of 0.03 hectares. An area of developed land to the south of Halifax Road, the area is mostly comprising of developed land sealed surface with minimal ruderal and ephemeral colonisation around the periphery. Seven urban trees can be found along the southern site boundary and the northeastern corner. Finally, schedule 9 non-native invasive species Virginia creeper (*Parthenocissus quinquefolia*) was identified to the south of site, colonising the southern boundary wall from the bordering private gardens.

## Findings

Suitable habitats for breeding birds were recorded within the site. Recommendations regarding these habitats are given in the conclusions of this report.

No suitable habitats for European Hedgehogs (*Erinaceus europaeus*, European Badger (*Meles meles*), amphibians or reptiles were recorded within the site. No further survey effort regarding these species is recommended.

Scattered trees were found on site. These trees were recorded as having **negligible** bat roost suitability. No further survey effort is recommended.

No suitable habitats for riparian mammals were recorded within the site. No further survey effort is recommended.

No species listed on Schedule 8 of the Wildlife and Countryside Act 1981 were recorded within the site. Virginia Creeper was present on site. This is a species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended). Further recommendations regarding the removal of this species are given in the conclusions of this report.

The site was recorded to lack significant floral diversity and is unlikely to support important assemblages of invertebrates.

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Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc. having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.

## 1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) of the land to the south of Halifax Road, WF15 6JQ.

1.2 The site consists of:

- Developed land sealed surface.
- Urban trees

1.3 It is understood that the current development proposal is redevelopment, subject to the necessary consents.

### 1.4 Report Objectives

- Present the findings of the ecological survey.
- Assess the potential of existing on-site habitats to support protected or notable species.
- Evaluate any likely ecological impacts on protected and notable species or habitats because of the proposed development.
- Provide recommendations for any further species-specific survey and mitigation measures that may be required; and
- Provide habitat enhancement recommendations in line with the National Planning Policy Framework (NPPF, 2024).

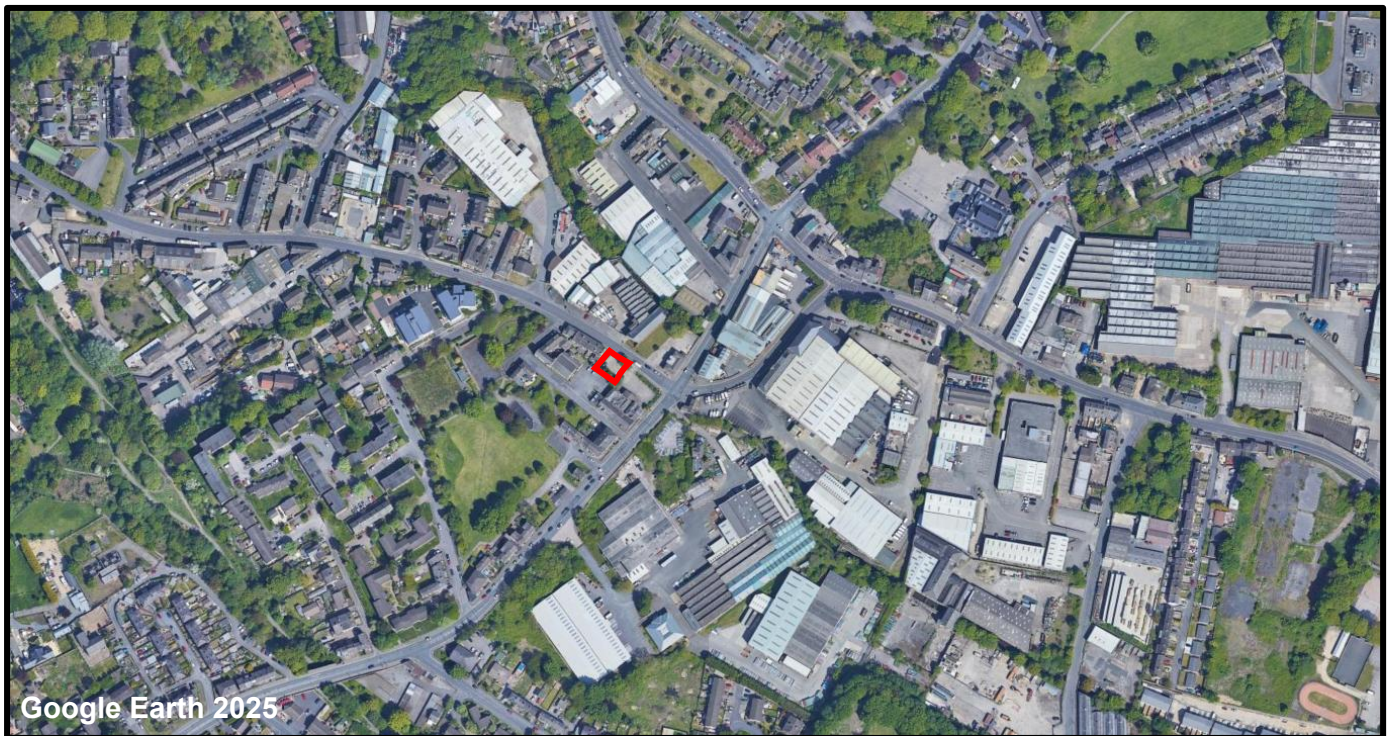
### 1.5 Site Location and Wider Area

1.5.1 The site is a small area of developed land to the south of Halifax Road. It is surrounded on all aspects by urban residential and commercial buildings within the centre of the town of Liversedge.

1.5.2 The survey site's central OS grid reference is SE 2067623701.

1.5.3 The wider site is set within the town of Liversedge, a mostly urban surrounding with scattered trees, parklands and small patches of woodland. Beyond the town of Liversedge, 900 m to the west is agricultural land with a mosaic of trees, hedgerows and fields. All other aspects are dominated by further urban sprawl of neighbouring towns.

**Figure 1:** The survey site within its wider setting.



## 2 Protected Species Legislation

2.1 Relevant legislation includes the Conservation of Natural Habitats and Species Amendment (EU Exit) Regulations which came into force on 31 December 2020.

2.2 The Natural Environment and Rural Communities (NERC) Act came into force on 1 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. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when conducting their normal functions.

2.3 The UK Post-2010 Biodiversity Framework was developed in response to the Convention on Biological Diversity's Strategic Plan for Biodiversity 2011 - 2020. Its five strategic goals and twenty biodiversity targets supersede the UK Biodiversity Action Plan.

### 2.4 Environment and Biodiversity

2.4.1 Under the National Planning Policy Framework (NPPF, 2024), local planning authorities should aim to conserve and enhance the natural environment when determining planning applications. Local planning authorities also have an obligation to seek opportunities to further enhance the conservation status of Species and Principal Habitats.

2.4.2 Species and Habitats of Principal Importance for the conservation of biodiversity in England (JNCC, 2009) are covered under section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Species and habitats listed within Section 41 need to be taken into consideration by a public body when performing any of its functions, such as assessing planning applications.

2.4.3 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

## 2.5 Wildlife

2.5.1 European Protected Species, such as bats (all species) and great crested newt (*Triturus cristatus*), are afforded protection under the Conservation of Habitats and Species Regulations 2017, as well as under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. It is an offence to:

- Deliberately or recklessly capture, injure, or kill any wild animal of a European protected species.
- Deliberately or recklessly disturb any such animal.
- Damage or destroy their breeding site or resting place.
- Keep, transport, or offer for sale / exchange any live or dead animal, or any part of, or anything from these species.

2.5.2 Disturbance of European Protected Species constitutes any activity which is likely to:

- To impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or, in the case of animals of a hibernating or migratory species, to hibernate or migrate; and
- To significantly affect the local distribution or abundance of the species to which they belong.

## 2.6 UK Legislation

2.6.1 **Breeding birds** (all species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird and to take, damage or destroy the nest (whilst being built or in use) or eggs. Schedule 1 species are afforded protection from disturbance at or near nest sites, including reckless disturbance under the Countryside Rights of Way (CRoW) Act 2000.

2.6.2 **Bats** (all native species) and their breeding sites or resting places (roosts) are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from: intentional or reckless disturbance (at any level); obstruction of access to any place of shelter, breeding, or rest; selling, bartering or exchange of these species, or parts of.

2.6.3 **Reptiles** (all native species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure and trade these animals.

2.6.4 **Amphibians** (all native species) are protected by the Wildlife and Countryside Act 1981 (as amended). The sale, barter, exchange, transportation for sale, and advertising to sell or to buy are an offence.

2.6.5 **Eurasian Badgers** are protected by the Protection of Badgers Act 1992 and under the Wildlife and Countryside Act 1981 (as amended). It is an offence: to wilfully, or attempt, to kill, capture, ill-treat or injure any badger; to obstruct, destroy or damage a badger sett or to disturb a badger whilst within its sett; to sell or offer for sale a live badger, or have possession or control of a live badger; and marking a badger or attaching any ring, tag, or other marking device to a badger.

2.6.6 **Eurasian Otters** are a European Protected Species (EPS) and are also fully protected under Schedule 5 of the Wildlife and Countryside Act 1981. It is against the law to capture, kill, disturb or injure otters (on purpose or by not taking enough care); damage or destroy a breeding or resting place (deliberately or by not taking enough care); obstruct access to their resting or sheltering places (deliberately or by not taking enough care); and possess, sell, control or transport live or dead otters, or parts of otters.

2.6.7 **European Water voles** are fully protected under Schedule 5 of the Wildlife and Countryside Act 1981 and is a priority conservation species. It is against the law to: Intentionally capture, kill, or injure water voles, damage, destroy or block access to their places of shelter or protection (on purpose or by not taking enough care), disturb them in a place of shelter or protection (on purpose or by not taking enough care), and possess, sell, control or transport live or dead water voles or parts of them (not water voles bred in captivity).

### 3 Survey Methodology

#### 3.1 Desktop Survey

3.1.1 A biological data records search was commissioned from West Yorkshire Ecology and West Yorkshire Bat Group for a 2 km radius from the central grid reference.

3.1.2 Further inspection, using colour 1:25,000 OS base maps ([www.ordnancesurvey.co.uk](http://www.ordnancesurvey.co.uk)), MAGIC ([www.magic.defra.gov.uk](http://www.magic.defra.gov.uk)), aerial photographs from Google Earth ([www.maps.google.co.uk](http://www.maps.google.co.uk)), was also undertaken to provide additional context and identify any features of potential importance for nature conservation in the wider countryside.

3.1.3 Furthermore, consultation with MAGIC was undertaken to ascertain any European Protected Species Mitigation Licences granted within a 2 km radius from grid.

3.1.4 Natural England's Geoportal: England-wide data for great crested newts (GCN) was analysed for any records within a 2 km radius from grid. The dataset contains eDNA pond surveys for district level licensing (England). When available for the location, the Risk Zones for GCN are considered for the site.

### 3.2 Field Survey

3.2.1 The survey area was investigated on foot to ascertain habitats on site and the potential of those habitats to support ecological diversity. The vegetation types present within the site were assessed by junior ecologist; Marie Brown MSc using methodology based on that described in the UK Habitat Classification User Manual Version 2.0 (2023) and CIEEM's Guidelines for Ecological Impact Assessment (2018).

3.2.2 Habitats and features with potential to support protected and / or conservation priority faunal species, together with any field signs of such species were recorded on the field map using target notes. A search was undertaken for the following key habitats and field signs for protected or conservation priority species highlighted in Table 1.



### 3.3 Timing and Weather Conditions

3.3.1 The survey was conducted on the morning of the 15<sup>th</sup> of July 2025.

3.3.2 Weather conditions at the time of the site visit were cloudy with a light wind, light rain and temperatures of 22°C.

### 3.4 Personnel

3.4.1 The survey was undertaken by assistant ecologist Marie Brown BSc (Hons), MSc.

3.4.2 All surveying ecologists worked under the supervision and guidance of experienced ecologist Natasha Estrada BSc (Hons), MRes, MCIEEM, who is a licensed bat ecologist (2015-12213-CLS-CLS) and the named ecologist on several Natural England European Protected Species Mitigation Licenses.

### 3.5 Preliminary Roost Assessment

3.5.1 Where present and access could be gained, trees and buildings were subject to an external inspection to determine their suitability to support roosting bats. The external inspections were conducted in accordance with current best practice guidance (Collins, 2023).

3.5.2 Potential bat roost features and field sign evidence of use of the site by bats include the presence of droppings, stain, or grease marks, feeding remains, or the observations of the bats themselves.

3.5.3 Where present, trees, buildings and the quality of on-site habitats were then categorised based on the classification criteria in 'Bat Surveys for Professional Ecologists' (Collins, 2023). Classification criteria are presented below:

- **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.
- **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.
- **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.
- **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).

## 4 Ecological Constraints

4.1 It should be noted that this ecological appraisal provides baseline ecological data at the time of survey only and does not include flora or fauna which may be present at different times of the year.

4.2 An absence of species records from within a search radius does not provide confirmation that a species is absent from within the search area.

4.3 The site was considered fully surveyed during the site visit.

## 5 Survey Results

### 5.1 Field Survey Results

#### 5.1.1 Habitat Overview

5.1.1.1 A summary of the habitats recorded during the site inspection are listed as follows:

**Table 2:** Recorded Habitats Within the Site Boundaries.

Habitat	UK HABS Codes	
	Primary	Secondary
Developed Land Sealed Surface	<b>u1b6</b>	-
Scattered Tree	U	<b>32</b>

5.1.1.2 A map of all habitats can be seen in appendix one. A list of all species recorded on the site during the survey can be found in appendix two.

#### 5.1.2 Developed Land Sealed Surface

5.1.2.1 The main habitat within this site is sealed tarmac surface which makes up the vast majority of the surface area. There is limited colonisation around the periphery, most of which are encroaching over the southern boundary from a garden to the south of the site. None of these colonising plants were deemed significant enough to form a separate habitat in their own right. Scheule 9 invasive non-native species Virginia creeper has colonised the southwest corner of the site.

5.1.2.2 Species colonising the periphery of this site include Virginia creeper, common nettle (*Urtica dioica*), ragwort (*Jacobaea vulgaris*), rosebay willowherb (*Chamerion angustifolium*), hawkweed (*Hieracium vulgatum f. vulgatum*), ivy (*Hedera helix*), dandelion (*Taraxacum officinale*), ribwort plantain (*Plantago lanceolata*), perennial rye grass (*Lolium perenne*) and a single self-set shrub of weigelia (*Weigelia florida*).

5.1.2.3 Under current works proposals, this habitat will be impacted. Recommendations regarding this habitat and any species within it are given in the conclusion of this report.

**Figure 2:** Developed Land Sealed Surface



### 5.1.3 Scattered Urban Trees

5.1.3.1 Near the northern entrance to this site is a small wall with three self-set small trees growing against the west of the wall, along with a few further self-set whips. Along the southern boundary are two medium and two small Lawson's cypress (*Chamaecyparis lawsoniana*). These trees form a suitable habitat for breeding and nesting birds. No evidence of active or historic nests was identified during the survey.

5.1.3.2 Species recorded within this habitat include sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*) and Lawson's cypress.

5.1.3.3 Under current works proposals, this habitat will be impacted. Recommendations regarding this habitat and any species within it are given in the conclusion of this report.









5.5.7.5 No impacts towards reptiles are anticipated. No further recommendations are proposed for this species.

### 5.5.8 Other species

5.5.8.1 The site does not support suitable habitat for any other protected or significant fauna, such as barn owl (*Tyto alba*), dormouse (*Muscardinus avellanarius*), brown hare (*Lepus europaeus*), or white-clawed crayfish (*Austropotamobius pallipes*). No impacts towards these species are anticipated.

## 6 Conclusions

### 6.1 Designated Sites

6.1.1 No Statutory Designated Sites were recorded within the 2 km search radius.

6.1.2 No Non-Statutory Designated Site was recorded within the 2 km search radius.

6.1.3 The site is not recorded as being within any notable designated sites or impact zones.

### 6.2 Habitats and Vegetation

6.2.1 No priority habitats were recorded within the redline boundary. Three priority habitats were identified within the search radius. The nearest of which is deciduous woodland, 279 m to the southeast of the site. No further recommendations are made in regard to priority habitats.

6.2.2 No trees which are on the Ancient Tree Inventory were recorded on site.

6.2.3 No protected or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) was recorded during the survey.

6.2.4 Virginia Creeper – *Parthenocissus quinquefolia*, a non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey. Further recommendations regarding the safe removal of this species are given below.

### 6.3 Recommendations for Further Surveys / Mitigation

#### 6.3.1 Breeding birds

6.3.1.1 No active or historic evidence of breeding birds was located on site. Seven trees and offer breeding bird roosting suitability.

6.3.1.2 Due to the possibility of birds nesting on site, it is recommended that all clearance of vegetation be conducted outside of the breeding bird season (April to September inclusive). If clearance of vegetation outside the breeding bird season is not feasible, a pre-works check by a suitably qualified ecologist is recommended.

### 6.3.2 Schedule 9 Species

6.3.2.1 Virginia Creeper was recorded within the site. This is a species on the schedule 9 listed plants on the Wildlife and Countryside Act 1981. It is an offence to knowingly and intentionally spread any plant listed on schedule 9. It is, however, not an offence to have the species on land, as long as it is not spread. It is an option to retain the species within the landscaping design for the site plan to reduce the risk of breaching biosecurity.

6.3.2.2 If retaining the species is not an option for the scheme, then removal is possible provided that precautions are made to prevent the spread of the species. The removal will require the entire root systems to be removed to prevent the species regrowing. All plant material of each genus must be kept within itself when removed from its rooted location. Furthermore, care must be taken during removal to ensure no roots are left on site which could subsequently regrow.

6.3.2.3 Once all of the species has been removed, one option is to take it to a licensed landfill to be disposed of. Another option is to burn it on site; however, prior notice must first be given to the Environment Agency to make them aware of the burning of the material.

## 7 Biodiversity Enhancement

7.1 In line with National planning Policy Framework (2024) the application should demonstrate biodiversity enhancements.

7.2 Due to the size of the site and location, applicable specific habitat enhancements could include:

- Boundary features should be made permeable to small terrestrial mammals such as hedgehogs.
- Bat and bird boxes integrated into the scheme design to enhance roosting provision over the wider site.
- A planting scheme should be implemented within the scheme to create a greenspace within the site. Plantings should comprise native species of high biodiversity value.

7.3 In line with National Policy, developments submitted for planning after the 12<sup>th</sup> of February 2024, with some exceptions, are expected to achieve a 10% net gain minimum increase in site biodiversity value from the existing baseline assessment.

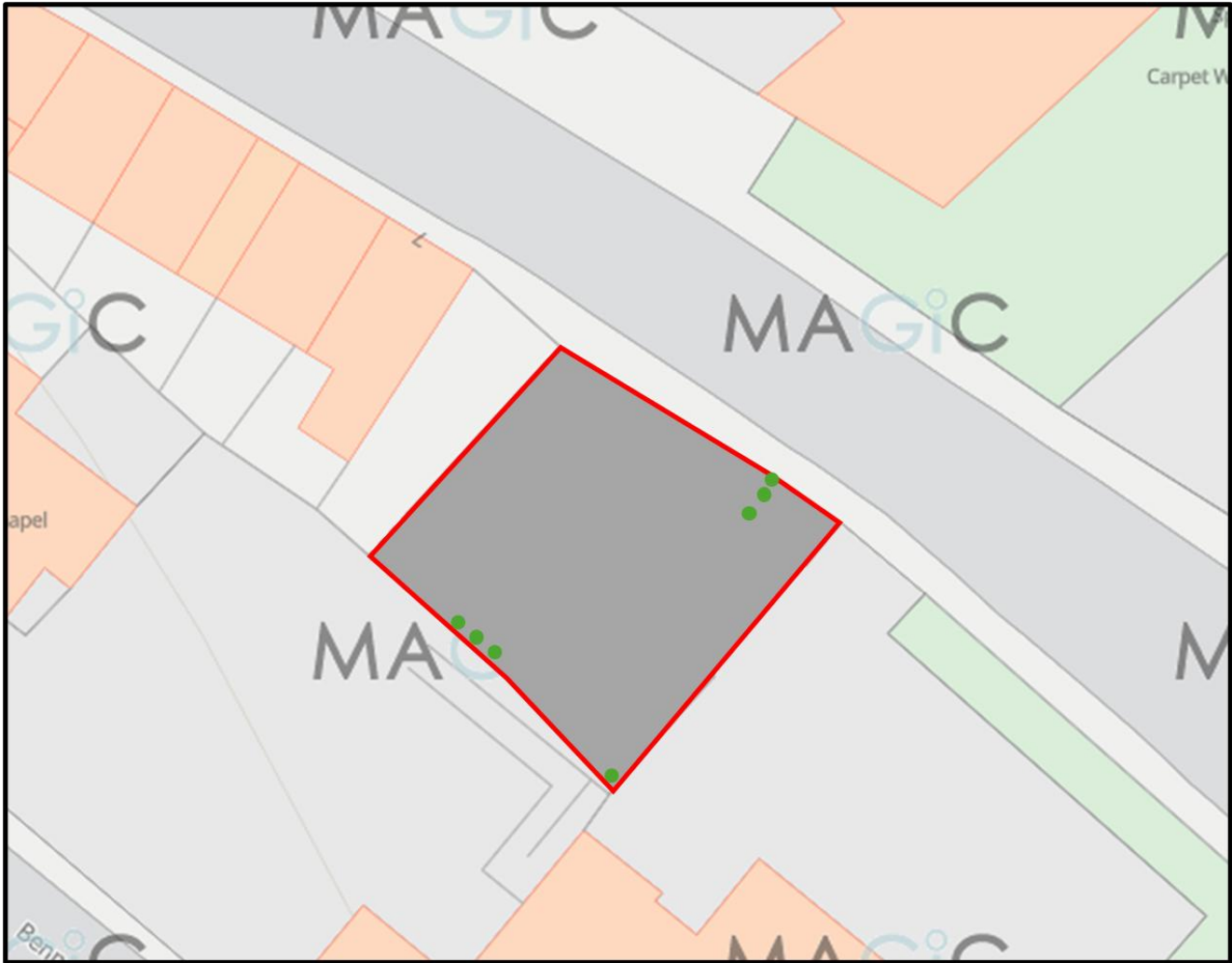
7.4 A baseline assessment of the site and condition assessment of the habitats present was conducted during the survey. The results of the baseline BNG assessment are outlined below. Units are given to two decimal places.






**Figure 5:** Statutory Metric Final Results

FINAL RESULTS				
<b>Total net unit change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	-0.24		
	<i>Hedgerow units</i>	0.00		
	<i>Watercourse units</i>	0.00		
<b>Total net % change</b> (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Area habitat units</i>	<b>-100.00%</b>		
	<i>Hedgerow units</i>	0.00%		
	<i>Watercourse units</i>	0.00%		
<b>Trading rules satisfied?</b>		<b>No - Check Trading Summaries ▲</b>		
<b>Area created must match area lost for both onsite and offsite ▲</b>				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	0.24	0.27	<b>0.27</b>
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

**Appendix One:** Habitat map



Key	
	Site Boundary
	Developed Land Sealed Surface
	Scattered Trees (2 medium, 5 small)

**Appendix One:** Habitat map - measured



**Appendix Two: Species list (on site)**

Vernacular	Taxon
<b>Flora</b>	
Ash	<i>Fraxinus excelsior</i>
Common Nettle	<i>Urtica dioica</i>
Dandelion	<i>Taraxacum officinale</i>
Hawkweed	<i>Hieracium vulgatum f. vulgatum</i>
Ivy	<i>Hedera helix</i>
Lawson's Cypress	<i>Chamaecyparis lawsoniana</i>
Perennial Rye Grass	<i>Lolium perenne</i>
Ragwort	<i>Jacobaea vulgaris</i>
Ribwort Plantain	<i>Plantago lanceolata</i>
Rosebay Willowherb	<i>Chamerion angustifolium</i>
Sycamore	<i>Acer pseudoplatanus</i>
Virginia Creeper	<i>Parthenocissus quinquefolia</i>
Weigelia	<i>Weigelia florida</i>

## References

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