

Robert Halstead

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Planning Development

Ecology Walkover Survey Statement

Former Cask and Spindle Pub, Abbey Road, Shepley, Huddersfield, HD8 8EL

Introduction and background

Following discussions between the applicant's agents and LPA, it has been agreed that given the limited opportunities for biodiversity on this site, and corresponding impacts, a walkover survey should be sufficient in relation to the wider assessment of this planning application, and that it can be undertaken by a non-specialist.

Walkover Survey

A walkover survey was undertaken on the morning of 30th June.

The following was observed with reference to the photographs at Appendix A.

- 1) The proposed extensions would be of insufficient height to require any intervention / changes to the existing eaves or roof structure of the building as it currently stands (i.e. places where bats would most likely roost, if they were present). Moreover, as can be seen from Photos 1 to 3, the walls are very well maintained with no cracks or crevices that would enable entrance / exit for a bat. It can therefore be safely concluded that bats would not be affected as a protected species as a result of the proposed development. If any bat activity was observed arising from a potential bat roost within the building during construction, all activity would cease and appropriate advice would be sought from a qualified Ecologist.
- 2) The existing vegetation alongside the northern elevation of the former pub is non-native shrubbery of little or no ecological value. The majority of this is proposed to be retained anyway as part of the proposed development – see Photo 4.
- 3) The remainder of the site would be retained as hardstanding, with no requirement to remove any of the existing relatively small /immature trees around the periphery – see Photos 5 and 6.

In summary, the proposed development would not detrimentally impact on any habitats or species of acknowledged ecological interest and as stated within the Planning Statement, the proposals are exempt from Biodiversity Net Gain requirements.

The proposals are therefore considered to be acceptable in terms of relevant NPPF policies and Local Plan Policy LP30.

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June 2025

Appendix A – Photos



Photo 1 – Central area of rear (western) elevation



Photo 2 – left hand end of rear (western) elevation



Photo 3 – right hand side of northern elevation facing main car park



Photo 4 – non-native evergreen shrubbery on northern elevation



Photo 5 - Car park hardstanding



Photo 6 – small / medium trees around car park periphery