



<b>Client:</b>	Dr Naeem Ullah
<b>Site Name:</b>	Rear of 20 Halifax Road, Staincliffe, Batley, WF17 7BH
<b>Grid Reference:</b>	SE 23588 22992
<b>Report:</b>	Preliminary Ecological Appraisal
<b>Date of Survey:</b>	31 <sup>st</sup> July 2025
<b>Surveying Ecologists:</b>	Aimee McManus BSc (Hons)  John Davies BSc (Hons) <i>Natural England GCN Licence: 2024-12094-CL08-GCN</i>

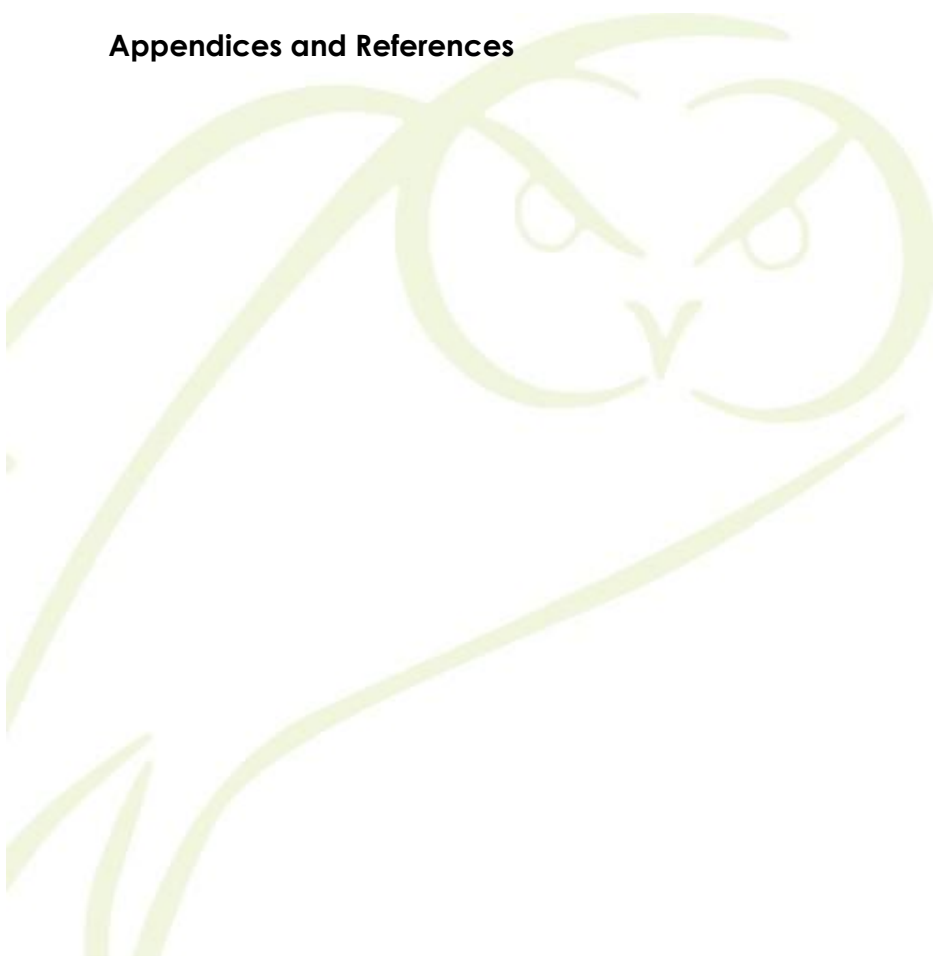
<b>Issue:</b>	<b>Revision:</b>	<b>Stage:</b>	<b>Date:</b>	<b>Prepared by:</b>	<b>Approved by:</b>
0	Draft	Submission for Review	31 <sup>st</sup> July 2025	Aimee McManus BSc (Hons) – Estrada Ecology Ltd	Joanne Toller BSc (Hons) – Estrada Ecology Ltd
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Whilst 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 at the rear of 20 Halifax Road, Staincliffe, Batley, WF17 7BH.

1.2 The site habitats consist of:

- Developed Land, Sealed Surface
- Individual trees
- Ornamental hedgerow
- Vegetated garden

1.3 It is understood that the current development proposal is redevelopment of the land, subject to the necessary conditions.

### 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).

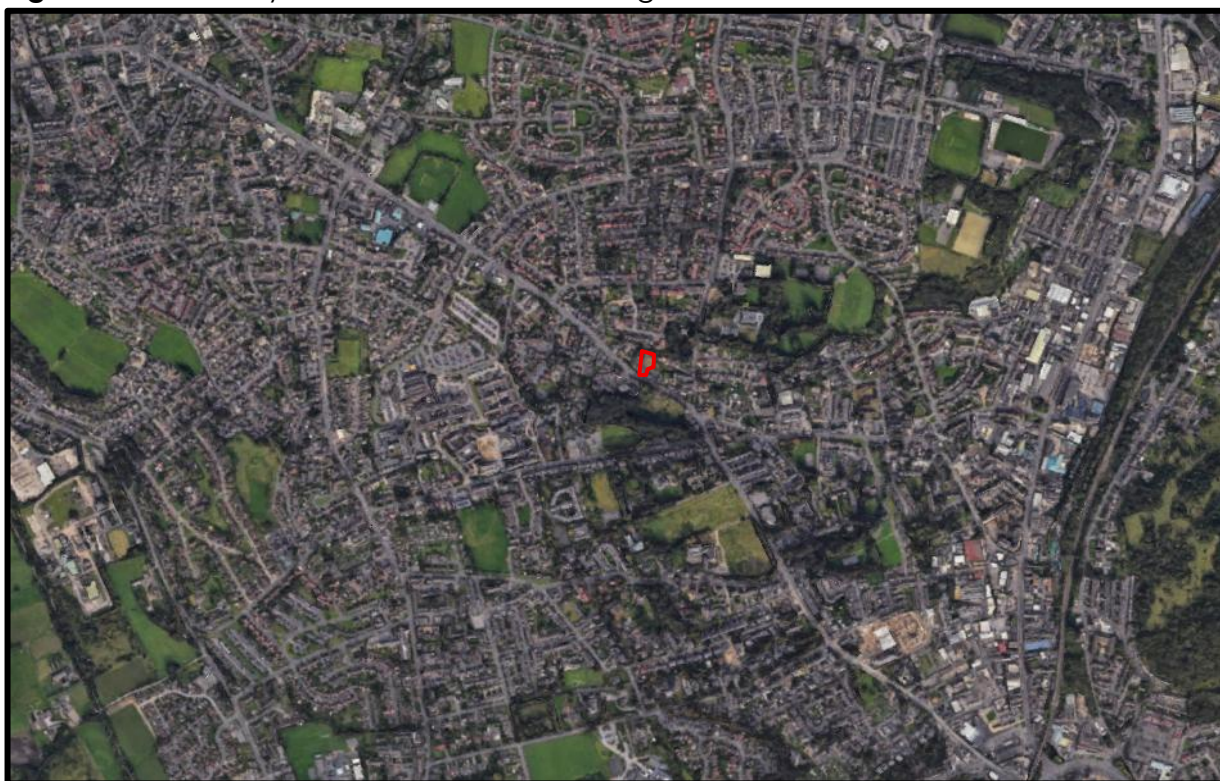
### 1.5 Site Location and Wider Area

1.5.1 The site is located within the suburban area of Staincliffe in Batley, West Yorkshire, approximately 1.5 miles west of Batley town centre.

1.5.2 The survey site's central OS grid reference is SE 23588 22992.

1.5.3 The site is surrounded primarily by residential properties with associated gardens, as well as local services and schools. Open countryside lies to the west beyond the residential edge, contributing to local ecological connectivity.

**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 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 Environmental 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 of 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 **Reptiles** (common species of adder (*Vipera berus*), grass snake (*Natrix helvetica*), common lizard (*Zootoca vivipara*), and slow worm (*Anguis fragilis*)) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure and trade these animals.

2.6.3 **Amphibians** (smooth newt (*Lissotriton vulgaris*), palmate newt (*Lissotriton helveticus*), common frog (*Rana temporaria*), and common toad (*Bufo bufo*) are protected by the Wildlife and Countryside Act 1981 (as amended). The sale, barter, exchange, transporting for sale and advertising to sell or to buy are an offence.

2.6.4 **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.

2.6.5 **Otters** (*Lutrinae*) 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







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

Habitat	UK HABS Codes	
	Primary	Secondary
Developed Land, Sealed Surface	u1b	-
Individual trees	u	32
Ornamental hedgerow	h2b	
Vegetated Garden	u	828

5.1.1.2 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 On the southern aspect of the site there is a small area of hardstanding in the form of a former driveway leading to the main road. This habitat is of low ecological value and deemed to be impacted by proposed works.

**Figure 2:** Developed Land; Sealed Surface



### 5.1.3 Vegetated Garden

5.1.3.1 The majority of the site comprises a vegetated garden, formerly associated with a detached residential property located just outside the application boundary. The garden appears largely unmanaged, supporting a mix of perennial ryegrass (*Lolium perenne*), fescue (*Festuca* spp.), buddleia (*Buddleja davidii*), common dock (*Rumex obtusifolius*), and other ruderal species.

5.1.3.2 Along the northern boundary, an area of dense vegetation was recorded, including scattered bramble scrub (*Rubus fruticosus*), field thistle (*Cirsium arvense*), and scattered trees. This section was largely inaccessible at the time of the survey. Several young saplings, including sycamore (*Acer pseudoplatanus*), were also noted throughout the garden. The site is enclosed by brick walls and fencing on all sides.

5.1.3.3 The garden offers suitability for species such as hedgehogs, and terrestrial habitat for reptiles and amphibians, however this potential is significantly reduced due to the site's heavily urban setting. Additionally, poor habitat connectivity, with few opportunities for species movement beyond the site, further diminishes its ecological value.

5.1.3.4 This habitat is proposed to be impacted by development. Further ecological recommendations are provided within the report.

**Figure 3:** Vegetated Garden



#### 5.1.4 Ornamental Hedgerow and Individual Trees

5.1.4.1 A small ornamental hedgerow was recorded within the south-east corner of the site. It appears to have been historically maintained but now shows signs of neglect, similar to the surrounding garden. The hedgerow is primarily composed of wild privet (*Ligustrum vulgare*), with occasional inclusions of bramble and common ash (*Fraxinus excelsior*), and an understorey of ephemeral vegetation including ivy (*Hedera helix*) with common nettle (*Urtica dioica*).

5.1.4.2 Along the northern boundary of the site are four self-set sycamore trees, comprising three medium and one large. A small hawthorn (*Crataegus monogyna*) tree was also recorded within the northern boundary but because of its size it was included within the vegetated garden habitat. Collectively, these trees and the hedgerow provide potential nesting habitat for birds.

While no active or historic nests were identified during the survey, consideration should be given to potential impacts if works are to be undertaken during the bird breeding season (March–August inclusive).

5.1.4.3 All trees were assessed for their potential to support roosting bats. They were considered to have **negligible** bat roost potential overall. One sycamore tree featured a potential roost feature (PRF) in the form of a knothole; however, close inspection indicated this did not lead to a suitable void. Some ivy cover was also present on two trees.

5.1.4.4 Under current works proposals, these habitats will be impacted. Recommendations regarding these habitats are given in the conclusion of this report.

**Figure 4:** Ornamental Hedgerow and Individual Trees



## 5.2 Desktop Survey Results

5.2.1 A total of 159 records were returned from West Yorkshire Ecology and West Yorkshire Bat Group for a 2 km radius from the central grid reference. The list of protected and notable species data records is available upon request. In summary, the following records were returned:

**Table 3:** Records found within the search radius.

Species	Records	Notes
Bats	101	Twenty-three records for unspecified Vespertilionidae species dated between 1997 and 2008. Fifty records for common pipistrelle ( <i>Pipistrellus pipistrellus</i> ) dated between 2003 and 2024. Three records for unspecified <i>Myotis</i> species, dated between 2011 and 2024. Twelve records for unspecified <i>Pipistrelle</i> species, dated between 1997 and 2019. Seven records for noctule bat ( <i>Nyctalus noctule</i> ) dated between 2012 and 2024. One record for brown long-eared bat ( <i>Plecotus auritus</i> ), dated in 2017. Five records for Soprano pipistrelle ( <i>Pipistrellus pygmaeus</i> ), dated between 2017 and 2024.
Badger	~	Any records pertaining to Eurasian badger have been omitted from this report due to the sensitivity of the data. Full consideration has been given to any information returned.
Hedgehog	4	Four records returned for hedgehogs dated between 2015 and 2023.
Otter	-	No records returned for otter.
Water vole	9	Nine records returned for water vole between 2000 and 2009.
Reptiles	-	No records returned for reptiles
Amphibians	14	Two records for great crested newt ( <i>Triturus cristatus</i> ) dated in 2016. Six records for smooth newt ( <i>Lissotriton vulgaris</i> ) in 2008. Six records for palmate newt ( <i>Lissotriton helveticus</i> ) in 2008.

5.2.2 Consultation with MAGIC returned two European Protected Species Mitigation Licences within a 2 km radius from grid.

**Table 4:** EPSM Licences within a 2 km radius from grid

Licence Number	Date	Location from Site	Species	Purpose
EPSM2011-3454	2011-2012	200 meters west	Common Pipistrelle ( <i>Pipistrellus pipistrellus</i> )	Destruction of a Resting Site
2018-34103- EPS-BDX-1	2018-2018	1757 meters southeast	Common Pipistrelle ( <i>Pipistrellus pipistrellus</i> )	Destruction of a Resting Site

5.2.3 No records for great crested newt presence were recorded within a 1km radius from grid via consultation with Natural England's eDNA pond surveys for District Level Licensing (England). The site is recorded as N/A for great crested newt risk zone.

**5.2.3.1 Designated Sites**

5.2.3.2 Consultation with MAGIC map returned no Statutory Designated Site within the 2 km search radius from grid.

5.2.3.3 Consultation with MAGIC map returned one Non-Statutory Designated Sites within the 2 km search radius from grid.

**Table 5:** Non-Statutory Designated Sites within the Search Radius

Site Name	Designation	Distance from Site
Caulms Wood Quarry	Local Geological Site	1370 meters southwest

**Figure 5:** Non-Statutory Sites within the Search Radius

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**West Yorkshire Ecology**

**Figure 1:**  
Species and Designated Sites



West Yorkshire Joint Services, Nephshaw Lane South, Morley, Leeds, LS27 0QP, E (West Yorkshire Ecology, 2025)  
Licence No. WMDC1000019574. © WYES

### 5.3 Priority Habitats and Priority Species

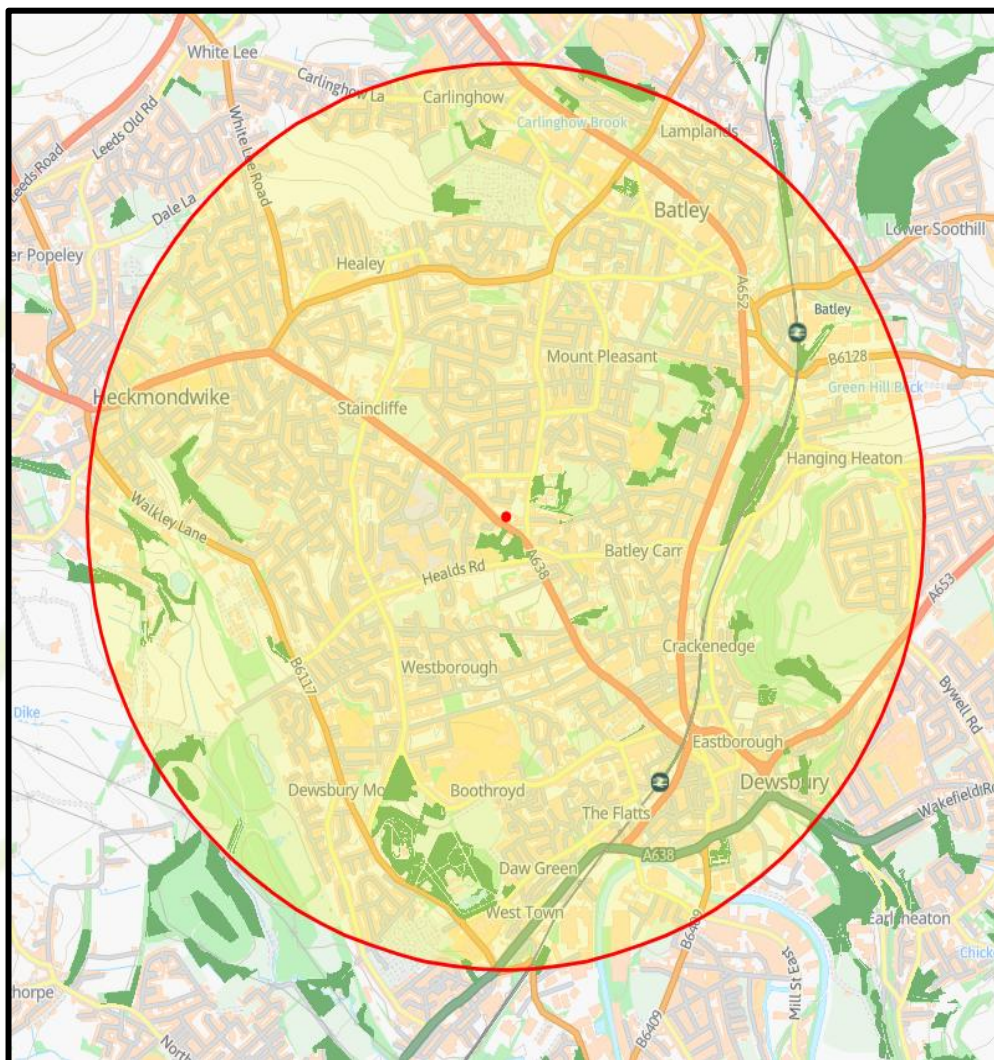
5.3.1 No priority habitats were recorded within the redline site boundary.

5.3.2 One priority habitat was recorded outside the redline site boundary but within the search radius as displayed in table 6 below.

**Table 6:** Priority Habitats outside the Site Boundary but within the Search Radius

Habitat Type	Habitat Description
Deciduous Woodland	Many parcels of deciduous woodland are present off site within 2 km of the site boundary. The closest is around 50 metres from the site on the opposite side of the main road on the southern aspect of the site.

**Figure 6:** Priority Habitats within the Search Radius



5.3.3 No protected species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary.

5.3.4 No non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary.














Appendix One : UK Habitats Classification Map



UK Habitats Classification Habitat Map Key	
	Site Boundary
	Developed Land; Sealed Surface
	Ornamental hedgerow
	Vegetated Garden
	Individual Tree

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

Vernacular	Taxon
<b>Flora</b>	
<b>Bramble</b>	<i>Rubus fruticosus</i>
<b>Broadleaved willowherb</b>	<i>Epilobium montanum</i>
<b>Cleavers</b>	<i>Galium aparine</i>
<b>Cocksfoot grass</b>	<i>Dactylis glomerata</i>
<b>Columbine</b>	<i>Aquilegia vulgaris</i>
<b>Common ash</b>	<i>Fraxinus excelsior</i>
<b>Common bent grass</b>	<i>Agrostis capillaris</i>
<b>Common Dandelion</b>	<i>Taraxacum officinale</i>
<b>Common dock</b>	<i>Rumex obtusifolius</i>
<b>Common hogweed</b>	<i>Heracleum sphondylium</i>
<b>Common ragwort</b>	<i>Jacobaea vulgaris</i>
<b>Cow parsley</b>	<i>Anthriscus sylvestris</i>
<b>Creeping buttercup</b>	<i>Ranunculus repens</i>
<b>Elder</b>	<i>Sambucus nigra</i>
<b>Rough hawkbit</b>	<i>Leontodon hispidus</i>
<b>Hawthorn</b>	<i>Crataegus monogyna</i>
<b>Heather</b>	<i>Calluna vulgaris</i>
<b>Hedge woundwart</b>	<i>Stachys sylvatica</i>
<b>Pussy willow</b>	<i>Salix caprea</i>
<b>Rosebay willowherb</b>	<i>Chamaenerion angustifolium</i>
<b>Scottish laburnum</b>	<i>Laburnum alpinum</i>
<b>Silver birch</b>	<i>Betula pendula</i>
<b>Spear thistle</b>	<i>Cirsium vulgare</i>
<b>Sycamore</b>	<i>Acer pseudoplatanus</i>
<b>Tiger eyes</b>	<i>Rhus typhina</i>
<b>White clover</b>	<i>Trifolium repens</i>
<b>Wild cherry</b>	<i>Prunus avium</i>
<b>Wild privet</b>	<i>Ligustrum vulgare</i>
<b>Wood avens</b>	<i>Geum urbanum</i>
<b>Yorkshire fog</b>	<i>Holcus lanatus</i>

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