Preliminary Ecological Appraisal

MOORLANDS CRICKET CLUB, MIRFIELD MEMORIAL PARK, HUDDERSFIELD ROAD, MIRFIELD, WF14 8AE

Prepared for

Moorlands Cricket Club

26th March 2026

Version 02

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Project Details	
Report title	Preliminary Ecological Appraisal (PEA)
Revision version	02
Site address	Moorlands Cricket Club, Mirfield Memorial Park, Huddersfield Road, Mirfield, WF14 8AE
Grid reference	SE 207 198
Report prepared by	Miranda Cowan Ecology Limited. (Company Number: 10282266), BSc (Hons), PGCert FdSc, MCIEEM (Bat Class licence WML – CL17-2021-52426), FISC 4.
Client	Moorlands Cricket Club
Agent	Orange Design Studio Architectural Practice

Revision	Date	Description	By	Review / Approved
01	23.03.2026	Draft for client comment	Miranda Cowan Principal Ecologist	A. Taylor Technical Support
02	26.03.2026	Issue post client review	Miranda Cowan Principal Ecologist	A. Taylor Technical Support

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Data supplied by the client is assumed as correct. No responsibility can be accepted by Miranda Cowan Ecology Ltd. for inaccuracies in the data supplied by any other party. The conclusions and recommendations in this report are based on the assumption that all relevant information has been supplied by those bodies from whom it was requested.

Field surveys have been carried out, these have been restricted to a level of detail required to achieve the stated brief of the work. No part of this report may be copied or duplicated without express permission of Miranda Cowan Ecology Ltd. and the party for whom it was prepared.

The survey and reporting have been completed in accordance with the CIEEM Professional Code of Conduct, with the aim of upholding their objectives and the reputation of the profession.

Executive Summary

Miranda Cowan Ecology Ltd was instructed by Moorlands Cricket Club to prepare a Preliminary Ecological Appraisal (PEA) for a proposed new building within the existing footprint of the cricket club Pavilion, located off Huddersfield Road, Mirfield, WF14 9HP. The relevant planning reference is 2025/62/90956/E[1].

The Site supported urban features with a small area of modified grassland and two trees (T003 and T004) that will be retained within the development. Protection of trees T003 and T004 is to adhere with the Sites Arboricultural Impact Assessment (AIA) and Method Statement[2] requiring Tree Protective Fencing (TPF).

Tree, shrub, hedgerow and wildflower creation should be delivered through the Sites Biodiverstiy Net Gain Assessment[3] and / or through a landscape design plan.

For general habitat protection, standard best working practice will be required to store construction materials and machinery in designated areas and not to extend into habitats beyond the red line proposal boundary.

The Preliminary Roost Assessment (PRA) as part of the PEA concluded 'Low' value for roosting bats associated with the Pavilion building, requiring a single follow-up bat dusk activity survey between May to October 2026. Two surveyors will be required to ensure full coverage of the Potential Roost Features who will be supported by Visual Display Units and bat detectors.

Where works to the Pavilion building commences during the bird nesting season (March to August, inclusive) a 24hr pre-works check of the Pavilion will be required for nesting birds associated with bat PRF's, as these features are also suitable for bird access and egress. Should an active nest be found, the nest will be protected with a minimum 5m exclusion zone until all fledglings have fully vacated the nest, as guided by an experienced ecologist.

Any open pipework or trenches left overnight shall be capped or have a ramp / scaffolding board placed within them to prevent faunal species from becoming trapped, i.e. hedgehog.

Enhancement for faunal species relates to the provision for artificial bat roosting and bird nesting boxes, to be integrated with the development design and conditioned by the Local Authority, see **Appendix C** Species Enhancement Statement.

All ecological avoidance measures along with biodiversity enhancement for the Site may require a Construction and Environmental Management Plan (CEMP) – Biodiversity, or other relevant documents to secure the Sites biodiversity baseline, habitat creation, species protection and enhancement. Where bat mitigation is required post confirmation of bat roosting, this will require separate reporting and Natural England Licensing requirements.

Full requirements resulting from the PEA are set out in Section 4 and should be read in conjunction with this Executive Summary.

[1] Search for planning applications | Kirklees Council >(accessed 20.03.2026).

[2] Woodsage Consulting, (12th August 2026). Arboricultural Impact Assessment, WC-420.1a.

[3] Orange Design Studio Architectural Practice (Not dated) Biodiverstiy Net Gain Statement.

Contents

1. Introduction

1.1 Context

This Preliminary Ecological Appraisal (PEA) has been prepared on behalf of Moorlands Cricket Club (the 'client'), who seek planning permission from Kirklees Council for the '*Erection of a two-story side extension, single storey front/rear extension, first floor balcony and associated alterations',* reference 2025/62/90956/E[4].

The proposal Site **(Figure 1.1)** relates to the red line boundary at Moorland Cricket Club, Huddersfield Road, Mirfield, WF14 9HP. The National Ordnance Survey Grid Reference is SE 207 198 with the Site being positioned at a lowland elevation of 57m.

A survey to inform this PEA was completed on the 13th of March 2026 by Miranda Cowan Ecology Limited (FISC 4, Bat Level 1, GCN survey licence, Full member of MCIEEM) in accordance with CIEEM (2017) Guidelines for Preliminary Ecological Appraisal and to standard professional requirements defined by the Chartered Institute of Ecology and Environmental Management[5,6].

Figure 1.1: Site location showing red line proposal area and blue line client land ownership boundary[7]

1.2 Proposal Overview

The proposal is confined to the footprint of an existing pavilion building and relates to the erection of a two-storey side extension, single storey front and rear extension with a first- floor balcony. Block Plan (20)002 (Appendix A) shows a comparative of existing and proposed.

Based on the Sites Biodiverstiy Net Gain Assessment[8] the development will retain existing Site trees, with the planting of new native trees, shrubs, hedgerows and wildflower areas.

[4] Search for planning applications | Kirklees Council >(accessed 20.03.2026).

[5] Chartered Institute of Ecology and Environmental Management (2024). Competency Framework, version 3.0.

[6] CIEEM (2024). Code of Professional Conduct.

[7] Google Earth Pro (2025). Google Earth (online): https://earth.google.com (accessed 17.03.2026)

[8] Orange Design Studio Architectural Practice (Not dated) Biodiverstiy Net Gain Statement.

1.3 Preliminary Ecological Appraisal Objectives

The objectives of this PEA include:

- To provide survey baseline information on the habitats and species present, or likely to be present within the proposal Site.
- Identify potential ecological opportunities and constraints relative to the proposal Site.
- Identify habitats and features for retention or enhancement within the core proposal extents and measures for biodiversity enhancement.
- Identify additional survey requirements and / or potential mitigation measures specific to the proposal Site.

1.4 Legislation and Policy

Legislation and national planning policy pertinent to the application Site is included as **Appendix D**. Kirklees Local Plan (adopted 27th February 2019) details planning application decision criteria under two key policies relating to nature conservation:

LP30 for Biodiversity and Geodiversity *– Development proposals will be required to:*

(i) result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;

(ii) minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;

(iii) safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;

(iv) establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

(iv) incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

LP31 Strategic Green Infrastructure Network -Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:

(i) the function and connectivity of green infrastructure networks and assets are retained or replaced;

(ii) new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;

(iii) the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;

(iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

2. Methodology

2.1 Desk study

Table 2.1 lists data sources consulted and reviewed to inform this PEA.

Table 2.1: Desk Study Data Sources

Data source	Ecological feature	Search area
Multi-Agency Geographic Information for the Countryside (MAGIC) website https://magic.defra.gov.uk/	International Statutory designated sites for nature conservation: Ramsar, Special Areas of Conservation (SAC), Special Protection Areas (SPA).	10 km
	National Statutory designated sites for nature conservation: Sites of Special Scientific Interest (SSSI), National Nature Reserves (NNR), Local Nature Reserves (LNRs).	2km
	Habitats of Principal Importance (HoPI)[9] and Ancient Woodlands.	1km
	Granted European Protected Species Mitigation (EPSM) licences.	1km
West Yorkshire Bat Group (WYBG)	Relevant records of bats, including known roost locations.	1km
West Yorkshire Ecology Services https://www.wyjs.org.uk/	Review of the Bat Alert Zone relative to the Site.	1km
Kirklees online mapping for allocated sites: https://mapping.kirklees.gov.uk/	To search for local Environmental Designations such as Wildlife Habitat Network and Biodiversity Opportunity Zones.	1km
Online Ordnance Survey OS) maps and publicly available satellite imagery.	Information on habitats (including ponds) and habitat connectivity relevant to the assessment of protected and priority species.	250m

2.2 Habitat Survey

Habitats were characterised using the UKHab classification system[10], with the condition assessment of habitats carried out against criteria described in the Statutory Metric Condition Assessment Sheets[11].

The site was searched for Invasive Non-Native Species (INNS) as listed under Schedule 9 (Part II) of the Wildlife and Countryside Act (1981, as amended).

[9] Habitats of Principal Importance for nature conservation in England listed under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006; and habitats listed in Greater Manchester Biodiversity Action Plan.

[10] UKHab Ltd (2023). UK Habitat Classification – Version V2.0 (at https://ukhab.org/).

[11] DEFRA, (2024). The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology July 2024 (V1.0.2).

2.3 Protected Species Survey and Assessment

Methodologies[12] for scoping of notable and protected faunal species are outlined in **Table 2.2**.

Table 2.2: Scoping for notable and protected species methodologies.

Species	Methodology
Bats	A Preliminary Roost Assessment (PRA) was applied to the Pavilion and trees according to standard methodology[13]. Potential Roosting Features (PRF) associated with structures, potential flightpaths and foraging habitats were graded as either none, negligible, low, Moderate or High. Trees were further defined as FAR (Further Assessment Required) or None (Either no PRFs in the tree or highly unlikely to be any).
Badger *Meles meles*	In accordance with the National Badger Survey[14] a search was undertaken for badger setts and associated field activity; runs, prints, latrines and hairs caught on fences. Any setts identified were categorised as a main, subsidiary or outlier and further identified as being active, partially active or disused. Due to the legal protection of badgers, the location of setts are not included in this PEA.
Riparian Mammals	Where watercourses were present a search for water vole *Arvicola amphibius* and otter *Lutra lutra* was undertaken. Survey methodology adhered to the '*Water Vole Conservation Handbook*', the *Water Vole Mitigation handbook*[15] and *River Habitat Management*[16].
Amphibians	Where ponds were identified within 250m of the Site they were assessed[17](where accessible) for their suitability to support great crested newts (gcn) *Triturus cristatus* and other notable amphibian species.
Birds	Habitats were assessed for their potential to accommodate nesting birds between March to August, inclusive. Any bird seen to be building or occupying a nest was recorded.
Reptiles	In accordance with the '*Herpetofauna Workers Manual*'[18] the site was assessed for its reptile potential; variations in local topography / surface geology and refuge / hibernation opportunities.
Other Fauna	Site features were assessed for other potential notable faunal species that offer significant contributions to biodiversity, i.e. hedgehog *Erinaceus europaeus*, and potential for diverse invertebrate populations.

[12] CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

[13] Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th Edition). The Bat Conservation Trust, London.

[14] Harris S, Cresswell P and Jefferies D (1989). *Surveying Badgers*.

[15] Strachan R. Moorhouse T, Gelling M (2011) Water Vole Conservation Handbook. (3rd Ed) Wildlife Conservation Research Unit.

[16] National Rivers Authority (1993). Otters and River Habitat Management. Conservation Technical Handbook, Number 3.

[17] Oldham *et al.* (2000). Evaluating the Suitability of Habitat for Great Crested Newt (*Triturus cristatus*).

[18] Gent and Gibson (2003) Herpetofauna Workers Manual.

3. Survey Findings

3.1 Designated Sites

Table 3.1 lists three designations, including Denby Grange Colliery SAC and two Local Wildlife Sites (LWS). Due to the distance of the designations and the presence of barriers such as built infrastructure thus absent of hydrological pathways, the proposed development will not impact upon the designations.

Table 3.1: List of designations of potential significance to the proposal Site.

Designation	Description	Relevance to Site
Denby Grange Colliery SAC UK0030036	Site habitats (18.34ha) include inland water bodies (standing and running), improved grassland, broadleaved deciduous woodland, coniferous woodland. The primary qualifying reason for the SAC is for high counts of great crested newt *Triturus cristatus*.	7.3km southeast, not relevant to the Site due to distance of designation and presence of built infrastructure between Site and SAC.
Whitley Wood, Lower Hopton (inc Hagg Wood) LWS	30.95ha area of ancient replanted lowland broadleaved woodland with a network of public trails.	0.9km southeast, separated from the Site by Mirfield Railway line and based on distance not significant to the Site.
Biery Bank Wood, Lower Hopton	6.37ha area of ancient replanted lowland woodland.	1km southwest, separated from the Site by Mirfield Railway line and based on distance not significant to the Site.

3.2 Notable Habitats

There are no notable habitats that are directly terrestrially or hydrologically connected with the Site. The nearest Priority habitat (deciduous woodland) is located 320m southeast relating to the River Calder's canal boat navigation section. This same extent of priority woodland falls within Kirklees Wildlife Habitat Network (WHN)[19]

The Site is within Kirklees Bat Alert Zone[20] meaning areas within 200m of woodland, watercourses and waterbodies for where there is reasonable likelihood of bats roosting.

3.3 European Protected Species Licensing

There were two granted European Protected Species Licences (EPSL) for bats within 1km of the Site:

- Ref 2016-25281-EPS-MIT, dated 2016-2021 for destruction of a common pipistrelle's resting place, located close to Mirfield train station 500m southwest.
- Ref 2016-27006-EPS-MIT, dated 2026 for destruction of a common pipistrelle's resting place, located 600m southwest.

The EPSL are assessed as not relevant to the Site due to distance, with the EPSL located adjacent to otherwise higher value bat commuting and foraging habitat associated with the River Calder.

[19] https://mapping.kirklees.gov.uk/connect/analyst/mobile/#/main?mapcfg=Local%20Plan%20Public <(accessed 20.03.2026)
[20] https://www.wyjs.org.uk/media/1371/4-bat-alert-zones-kirklees.pdf <(accessed 20.03.2026)

3.4 Habitats

Figure 1 of **Appendix A** illustrates the arrangement of site habitats with photographic plates included as **Table 3.2**. Site habits include the following:

- ***u1b5 Developed land; sealed surface – other developed land:*** relates to the Pavilion building and the adjoining buildings to the west, including a steal fabricated storage unit.

- ***u1b6 Developed land; sealed surface:*** relating to all other areas of developed land, including hard standing around the Pavilion building and the Sites car park.

- ***u1c Artificial unvegetated, unsealed surface:*** relates to an area to the rear of the Pavillon building (north) where there was a tree (c. 2021[21]) and now otherwise characterised by woodchip as an impervious material with <10% vegetative cover.

- ***g4 Modified grassland:*** a small area of mown amenity that was assessed to be in Poor condition due to being species poor and lacking vegetative structure. The supporting condition assessment is included as **Appendix B.**

- ***200 Urban tree:*** an early mature (medium sized) sycamore *Acer psuedoplatanus* (T003)[22] and beech *Fagus sylvatica* (T004) tree within the car park. The trees were of Moderate condition due size and oversailing canopy.

Table 3.2: Photographic Plates

Plate 1: Front elevation of Pavilion with g4 Modified grassland.	**Plate 2:** East elevation of Pavilion and car park.
	
Plate 3: Rear north elevation of Pavilion with u1c Artificial unvegetated, unsealed surface (woodchip).	**Plate 4:** g4 Modified grassland.
	

[21] Google Earth Pro (2025). Google Earth timeline (online): https://earth.google.com (accessed 17.03.2026)

[22] Trees referenced according to Woodsage Consulting (12th August 2025). Arboricultural Impact Assessment.

Plate 5: g4 Modified grassland around buildings west of Pavilion. Trees external to Site.	**Plate 6:** Car park with Sycamore T003 and Beech T004 tree.
	
Plate 13: Beech tree T004 and Sycamore T003.	**Plate 14:** u1c Artificial unvegetated, unsealed surface.
	

3.5 Protected and Notable Fauna

The Site was well maintained with a Pavilion building and car park, surrounded by modified mown grassland. This arrangement of modified Site features supported no field evidence or potential for the presence of badger, otter, water vole, amphibians or reptiles. There were no ponds within 250m of the Site to support the likely presence of great crested newt or other amphibians. As described below potential was otherwise identified for bats and nesting birds.

Bats

The pavilion building was assessed as having **'Low'** bat roost potential due to the presence of 3 Potential Roost Features (PRF):

- Potential Roost Feature 1 (PRF 1, Plate 2 & 3): relating to missing mortar beneath the roofs capping stones on the south elevation. The gaps provided suitable access and egress for crevices dwelling bats such as pipistrelle species.
- Potential Roost Feature 2 (PRF 2, Plate 4): a missing air vent cover associated with wooden barge boarding of the Pavilions south elevation. The diameter of the open-air vent was c.80mm, enabling access and egress for bats.
- Potential Roost Feature 3 (PRF 3, Plate 5 & 6): a second open air vent on the north elevation and barge boarding with small gaps beneath, although was mostly obscured with cobwebs.

Due to the presence of boundary trees that form habitat connectivity to woodland along the Calder River, the proximity to Mirfield Showground and a network of residential gardens, the Site was graded 'Moderate' for bat commuting and foraging. This value also aligns to the Sites position within Kirklees Bat Alert Zone.

Desk study data (WYBG) included 4 bat species: daubenton's bat *Myotis nattereri*, common pipistrelle *Pipistrellus pipistrellus*, lesser noctule *Nyctalus leisleri*, leiser's *Nyctalus leisleri* and vesper bat species *Vespertilionidae*. In all cases the records ranged from 1-5 individual bats, with a date range of 1993-2021 and only 3 records post 2000).

Two trees on site had 'None' bat roost potential. Beech tree T004 had an open callus wound c.2m above ground level, which had domestic rubbish and cobwebs inside and the presence of decaying wood that did not extend inward to provide suitable refuge for roosting bats.

***Table 3.3*:** Potential Bat Roost Features

Plate 1: Location of Potential Roost Features (PRF)

Plate 2: PRF 1 Gaps under capping stones, south elevation.

Plate 3: PRF 1 gaps under capping stones, additional view

Plate 4: PRF2 missing cover of air vent barge boarding, south elevation.	**Plate 5:** PRF 3 gaps under barge boarding with open vent, north elevation.
	
Plate 6: PRF 3 open vent.	**Plate 7:** T004 beech callus, filled with domestic rubbish and cobwebs.
	

Birds

There was potential for birds to establish nests from March to August inclusive within all three of the bat PRF's. This included gaps under capping stones and open-air vents, which would support species such as blue tit *Cyanistes caeruleus*.

4. Evaluation and Requirements

4.1 Designations and Biodiversity Land Allocations

The proposal relates to a small-scale development within the existing footprint of the Pavilion building. Based on the presence of modified grassland of the surrounding cricket field and Huddersfield Road bounding the Site to the north, there are no significant pathways that will result in direct or indirect impacts upon designations, priority broadleaved woodland on the banks of the Calder River of Kirklees Wildlife Habitat Network.

4.2 Habitats

The site supported urban features with small areas of modified grassland and two trees (T003 and T004) that will be retained within the development. Protection of trees T003 and T004 is to adhere with the Sites Arboricultural Impact Assessment (AIA) and Method Statement[23] requiring Tree Protective Fencing (TPF) and ground protection.

The AIA details a requirement for tree planting post-development to improve the species and age diversity of the tree stock, to be detailed in a tree planting plan to Bs 8545: 2014[24]. This requirement is also supported as an ecology requirement with pedunculate oak *Quercus robur* being a suitable native tree for tree planting.

Planting of shrubs, hedgerows and wildflowers as identified through the Sites Biodiverstiy Net Gain Assessment[25] should also comprise of native species, hawthorn *Crataegus monogyna*, field maple *Acer campestre*, elder *Sambucus nigra* and hazel *Corylus avellana*. A suitable wildflower mix could align to E2F Standard General Purpose Wild Flowers EM2F Standard General Purpose Wild Flowers - Emorsgate Seeds.

As a standard best working practice construction materials should be safely stored in a designated area beyond the TPF and no work activity, including storage of equipment / machines should extend into areas beyond the red line planning permission boundary.

Protection and enhancement of habitats will need to be secured through an approved landscape / design plan and potentially a Construction and Environmental Management Plan (CEMP) – Biodiversity.

4.3 Protected and Notable Fauna

Bats

The PRA concluded 'Low' value for roosting bats associated with the Pavilion building requiring a single follow-up bat dusk activity survey between May to October 2026. Two surveyors will be required to ensure full coverage of the Potential Roost Features who will be supported by Visual Display Units and bat detectors.

It should be recognised that where bat roosting is confirmed, A European Protected Species Licence will be required, or works maybe undertaken under a CL21 Mitigation Class Licence Bats: protection and licences - GOV.UK. Where there is no evidence of roosting bats there will be no constraints to progress with the works subject to granted planning permission.

The proposal will also need to integrate low impact lighting[26] within the proposal design. This is required to facilitate future opportunities for bat commuting and foraging. The following can be used to minimise adverse impacts on commuting and foraging bats:

- Type of lamp: use low- or high-pressure sodium instead of mercury or metal halide lamps;
- Use of UV filters/glazing;
- Light levels: within standards for safety and security, light levels should be at the minimum required;

[23] Woodsage Consulting, (12th August 2026). Arboricultural Impact Assessment, WC-420.1a.

[24] British Standards (2010). BS 8545: 2014 – Trees from nursery to independence in the landscape: Recommendations. British Standards Institute: London.

[25] Orange Design Studio Architectural Practice (Not dated) Biodiverstiy Net Gain Statement.

[26] Institute of Lighting Professional, (2023). Guidance Note GN08/23 Bats and Artificial Lighting at Night.

- Timing: use of timers and/or movement sensors to ensure lighting is only used when required;
- Minimise light spill by design of luminaire and use of accessories such as hoods, cowls louvres and shields; and
- Use directional lighting to avoid illuminating potential commuting corridors and foraging habitat. Of particular importance will be to direct lighting away from trees T003 and T004 located in the car park and along the boundary of the cricket club, as these features could be used by bats.

Birds

Where works to the Pavilion building commences during the nesting season (March to August, inclusive) a 24hr pre-works check will be required for nesting birds associated with PRF's identified from the bat PRA. This inspection should be completed by an experienced ecologist. Should an active nest be found, the nest will need protecting until all fledglings are fully vacated the nest, as guided by the appointed ecologist.

General best practice

Should any protected or notable species be found, or are suspected of being present, during the undertaking of preparation and construction activities, works shall cease, and an ecologist notified for further advice.

Any open pipework or trenches left overnight shall be capped or have a ramp / scaffolding board placed within them to prevent faunal species from becoming trapped, i.e. hedgehog.

4.4 Ecological Enhancement

As the Site is within a Bat Alert Zone and to align with local policies (LP30 & LP31) provision for artificial bat roosting and bird nesting opportunities are recommended to be integrated with the development, see **Appendix C** Species Enhancement Statement.

5. Conclusion

A summary of key survey and avoidance measures along with biodiversity enhancement for the Site is outlined in **Table 5.1**, which may require securing further with a Construction and Environmental Management Plan (CEMP) – Biodiversity, or other relevant documents to secure the Sites biodiversity baseline, habitat creation, species protection and enhancement.

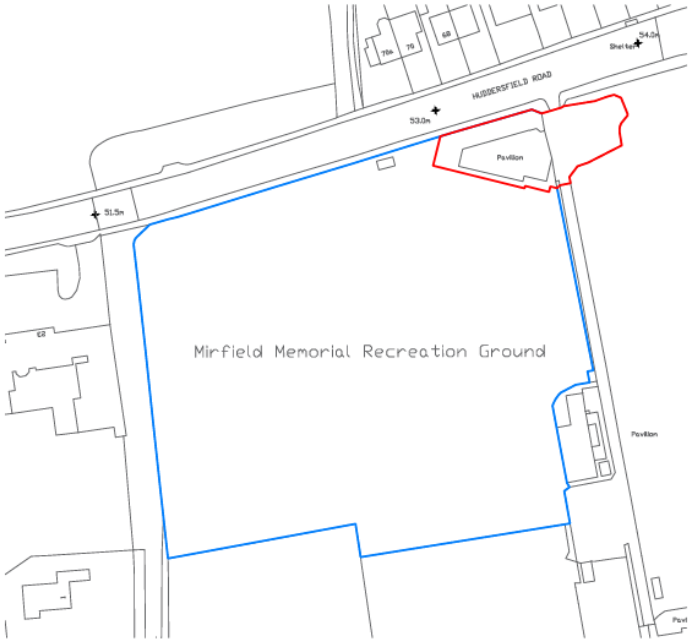
Table 5.1: Key summary survey and best practice recommendations

Feature	Survey and Avoidance Measures	Timings	Biodiversity Enhancement Recommendations	Timings
Habitats	Tree Protective Fencing for sycamore T003 and beech T004, in accordance with the AIA. Allocated storage area for construction materials and machinery to protect habitats outside of the red line boundary.	At the start and throughout development.	Additional tree planting in accordance with the AIA with a tree planting plan to Bs 8545: 201427. Landscape / design plan to show location / specification of newly planted trees, shrubs, hedgerows and wildlife grassland. Long-term management of habitats may need a BNG Habitat Management and Monitoring Plan (HMMP).	Tree and shrub planting February-March. Wildflower grassland sowing of seeds April.
Bats	Single bat survey to cover three PRF's identified during the PRA. Integrate external low lighting to minimise adverse impacts on commuting and foraging bats. Direct lighting away from habitats such as trees.	May – October prior to the development. During and post development.	Installation of two bat boxes on the existing mature trees within land ownership of the Moorfields Cricket Club. See Appendix C: Species Enhancement Statement.	Note that measures for bat enhancement will be further informed post bat activity survey May to October 2026. The purchase of bat roosting features are not to be progressed until completion of the bat emergence survey.
Birds	Undertaken building works to avoid impacting nesting birds during the breeding season, March to August, inclusive. Should works commence during the breeding season, 24hr nest checks will be required.	Applicable March to August, inclusive.	Two nesting boxes to be integrated with the design. See Appendix C Species Enhancement Strategy.	At start of development.
General Fauna	Ground excavations / trenches should always be tightly covered over to prevent small mammals becoming trapped. Daily inspections of excavations required. Ecologist to be informed of any fauna encountered on Site.	Throughout the development.	None.	General Fauna

[27] British Standards (2010). BS 8545: 2014 – Trees from nursery to independence in the landscape: Recommendations. British Standards Institute: London.

6. Appendices

Appendix A: Figures



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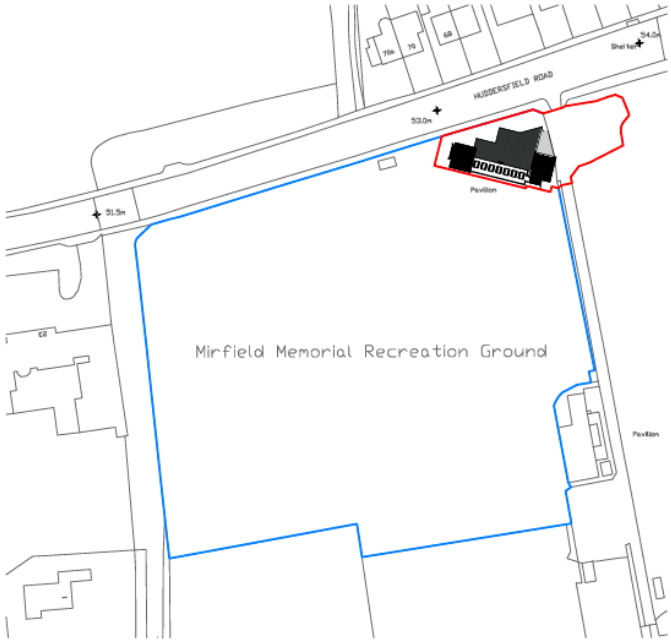

PROPOSED BLOCK PLAN
1:1250

2021 NORTHERN DESIGN AWARDS FINALIST
2022 Best of Houzz Service
BUILD 2021 Home Builder Awards
BUILD Architecture Awards 2019

	DATE
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STATUS: PLANNING DRAWING

ORANGE DESIGN STUDIO.
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PROJECT TITLE: MOORLANDS CRICKET CLUB, MIRFIELD

DRAWING TITLE: BLOCK PLAN

SCALE	DRAWN	CHECKED	PROJECT REFERENCE
1:1250	EC	JH	ODS_24-899

PAPER SIZE	DWG NUMBER	DATE	REVISION
A3	(20)002	19/03/25	/

CLIENT: MOORLANDS CRICKET CLUB

Survey Information	
	Site boundary (907.8m²)

Survey Results	
	g4 - Modified grassland, poor (45.9m²)
	u1b5 - Building (275.0m²)
	u1b6 - Other developed land (450.3m²
	u1c - Artificial unvegetated, unsealed surface (136.6m²
M	200 - Urban tree- medium, moderate (2)

Source: Ordnance Survey © Crown copyright 2026, All rights reserved. License Number 100049837.

0 2.5 5 10
Metres

PROJECT TITLE
MOORLANDS CRICKET CLUB, MIRFIELD MEMORIAL PARK, HUDDERSFIELD ROAD, MIRFIELD

DRAWING TITLE
Figure 1: Preliminary Ecological Appraisal (PEA)

VER	DATE	REMARKS	Drawn	Checked
1.1	19/03/26	Baseline	MP	MC

DRAWING NUMBER:
MCEcology/MoorlandsCC/Baseline

SCALE	1:350	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG

Miranda Cowan Ecology Ltd.

Appendix B: UK Condition Assessment Sheets

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)												
UK Habitat Classification (UKHab) Habitat Type												
Grassland - Modified grassland												
Habitat Description												
ukhab – UK Habitat Classification												
On-site or off-site, site name and location	Moorlands Cricket Club, Mirfield,	**Survey date and Surveyor name**	Miranda Cowan Ecology Limited. 15th March 2026.									
		Survey reference (if relating to a wider survey)										
Limitations (if applicable)	None	**Habitat parcel reference**										
		g4 Modified										
		Grid reference										
Condition Assessment Criteria												
		Criterion passed (Yes or No)										**Notes (such as justification)**
A	There are 6-8 vascular plant species per m^2 present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.** Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m^2 (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No										
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	No										
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes										
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Yes										
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2].	No										
F	Cover of bracken *Pteridium aquilinum* is less than 20%.	Yes										
G	There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]).	Yes										
	Essential criterion achieved (Yes or No)	No										
	Number of criteria passed	4										
Condition Assessment Result (out of 7 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**										
Passes 6 or 7 criteria including passing essential criterion A	Good (3)											
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	/										

Condition Sheet: INDIVIDUAL TREES Habitat Type

Habitat Types

Individual trees – Urban trees
Individual trees – Rural trees
Complete a condition sheet for each tree or block of trees.

Please see the separate Line of trees condition sheet for a line of rural trees. You should only use the Line of trees condition assessment and record that habitat type in rural locations.

Habitat Description

Individual trees (description applied to the urban or rural environment):
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

On-site or off-site, site name and location	Moorlands Cricket Club	**Survey date and Surveyor name**	15th of March 2026
		Survey reference (if relating to a wider survey)	
Limitations (if applicable)	None	**Habitat parcel reference**	T003 T004
		Grid reference	

	Condition Assessment Criteria	**Criterion passed (Yes or No)**										**Notes (such as justification)**
A	The tree is a native species (or at least 70% within the block are native species).	No	No									
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Yes	Yes									
C	The tree is mature (or more than 50% within the block are mature)[1].	Yes	Yes									
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Yes	Yes									
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	No	No									
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Yes	Yes									
	Number of criteria passed	4	4									

Condition Assessment Result (out of 6 criteria)	**Condition Assessment Score**	**Score Achieved ×/✓**									
Passes 5 or 6 criteria	Good (3)										
Passes 3 or 4 criteria	Moderate (2)	/	/								
Passes 2 or fewer criteria	Poor (1)										
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.											

Appendix C: Species Enhancement Statement

Any development provides opportunity for a positive contribution towards helping conserve and enhance local bat and bird populations. This can be achieved through installation of artificial boxes, as shown below.

Biodiversity enhancement for bat roosting	
Trees/1FF Schwegler Bat Box 	Bat boxes to be incorporated into the design scheme can be sourced at https://www.nhbs.com/ **A minimum of 2 bat boxes will be sufficient for the proposal design**. One for external attachment to the new dwelling and one to be fixed to a tree stem, ensuring the box is free from side branches and leaf clutter. The boxes should be installed at a minimum height of 4m, face south to southwest to allow heating from the sun and shelter from prevailing winds and close to vegetation. Boxes with an opening at the base will allow droppings to fall out naturally and will not require cleaning. Only a suitably experienced and licensed ecologist should inspect bat boxes.

Biodiversity enhancement for nesting birds	
Schwegler 32mm hole and open fronted boxes.  	Two nest boxes include a 32mm hole fronted and an open fronted to accommodate a range of birds. Both boxes can be attached to trees and shrubs is a secluded place to reduce disturbance from the public and domestic animals. The best height for your nest box is between 1.5 m and 3 m high, and open nest boxes should be sited in undergrowth such as ivy to provide cover for the nest. These nest boxes have a removable front panel for easy cleaning

Appendix D: Policy and Legislation

Policy

Natural Environment and Rural Communities Act 2006

Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 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. There are 56 Habitats of Principal Importance (HoPI) and 943 Species of Principal Importance (SoPI) (often referred to as 'priority habitats' and 'priority species' respectively) which were initially identified as requiring conservation action under the UK Biodiversity Action Plan (UKBAP) and which continue to be regarded as priorities under the UK Post-2010 Biodiversity Framework. The Section 41 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 carrying out their normal functions.

National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in 2012 and last updated in December 2024[28]. Section 15 (outlined below) of the NPPF, 'Conserving and Enhancing the Natural Environment', is of relevance to this report. No significant changes to Section 15 are noted between the 2021[29] and 2024 update. The Government Circular 06/2005[30] - Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within the Planning System, remains valid and is still referenced within the NPPF.

The NPPF encourages the planning system to contribute to and enhance the natural and local environment by:

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

The NPPF stipulates that Local Authorities, when determining planning applications, should apply the following:

- *"If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*
- *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location Proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and*
- *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity."*

UK Biodiversity Framework 2024

The UK Biodiversity Framework (UKBF) published in May 2024 supersedes the previous Framework (the UK Post-2010 UK

[28] Department for Levelling Up, Housing and Communities (2023): National Planning Policy Framework.

[29] Ministry of Housing, Communities and Local Government. (2021): National Planning Policy Framework

[30] Department of Communities and Local Government (2005): Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

Biodiversity Framework), which was developed following agreement of the Convention on Biological Diversity (CBD) Strategic Plan for Biodiversity 2011-202 and the 'Aichi targets'.

The UKBF has been developed in response to the Kunming-Montreal Global Biodiversity Framework (GBF), agreed at the Fifteen Conference of the Parties of the CBD in December 2022. The UKBF has been produced through the Four Countries' Biodiversity Group which is the lead governance body for the UKBF, and which includes representatives from DAERA, Defra, Scottish Government, and Welsh Government, with JNCC providing an independent secretariat role. Through the UKBF the four countries will agree on activities where joint action between the four countries is required to implement the GBF.

Guidance

National Planning Practice Guidance, 2024

The Government's National Planning Practice Guidance (NPPG)[31] is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter (published 2019), which explains key issues in implementing policy to protect biodiversity, including local requirements.

BS 42020: 2013 Biodiversity: Code of Practice for Planning and Development

The British Standard Institute BS 42020 offers a coherent methodology for biodiversity management in line with UN Aichi targets[32].

This British Standard sets out to assist those concerned with ecological issues as they arise through the planning process in matters relating to permitted development and activities involved in the management of land outside the scope of land use planning, which could have site-specific ecological implications.

The standard has been produced with input from a number of organisations including the Chartered Institute of Ecology and Environmental Management (CIEEM) and the Association of Local Government Ecologists (ALGE) and provides:

- guidance on how to produce clear and concise ecological information to accompany planning applications;
- recommendations on professional ethics, conduct, competence and judgement to give confidence that proposals for biodiversity conservation, and consequent decisions/actions taken, are sound and appropriate; and
- direction on effective decision-making in biodiversity management a framework to demonstrate how biodiversity has been managed during the development process to minimise impact.

Developments should also take opportunities, where practicable, to enhance biodiversity corridors / networks beyond the site boundary.

Protected Species Legislation

Amphibians

Common species of amphibian (smooth newt *Lissotriton vulgaris*, palmate newt *Lissotriton helveticus*, common frog *Rana temporaria* and common toad *Bufo bufo*) are partially protected by the Wildlife and Countryside Act (WCA) (as amended) 1981. This prohibits the trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy) of these species.

Great crested newts *Triturus cristatus* in England are protected under the Conservation of Habitats and Species 2019 (as amended) Regulations and the WCA (as amended). In summary, taken together, it is an offence to deliberately, intentionally or recklessly:

- Kill, injure or capture a great crested newt;
- Disturb great crested newts in such a way as to be likely significant to affect:

(i) the ability of any significant group of great crested newts to survive, breed, or rear / nurture their young; or

(ii) the local distribution of great crested newts;

- Damage or destroy any breeding or resting place used by great crested newts; or
- Obstruct access to any place used by great crested newts for shelter or protection and disturbing great crested newts while occupying such as place.

Bats

All bat species in England are protected by the Conservation of Habitats and Species 2019 (as amended) Regulations & by the WCA 1981 (as amended). Taken together it is an offence to deliberately, intentionally or recklessly:

- Kill, injure or capture a bat;

[31] Department for Communities and Local Government (2024): National Planning Practice Guidance. DCLG, London.
[32] https://www.cbd.int/sp/targets/

- Disturb bats in such a way as to be likely significant to affect

(i) the ability of any significant group of bats to survive, breed, or rear / nurture their young; or

(ii) the local distribution of that species;

- Damage or destroy any breeding or resting place used by bats; or
- Obstruct access to any place used by bats for shelter/protection & disturbing bats occupying such as place.

Badgers

Badgers and their setts in England are protected under the Protection of Badgers Act 1992. Under Section 3, it an offence to:
a) damage a badger sett or any part of it;

b) destroy a badger sett;

c) obstruct access to, or any entrance of, a badger sett;

d) disturb a badger when it is occupying a badger sett,

e) intend to do any of those things or be reckless as to whether those actions would have any of the consequences listed above.

Birds

The level of protection afforded to birds under the law varies from species to species. Statutory protection is given to all nesting birds in the UK under the WCA 1981 (as amended), which makes it an offence to intentionally kill, injure or take any wild bird, take, damage or destroy its nest whilst in use or being built or take or destroy its eggs. In addition to this, for species listed on Schedule 1 of the WCA 1981 (as amended), it is an offence to intentionally or recklessly disturb birds while they are nest building, or at or near a nest with eggs or young, or to disturb the dependent young of such a bird.

Reptiles

All native reptiles in England are protected in accordance with the WCA 1981 (as amended). There are two levels of protection afforded to reptiles through the WCA 1981 (as amended); these result from different parts of the Act applying to the different species. In summary, common species of reptile (considered relevant to this site) such as common lizard *Zootoca vivipara*, slow worm *Anguis fragilis*, grass snake *Natrix helvetica* and adder *Vipera berus* are partially protected under the WCA 1981 (as amended); this prohibits the intentional killing and injuring and trade (i.e. sale, barter, exchange, transporting for sale and advertising to sell or to buy). It is not an offence under the WCA 1981 (as amended) to disturb or possess these species.

Otter

Otters are protected under the WCA 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended), Regulation 43. It is an offence to:

- Damage destroy or obstruct access to any structure or place which otter may use for shelter or protection;
- Disturb otter while it is occupying a structure or place which it uses for shelter or protection;
- Deliberately take, injure or kill an otter;
- Intentionally or recklessly disturb an otter;.

Water Voles

Water voles are protected under the Wildlife and Countryside Act 1981 (as amended This makes it an offence to intentionally or recklessly kill, injure, possess or control them. It is also an offence to intentionally or recklessly damage or destroy a structure or resting place used for shelter or protection by water voles, disturb them in a place of shelter or protection or obstruct access to a place used for shelter or protection.

There are no licensing purposes that explicitly cover development or other construction activities which could have an impact on water voles. When development work is proposed in or near an area which is either known to or likely to contain water voles, the developer will need to implement mitigation to prevent impacts to water voles. The preferred mitigation option is to leave water voles in situ, with the development adopting avoidance measures.

Where impacts cannot be avoided, operations aimed at displacing water voles from a development site are now no longer covered by the “incidental result of an otherwise lawful action” defence in the Wildlife and Countryside Act 1981 (as amended). Displacement of water voles now needs to be undertaken under a licence.

In England, small scale (limited to continuous lengths of bank not exceeding 50 m) displacement of water voles can be carried out at certain times of the year (February to April) for the purposes of conservation under a Class Licence by a registered person. For larger scale displacements or displacements outside of this period, displacement can be undertaken under a site-specific conservation licence.

Where it is considered that the best outcome for water voles is capture and translocation to a different location then this action is considered by Natural England to be outside the scope of the defence as the intentional capture of water voles is unlikely to be considered 'incidental'. In these circumstances there may be genuine grounds for issuing a conservation licence for the purpose of translocating the water vole population to suitable alternative habitat.

Other Mammals

Hedgehogs are listed under the Wildlife and Countryside Act 1981 (Schedule 6) therefore, it is illegal to kill or capture hedgehogs unless they are suffering or need to be rehabilitated then released back into the wild. They are also protected under the Wild Mammals Protection Act (1996) which states that 'it illegal to treat a hedgehog cruelly'. Furthermore, the NERC Act lists hedgehogs as a species of 'principal importance' which public bodies have a duty of responsibility' to protect.