Preliminary Ecological Appraisal (PEA) Survey Report	
For:	Concept of Design
Site:	56 Greenhill Bank, New Mill, HD9 1ER
Report Date:	30th January 2026
Report Reference:	SQ-3980

Surveying Ecologists:

Daniel Noble LLB (Hons)
Daniel Knight-Woodall BSc (Hons), MSc

Client:	Concept of Design
Site Name:	56 Greenhill Bank, New Mill. HD9 1ER
Grid Reference:	SE 16055 08531
Report:	Preliminary Ecological Appraisal
Date of Survey:	12th January 2026
Surveying Ecologists:	Daniel Noble LLB (Hons) Daniel Knight-Woodall BSc (Hons), MSc

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
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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

Located in New Mill, Holmfirth the site has an approximate area of 0.14 hectares and largely comprises a residential property with two buildings and the associated garden. The site is bordered by Greenhill Bank Road to the east. Landscaping includes developed land; sealed surface, vegetated garden, introduced shrub and scattered trees.

Findings

The introduced shrubs and scattered trees within the surveyed area are considered to provide suitable opportunities for use by breeding birds. Impacts towards breeding birds are considered to be a potential for this development if trees and shrub plantings are proposed to be managed or removed. Further recommendations have been provided in the conclusion of this report, if required.

The trees and building within the surveyed area were assessed at ground level for suitability for use by roosting bats. The trees were assessed as offering **negligible** suitability for use by roosting bats. The main residential building on site features missing ridge mortar on the roof. The building has been assessed as offering a **low** suitability for use by roosting bats. Further recommendations have been provided in the conclusion of this report.

The site is deemed to offer some suitability for use by European hedgehog (*Erinaceus europaeus*), largely due to the suitability of the wider area. Impacts towards hedgehogs are considered to be a residual potential. A precautionary method statement is recommended to mitigate for any potential impacts. No further survey effort for this species has been recommended at this stage.

The site is confirmed to be used for commuting by Eurasian badger (*Meles meles*); however, no setts were found within thirty metres of the site boundary. Direct impacts towards badger are not considered for this development. A precautionary method statement is recommended to mitigate for any residual impacts. No further survey effort for this species has been recommended at this stage.

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The site is deemed to provide residual suitability for use by amphibian or reptile species with the old wall on site providing suitable refugia. Impacts towards amphibians and reptiles are not considered for this development. A precautionary method statement is recommended to mitigate for any residual impacts. No further survey effort for these species has been recommended at this stage.

The site is deemed to offer negligible opportunities for use by aquatic / riparian mammals given the lack of suitable habitats on site. Impacts towards European water vole (*Arvicola amphibius*) or Eurasian otter (*Lutra lutra*) are not anticipated for this development. No further surveys for these species are deemed necessary at this stage.

No confirmed protected or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded on site.

One non-native / invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded on site – Rhododendron (*Rhododendron ponticum*).

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

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Contents:

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1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) of 56 Greenhill Bank, New Mill, HD9 1ER to assess any ecological constraints at the site.

1.2 Habitats recorded within the site during the site survey include the following:

- Developed Land, Sealed Surface
- Building
- Vegetated Garden
- Scattered Trees
- Introduced Shrub

1.3 It is understood that the current development proposal pertains to the creation of a new residential development, subject to the necessary conditions. The details of the proposal are not confirmed at the time of this report.

1.4 Report Objectives

- Present the findings of the ecological survey,
- Assess the potential of existing onsite 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 in the village of New Mill part of the wider Holmfirth area, situated approximately 1.85 km from Holmfirth Town Centre.

1.5.2 The survey site's central OS grid reference is recorded to be SE 16055 08531.

1.5.3 The wider landscape is predominantly agricultural land to the west, residential properties to the north and south. New Mill Dyke is located approximately 130m east, running through a patch of deciduous woodland.

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Figure 1: The Survey Site within its Wider Setting

Google Maps (2026)

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

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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 are afforded protection under the Conservation of Habitats and Species Regulations 2017, and 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, and
- 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

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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 **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.

2.6.4 **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.

2.6.5 **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).

2.6.6 **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.

2.6.7 **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.

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3 Survey Methodology

3.1 Desktop Survey

3.1.1 A biological data records search was commissioned from the West Yorkshire Ecology Services (WYES) and West Yorkshire Bat Group (WYBG) 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), MAGIC (www.magic.defra.gov.uk), aerial photographs from Google Earth (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 the search radius from grid.

3.1.4 Natural England's Geoportal: England wide data for great crested newts (*Triturus cristatus*) (GCN) was analysed for any records within a 1 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 ecologists; Daniel Noble LLB (hons) and Daniel Knight-Woodall (BSc (hons), 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.

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Table 1: Key habitats and field signs of protected and priority species.

Taxon	Indicative Habitats	Field Signs
Bats	Roosts - Trees, buildings, bridges caves etc. Foraging areas - e.g., parkland, water bodies and streams, wetlands, woodland edge, hedgerow Commuting routes - linear features (e.g., hedgerows).	In or on potential roost sites: Droppings stuck to walls; urine spotting in roof spaces; oil from fur staining around roost entrances; feeding remains (e.g., moth wings).
Great Crested Newts	Ponds within 500m of suitable habitat within the site boundary. Suitable (terrestrial) habitat includes rough grassland, scrub and woodland, log and rubble piles and other debris, animal burrows.	Eggs, Individuals of all life stages. Egg rolled plants.
Reptiles	Rough grass and compost heaps, log, and rubble piles.	Sloughed skins; eggs, individuals.
Birds	Trees, scrub, hedgerow, field margins, grassland.	Nests; droppings below nest sites (especially in buildings of trees); tree holes.
Badgers	Found in most rural and many urban habitats.	Excavations and tracks: sett entrances, latrines, hairs, well-worn paths; prints; snuffle holes.
Otter	Water bodies / water courses.	Holt entrances; prints; latrine / spraint sites; anal jelly / smears.
Water Vole	Water bodies / water courses.	Burrow entrances; prints; latrine areas; faeces; feeding stations.
BAP Invertebrates	Each butterfly species has its own habitat requirements determined by the food plant of the caterpillar, the nectar source for the adult and the conditions needed for the caterpillar to survive and then pupate successfully.	Eggs, larva, Pupa, adult butterfly. Habitat type and presence of food plants.

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3.3 Timing and Weather Conditions

3.3.1 The survey was conducted on the 12th of January 2026 at approximately 10 am.

3.3.2 Weather conditions at the time of the site visit were overcast, with a light breeze and temperatures of 6°C. Visibility was good at the time of survey.

3.4 Personnel

3.4.1 The survey was undertaken by ecologists Daniel Noble LLB (Hons) and Daniel Knight-Woodall BSC (Hons), MSc both of whom are experienced with ecological surveying, including phase one habitat surveys and Biodiversity Net Gain assessments.

3.4.2 The surveying ecologist works under the supervision and guidance of experienced ecologist Natasha Estrada BSc (Hons), MRes, MCIEEM, who is a licensed bat ecologist (2025-85541-CL18-BAT) 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 onsite 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.

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- **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.

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 in the table below. The phase one map of the site is provided in Appendix One.

Table 2: Recorded Habitats within the Site Boundaries.

Habitat	UK HABS Codes	
	Primary	Secondary
Developed Land, Sealed Surface	**u1b**	-
Building	**u1b5**	-
Introduced Shrub	u	**847**
Individual Trees	u	**32**
Vegetated Garden	u	**828**

5.1.1.2 A map of habitats can be seen in Appendix One. A list of 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 There is a single parcel of developed land sealed surface which runs through the site and connects to Greenhill Bank Road. This is a driveway which is composed of tarmac and a garden path.

5.1.2.2 This habitat was recorded to be largely unvegetated, with some encroaching

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marginal species.

5.1.2.3 This habitat in the condition recorded is deemed to have negligible intrinsic ecological value, although it is likely used as commuting space for badgers in order to access the land to the other side of Greenhill Bank Lane.

Figure 2: Developed Land; Sealed Surface.


5.1.3 **Buildings**

5.1.3.1 Three buildings are present on site, the main residential property (B1), a large shed (B2) and a small shed (B3).

5.1.3.2 A separate bat survey of B1 was conducted by John Gardner on 26th August 2025. This report shall be referenced within this report. A separate survey of the building was conducted during the PEA.

5.1.3.3 The majority of B1 is sealed, with maintained brickwork on parts of the lower walls and pebbledash rendering covering the majority of the brickwork. The box eaves are sealed with rendering and there are no exposed openings or facia boards. There is no missing mortar on the brickwork or the dry verges, with the majority of tiles remaining interlocked in place. The only potential roost features recorded were sections of missing mortar between the ridge and roof tiles on the western elevation of the building.

5.1.3.4 B2 and B3 are both small sheds with sealed eaves, sealed asbestos roofing and metal walls, all suboptimal features for roosting bat species. There were no roost features or openings for birds to enter.

5.1.3.5 B1 was assessed as having **low** roost suitability due to the missing ridge mortar, providing space for individual bats to use opportunistically. B2 and B3 were deemed to hold negligible suitability for roosting bats and negligible for nesting bird species. B2 and B3 were assessed as having a **negligible** suitability for both roosting bats and birds.

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Figure 3: Buildings.

5.1.4 Vegetated Garden

5.1.4.1 Much of the site is comprised of a sloped vegetated garden, inclining to the rear of the main property. An old stone wall at the back of the garden forms the boundary between the property and the land to the rear, though it is not considered an obstruction for commuting terrestrial species.

5.1.4.2 The slope of the garden, accompanied by the old stone wall at the top of the garden could both provide basking space for reptiles, as well as refugia for brumating reptile and amphibian (herpetofauna). The garden is connected to agricultural fields and hedgerows via the land to the rear. This connectivity could provide commuting habitat for smaller nocturnal animals, as the presence of canids may deter diurnal species.

5.1.4.3 Species which were recorded within this habitat include alpine lady's-mantle (*Alchemilla alpina*), autumn hawkbit (*Scorzoneroides autumnalis*), ling heather (*Calluna vulgaris*), male fern (*Dryopteris filix-mas*), prickly heath (*Gaultheria mucronata*), privet-like honeysuckle (*Lonicera ligustrina*), knapweed (*Centaurea nigra*), broom (*Cytisus scoparius*), cleavers (*Galium aparine*), Yorkshire-fog (*Holcus lanatus*) and perennial rye-grass (*Lolium perenne*).

5.1.4.4 It was noted in both the previous bat report by Gardner, J (2025), and by the

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tenants of the property that badgers were using the garden to commute to land adjacent to Greenhill Bank Road. The tenants of the property were also noted to have a dog, potentially affecting the use of the site by certain species.

Figure 4: Vegetated Garden.

5.1.5 **Introduced Shrub**

5.1.5.1 Two large patches of shrub are recorded within the garden habitat, separated by short sward grass. Two of the species in this habitat, rhododendron (*Rhododendron ponticum*) and cherry laurel (*Prunus laurocerasus*) are considered non-native invasive species, with rhododendron listed on schedule 9 of the Wildlife and Countryside Act 1981.

5.1.5.2 Species recorded within this habitat include rhododendron, cherry laurel, sawara cypress (*Chamaecyparis pisifera*), Lawson's cypress (*Chamaecyparis lawsoniana*) and holly (*Ilex aquifolium*).

5.1.5.3 This habitat, despite the presence of invasive species, provides suitable commuting space for both herpetofauna and small mammals. The dense bushes of rhododendron and cherry laurel could also be used by breeding bird species.

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Figure 5: Introduced Shrub.

5.1.6 **Individual Trees**

5.1.6.1 Three scattered trees were recorded on site, one medium and two small sessile oak (*Quercus petraea*). The two small oaks are situated within the garden habitat to the rear of the house, with the medium tree located next to the old wall that forms the western boundary of the site.

5.1.6.2 The trees in the habitat could provide breeding space for birds, although no active or historic nests were recorded during the survey.

5.1.6.3 The trees were also assessed at ground level for their suitability for use by roosting bats. No tree was recorded as demonstrating any features which may provide suitability for use by roosting bats. No further survey efforts for bats has been recommended with regards to the trees.

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Figure 6: Individual Trees


5.2 Desktop Survey Results

5.2.1 Three-hundred and twenty-five records were returned from WYES and forty-seven records from WYBG within the 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 returned from WYES and WYBG.

Species	Number of Records	Nearest Record	Notes
Bats	117 (WYES)	309m N	One hundred and seventeen records were returned pertaining to bats between 1997 and 2022: Seventy-four for *Pipistrellus* species, twenty-two for "bat species", eight for noctule (*Nyctalus noctula*), five for *Myotis* species, two for brown long-eared bat (*Plecotus auritus*), two for Daubenton's (*Myotis dabentonii*), two for Leisler's bat (*Nyctalus leisleri*), one for natterer's bat (*Myotis nattereri*), one for common pipistrelle (*Pipistrellus pipistrellus*), one for soprano pipistrelle (*Pipistrellus pygmaeus*) and one for whiskered bat (*Myotis mystacinus*).
	47 (WYBG)	335m NE	Forty-seven records were returned pertaining to bats from between 1990 and 2020: Sixteen for

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			common pipistrelles, fourteen for unidentified *Pipistrellus* species, thirteen for vesper bat species, two for brown long-eared bat, two for noctule, one for *Myotis* bats and one for an unidentified bat species.
Badgers	-	-	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	0	-	No records for European Hedgehog were returned
Otter	1	1755m NW	One record pertaining to otter was returned from 2020.
Water Vole	0		No records were returned for water vole.
Amphibians	0	-	No records were returned for amphibian species.
Reptiles	0	-	No records were returned for reptile species.
Other	-	-	The remaining records pertain largely to plant, bird, invertebrate, and other mammal, records.

5.2.2 Consultation with MAGIC returned four European Protected Species Mitigation (EPSM) Licences within the search radius from grid.

Table 4: EPSM Licenses returned.

Licence	Date(s)	Purpose	Species	Distance from Site
EPSM2009-863	Start: 24/04/2009 End: 30/06/2009	Unknown	Leisler's Bat	1698 meters west
EPSM2012-4393	Start: 11/10/2012 End: 01/10/2014	Unknown	Common Pipistrelle	1761 metres west
EPSM2010-2268	Start: 15/12/2010 End: 31/08/2011	Unknown	Common Pipistrelle	1895 metres north-west-west
2016-24318-EPS-MIT	Start: 29/06/2016 End: 28/06/2021	Destroy resting place	Common Pipistrelle	1919 metres north-west

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5.2.3 There was no data within the 2km search radius relating to surveyed ponds for great crested newts, nor is there data relating to the GCN risk zone that the site falls into.

5.3 Designated Sites

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

5.3.2 The site is recorded as falling within the outer impact risk zones for the Dark Peak Site of Special Scientific Interest (SSSI) and the South Pennine Moors Special Area of Conservation (SAC).

5.3.3 Consultation with WYES returned six Non-Statutory Designated Sites within the 2 km search radius from grid as listed below.

Table 5: Non-statutory Designated Sites within the Search Radius

Site Name	Designation	Distance from Site
Holme House Grasslands	Local Wildlife Site (LWS)	1328 metres east
Holme House Wood	LWS	1411 metres east
Scar Hole Quarry	Local Geological Site (LGS)	1709 metres south-east
Morton Wood	LWS	1775 metres south
Hall Acre Wood	LWS	1888 meters south-east-east
Hagg Wood	LWS	1945 metres north-east

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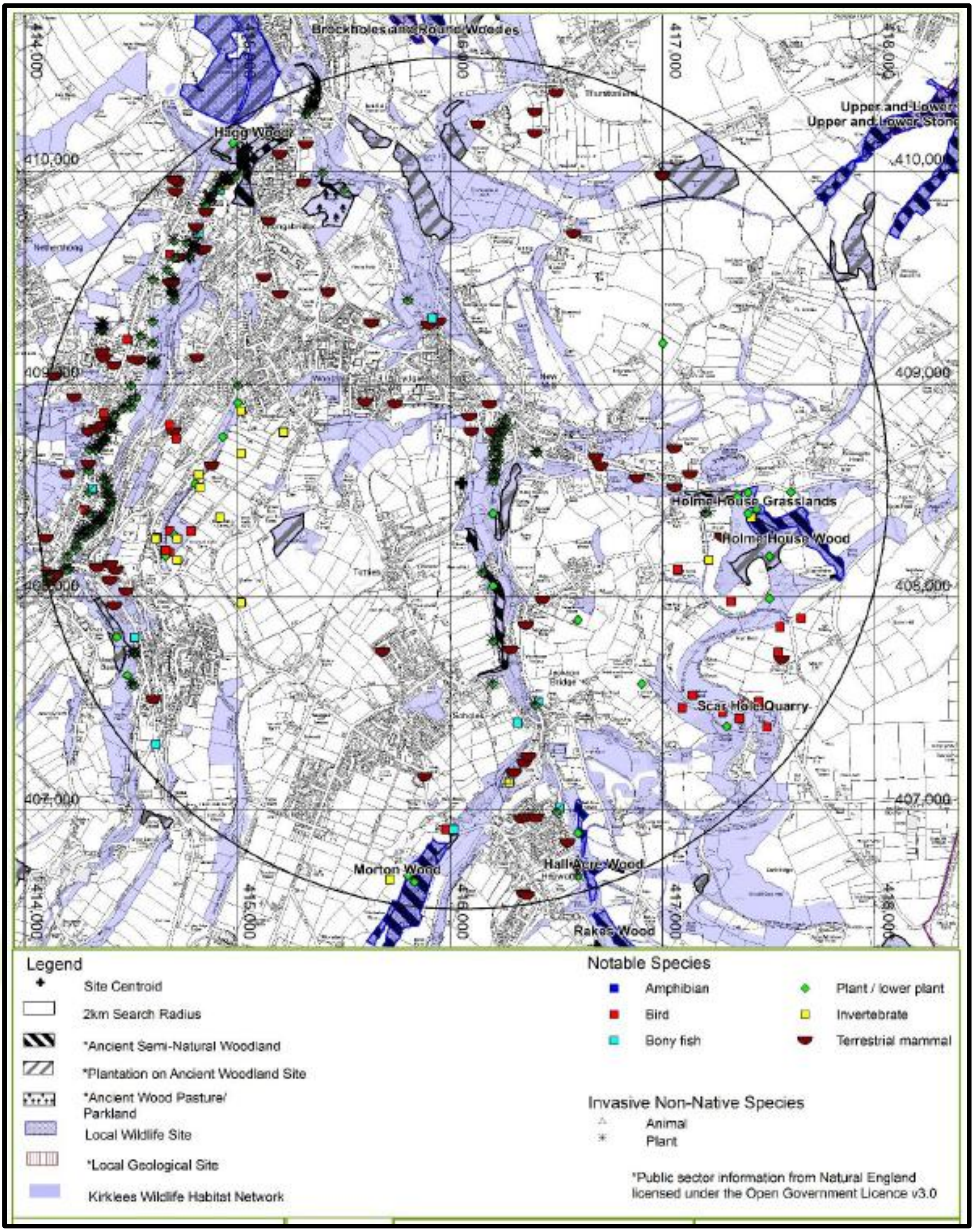
Figure 7: Non-statutory Designated Sites within the Search Radius



WYES (2026)

5.4 Priority Habitats

5.4.1 One priority habitat was recorded within the redline site boundary. Priority habitats recorded outside the redline site boundary but within the 2 km search radius are outlined below.

Table 5: Priority Habitats outside the Site Boundary but within the Search Radius

Habitat Type	Closest Compartment Distance from Site
Deciduous Woodland	118 metres east
Ancient Semi-natural Woodland	186 metres south
Ancient Replanted Woodland	198 metres east
Traditional Orchards	315 metres east
Lowland Meadow	1295 metres east
Ancient Wood Pasture	1380 metres north-west
Wood Pasture & Parkland	1538 metres south-east
Upland Heathland	1949 metres south-east

5.5 Protected Species

5.5.1 Breeding Birds

5.5.1.1 The buildings on site possessed no suitability for roosting birds, with sealed windows and roofing preventing access. The trees and introduced shrubbery on site provide suitable nesting space for breeding birds. There is no suitability for ground nesting birds considering the habitats on site and the occasional presence of a dog in the garden.

5.5.1.2 It is not understood at this time whether any trees or shrubs are proposed to be removed to facilitate the development of the site. Recommendations regarding potential impacts towards breeding birds have been provided in the conclusion of this report.

5.5.2 Bats

5.5.2.1 No presence of bats was recorded at the time of survey. No field sign evidence suggesting the use of the site by bats was recorded at the time of survey. Missing mortar was present beneath the ridge tiles, providing space for individual bats to use. No trees on site possessed any PRF-Is.

5.5.2.2 B1 was therefore assessed as offering "Low" potential for roosting bats, and all remaining buildings on site as "Negligible".

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5.5.2.3 A separate bat survey was conducted by John Gardner on 26th August 2025. This report concluded that, whilst bats were recording commuting within the boundaries of the site, no emergences were detected, and the site is unlikely to support roosts of any kind.

5.5.2.4 Further recommendations regarding bats will be included in the conclusions of this report.

5.5.3 Eurasian Badger

5.5.3.1 No presence of Eurasian badger was recorded within the site at the time of the survey, however both the tenants of the property and a previous report (Gardner, J. 2025) noted badgers to be using the site for commuting.

5.5.3.2 As presence had been confirmed in a separate ecological report, a thirty-metre buffer around the red line boundary was surveyed for setts and badger field signs. Badger hair was recorded on a barbed fence to the west of the site boundary, indicating recent use; several mammal paths were also recorded in this area.

5.5.3.3 Any works on site have the potential to disturb badger commuting, however, no direct impacts towards badger are predicted. No further survey effort has been recommended.

5.5.3.4 Further recommendations regarding badger will be included in the conclusions of this report.

5.5.4 European Hedgehog

5.5.4.1 No presence of hedgehog was recorded within the site. No field sign evidence suggesting the use of the site by hedgehog was recorded at the time of the survey.

5.5.4.2 The site is deemed to offer a residual level of suitability for use by hedgehog. To the east the site is bordered by a main road with a drop slope on the adjacent side and to the west a high wall, both features that reduce the suitability of the site for commuting hedgehog. Hedgehogs could use the site for commuting, although the likelihood is low.

5.5.4.3 Any potential impacts towards hedgehogs are considered able to be mitigated for with the implementation of general precautionary methods during the development of the site. No further survey effort is proposed for this species.

5.5.5 Riparian / Aquatic Mammals

5.5.5.1 No presence of Eurasian otter or European water vole was recorded within the site. No field sign evidence suggesting the use of the site by these species was recorded at the time of the survey. There were limited records returned for both otter and water vole.

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5.5.5.2 The New Mill Dyke is situated approximately 130m east of the site boundary, however, this is greater than the buffer required for riparian mammal consideration. A road and steep dropped verge intersect this distance and there are no watercourses to the west of the site.

5.5.5.3 No direct or indirect impacts towards these species are anticipated. No further survey effort has been recommended.

5.5.6 Amphibians and Reptiles (Herpetofauna)

5.5.6.1 No amphibians or field sign evidence suggesting the presence of any such species was recorded on site during the survey. No reptiles or field sign evidence suggesting the presence of any such species was recorded on site during the survey.

5.5.6.2 The old wall to the rear of the garden, along the site's western boundary provides refugia for brumating reptiles, more specifically the holes between the stones. These spaces provide cover and refuge from both predators and frost during periods of torpor.

5.5.6.3 The New Mill Dyke runs 130m to the east of the site, however, a road and a steep dropped verge intersect this distance and would likely limit the use of the site as a commuting corridor. Considering the scope of the works and the distance of the dyke away from the site boundary, it is unlikely that there will be any direct impacts on herpetofauna.

5.5.6.4 No direct impacts towards amphibians are considered for this development. No further survey effort for these species is required at this stage. However, precautionary measures are recommended to mitigate any residual risks towards this species.

5.5.7 Other species

5.5.7.1 The site does not support suitable habitat for any other protected or significant fauna, such as barn owl (*Tyto alba*), brown hare (*Lepus europaeus*), dormouse (*Muscardinus avellanarius*), 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 search radius.

6.1.2 The site is recorded as falling within the outer impact risk zones for the Dark Peak Site of Special Scientific Interest (SSSI) and the South Pennine Moors Special Area of Conservation (SAC). With consideration to the listed concern for the impact zone as well as the separating distances between the development site and the SSSIs, no impacts are predicted, and no consultation with Natural England is

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deemed necessary.

6.1.3 Six Non-statutory Designated Sites were recorded within the search radius; the closest being the Holme House Grassland LWS, located approximately 1328 metres east.

6.1.4 With consideration to the scale and scope of the proposed development at the site, no direct or indirect impacts towards any designated sites are anticipated.

6.2 Habitats and Vegetation

6.2.1 No priority habitats were recorded within the redline site boundary. Eight priority habitats were recorded within the 2 km search radius. No impacts towards any priority habitat outside the site are anticipated for this development.

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

6.2.3 No confirmed protected or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded on site.

6.2.4 One non-native / invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded on site – Rhododendron (*Rhododendron ponticum*).

6.3 Recommendations for Further Surveys / Mitigation

6.3.1 Birds

6.3.1.1 It is recommended any clearance of the trees and vegetation is conducted outside of the breeding bird season which is typically recognised as March to September (inclusive).

6.3.1.2 Should these timings not be feasible, then a walkover survey / breeding bird check should be conducted in advance of the impactful works to ensure there is no breeding bird activity before the removal or disturbance. A breeding bird check will be valid for 48 hours given the highly mobile nature of birds; the impactful works should be fully completed within this timeframe following a breeding bird check.

6.3.1.3 Should birds of any species be recorded nesting, breeding, or attempting to breed, then a suitable buffer should be erected as advised by a suitably qualified ecologist. The buffer should be retained until breeding has ceased and the young have fledged.

6.3.2 Bats

6.3.2.1 One building (B1) on site has been assessed as offering a low level of bat roost suitability. Sections of missing mortar present under the west-facing ridge tiles provide potential roosting habitat for bats.

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6.3.2.2 Considering the findings of both the PRA survey and the bat survey previously conducted in August 2025, Gardener, J (2025) – it is unlikely bats are using the property for roosting purposes. No further survey effort for B1 is recommended. The previous survey report is valid for eighteen months from issue, should no works commence on the building until after this time has passed, another survey may be needed.

6.3.2.3 None of the trees were assessed as offering any bat roosting potential, no further surveys on trees are recommended.

6.3.3 Precautionary Methods Statement

6.3.3.1 With respects to the site and its habitats, there is considered a residual potential for hedgehogs, herpetofauna and small mammals during the works on site.

6.3.3.2 Any works on site have the potential to disturb badger commuting, however no direct impacts towards badger are predicted. Whilst no further survey effort is recommended, precautionary methods should be considered.

6.3.3.3 A precautionary method statement is recommended to mitigate any potential impacts towards any protected species including badger, hedgehogs, and amphibians, during the construction phase of the site. This is particular for any clearance of the introduced shrubs or the old wall on site.

6.3.3.4 These measures will include precaution and care to be taken during the clearing of the introduced shrub or the old wall, which should be done by hand. Any open holes or trenches are to be covered when not in use. A designated person is to check any open holes, trenches or any piles of equipment each morning for small animals that may have become trapped or are using equipment as refuge overnight. A simple measure such as a plank of wood placed into holes and trenches, can allow small animals to escape.

6.3.3.5 If a common amphibian or hedgehog is located on site, the animal can be gently removed with gloved hands and transported to adjacent woodland habitats to the west of the site, out of harm's way. If a great crested newt, badger sett or bird nest is located on site, all works must cease, and an ecologist be consulted immediately.

6.3.4 Non-native / Invasive Species Control

6.3.4.1 It is unknown if the non-native / invasive species, Rhododendron (*Rhododendron ponticum*), present on-site is to be removed or disturbed as part of the development. Cherry laurel (*Prunus laurocerasus*) was also noted as an invasive species, although this species is not officially listed on Schedule 9 of the Wildlife and Countryside Act 1981, it is still considered invasive.

6.3.4.2 Such species are able to spread easily. It is the client's responsibility to ensure that these species do not spread beyond their current area, as noted within the

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Environmental Protection Act (Duty of Care) Regulations.

6.3.4.3 Should removal be required, it is recommended that precautions are made to prevent the spread of the species and reduce the risk to local biosecurity. The removal will require the entire root systems to be removed to prevent the species regrowing and berries collected. All plant material of each genus must be kept within itself when removed from its rooted location.

6.3.4.4 The removed material can be burnt or buried on-site (subject to conditions) or otherwise disposed of at a registered landfill. More details can be found within the government Regulatory Position Statement 178.

7 Biodiversity Enhancement & Biodiversity Net Gain (BNG)

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:

- Bird and bat boxes incorporated into the development scheme to provide roosting provisions for the wider area.
- Boundary features should be made permeable to small terrestrial mammals such as hedgehogs.
- A planting scheme should be implemented within the scheme to create 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 12th 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 When the landscaping plans are finalised for this development, it is recommended that a biodiversity net gain survey is conducted.

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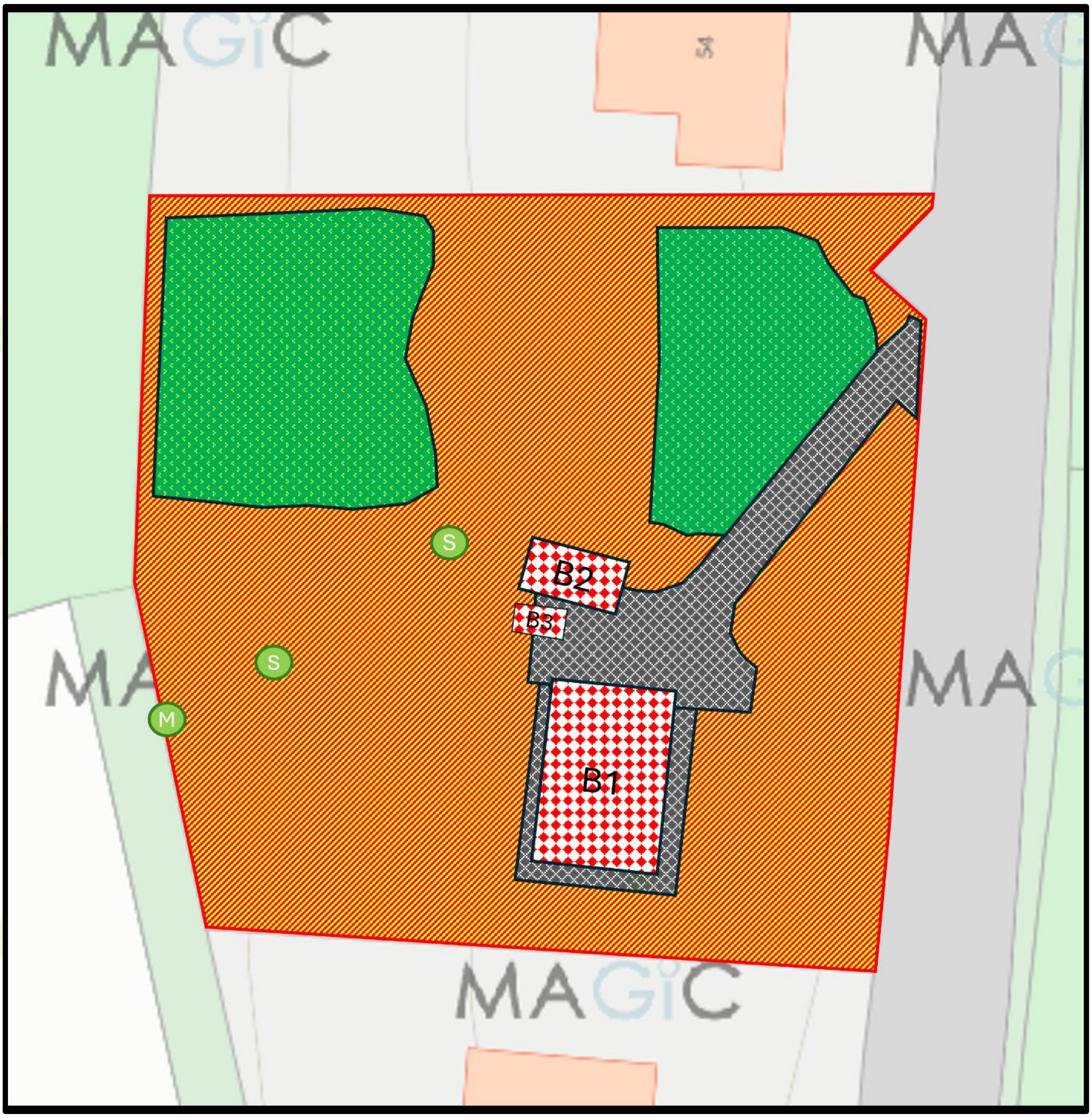
Appendix One: Phase One Habitats Map



Appendix One Habitat Key	
	Redline Development Boundary
	Building
	Developed Land Sealed Surface
	Introduced Shrubs
	Vegetated Garden

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●	Individual Trees (*suitable breeding bird habitat*)

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Appendix Two: Species list

Vernacular	Taxon
Flora	
Alpine Lady's-mantle	*Alchemilla alpina*
Autumn Hawkbit	*Scorzoneroides autumnalis*
Bramble	*Rubus fruticosus*
Broom	*Cytisus scoparius*
Cherry Laurel	*Prunus laurocerasus*
Cleavers	*Galium aparine*
Common Groundsel	*Senecio vulgaris*
Common Ragwort	*Jacobaea vulgaris*
Dogrose	*Rosa canina*
Foxglove	*Digitalis purpurea*
Hairy Bittercress	*Cardamine hirsuta*
Holly	*Ilex aquifolium*
Privet-like Honeysuckle	*Lonicera ligustrina*
Lawson's Cypress	*Chamaecyparis lawsoniana*
Ling Heather	*Calluna vulgaris*
Male Fern	*Dryopteris filix-mas*
Prickly Heath	*Gaultheria mucronata*
Rhododendron	*Rhododendron ponticum*
Sawara Cypress	*Chamaecyparis pisifera*
Sessile Oak	*Quercus petraea*
Wall Barley	*Hordeum murinum*
White Stonecrop	*Sedum album*
Yorkshire-fog	*Holcus lanatus*

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