

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Grandstand Autos, Mark Street, Paddock, Huddersfield, Kirklees, HD1 4ST

Client:

Smith Rodgers

Survey date:

22nd October 2025

Project:

This report is prepared to inform a planning application with the Kirklees Council. The proposal is described as:

‘Change of use from Commercial to Residential to erect a two-storey terrace block’

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025](#).

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2025](#).

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
The survey site is centred on National Grid Reference SE 13080 16348 and has an area of approximately 0.03ha. The site comprises one commercial building (B1) a disused car sales garage with a small forecourt. The site is boarded with palisade fencing along the northern boundary, wooden fencing along the eastern boundary and a red brick terrace block along the western boundary. It is situated within a residential estate to the ~1.45km west of Huddersfield town centre. Adjacent to site is the TransPennine railway line, the railway is boarded by a stone wall. Its immediate surroundings are predominately urban, with residential and commercial estates to the east, south and west. Beyond the railway line to the north aerial imagery shows the local landscape to have a woodland character, with a small area of woodland known as Gledholt wood. Water bodies can be found nearby, such as the river Colne located ~0.35km to the southeast. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.					
Survey Details					
The site survey was undertaken by Katie Whitfield BSc (Hons) MSc, Graduate Ecologist, Accredited on Natural England Bat License (details on request) and accredited on Natural Resources Wales Level 1 Great Crested Newt License (details on request).					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (km/h)	Rain
22/10/2025	11	72	30	14	None
Executive Summary					
• A BNG exemption statement is required • One bat survey is recommended during the optimal bat season (May-Aug) to determines the presence/absence of roosting bats. • Precautionary working methods will be required for birds, and hedgehogs. • A low impact lighting strategy will be implemented to reduce disturbance to commuting bats. • Enhancements are outlined in the relevant tables below.					
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. There were no specific limitations to the survey.					

Ecological Survey Factor	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Conclusion, Impact or Recommendations	
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, pond map in appendix 3, PRA map in appendix 4, proposal plan in appendix 5 and photos in appendix 6). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
Summary of Survey Findings (UKHab codes used)	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1b – Developed land/sealed surface</u> Area surrounding B1 is comprised of tarmacked hardstanding, formally used as a forecourt when the garage was in operation. Condition assessment N/A <u>u1b5 – Buildings</u> A former garage (B1) is located within the site. It is a red brick-built structure with a steel corrugated roof. The front of the building is of timber construction with large doors, boarding and panelled windows. This building is further described in the section called 'bats'. Condition assessment N/A <u>u1c – Artificial unvegetated, unsealed surface</u> Two small areas of unsealed surface are present within the forecourt area. Along the northwestern site boundary within the section of artificial unsealed surface there is some vegetation growth present (<5%). Species present within the unsealed surface areas include: Creeping thistle <i>Cirsium arvense</i> (O) and common nettle <i>Urtica dioica</i> (O). Condition assessment N/A <u>u1e – Built linear features</u> To the northern site boundary, separating the site from the road is metal palisade fencing. Along the eastern boundary there is a wooden fence, separating the site from the neighbouring dwelling. The wooden fence features overhanging vegetation that is growing within the neighbouring property. The vegetation is predominately ornamental shrubs featuring English Ivy <i>Hedra helix</i> (F). Both fences appear to be in good condition. Gaps are evident underneath the metal fencing on the northern boundary. Condition assessment N/A

	Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~0.25km to the northeast, with a second patch of LMDW ~0.30km to the northwest. The site provides no connectivity to these patches of woodland given the lack of vegetation presence. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Further priority habitats are present within 2km of the site including lowland dry acid grassland ~1.85km southwest, with a second patch ~1.90km northwest. Further priority habitats are present within 2km of the site, including mosaic habitat (~0.77km east), wood pasture and parkland (~0.55km northeast), and traditional orchards (~1km northeast).
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of 0.03ha of habitat comprised of buildings, sealed and unsealed surfaces. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None required Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. The project is unlikely to trigger the requirement for a biodiversity net gain assessment as it falls under one of the exemptions (state exemption - less than 25m² of habitat being impacted). A BNG exemption letter may be required.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There is one statutory site within 2km of the site, as detailed below:

	• Gledholt woods (LNR) - ~0.25km northeast - is an area of semi-natural woodland in Huddersfield, West Yorkshire. It contains a variety of native tree species, including oak, sycamore, and beech, with an understorey of hazel and holly. The woodland floor supports seasonal plants such as bluebells and wild garlic, providing valuable habitats for birds, bats, and invertebrates. The site forms part of an important green corridor in the area and plays a key role in supporting local biodiversity and ecosystem health. The site lies within the impact risk zone for Dark Peak (SSSI). Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from West Yorkshire Ecological Service.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites For SSSI sites The site lies within the impact risk zone for Dark Peak (SSSI). The proposed development type is not listed as a possible high risk for this designation. Natural England do not need to be consulted on proposed developments at this location as they are unlikely to have a harmful effect on terrestrial Sites of Special Scientific Interest (SSSIs) and the Special Areas of Conservation (SACs), Special Protection Areas (SPAs) or Ramsar sites that they underpin.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.

Invertebrates																												
Summary of Survey Findings		The overhanging vegetation (ornamental shrubs) along the fence on the eastern site boundary likely provides common invertebrates with opportunities to forage and shelter, albeit limited. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.																										
Foreseen Impacts		The overhanging vegetation is likely to be cut back during the proposed works. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.																										
Recommendations		No further surveys. Suggested biodiversity enhancements The incorporation of bee bricks (e.g. Ibstock BeeHabitat or similar alternative brand) into the fabric of the new dwellings would provide sheltering opportunities for pollinators. These should be installed 0.5m above ground level on a south-facing elevation with no obscuring vegetation. The site could be further enhanced via the provision of native wildflowers or wildflower turf, which would provide foraging opportunities for invertebrates.																										
Bats																												
Summary of Survey Findings		EPSL data and local records A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are five EPSLs within a 2km radius of site as detailed below: <table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2014-856-EPS-MIT</td><td>Common pipistrelle</td><td>~1.30km southwest</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2011-3176</td><td>Common pipistrelle</td><td>~1.75km east</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2009-1162</td><td>Common pipistrelle</td><td>~1.75km southeast</td><td>Destruction of a resting place</td></tr><tr><td>2014-1010-EPS-MIT</td><td>Common pipistrelle</td><td>~1.65km northwest</td><td>Destruction and damage of a resting place</td></tr><tr><td>EPSM2012-5292</td><td>Common pipistrelle</td><td>~1.65km northwest</td><td>Destruction of a resting place</td></tr></table>			EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2014-856-EPS-MIT	Common pipistrelle	~1.30km southwest	Destruction of a resting place	EPSM2011-3176	Common pipistrelle	~1.75km east	Destruction of a resting place	EPSM2009-1162	Common pipistrelle	~1.75km southeast	Destruction of a resting place	2014-1010-EPS-MIT	Common pipistrelle	~1.65km northwest	Destruction and damage of a resting place	EPSM2012-5292	Common pipistrelle	~1.65km northwest	Destruction of a resting place
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		There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats within the site are considered to offer limited foraging and commuting opportunities for bats. Overhanging vegetation, comprising ornamental shrubs in the neighbouring garden to the east along the fence line, may provide suitable																										

			microclimatic conditions that support common invertebrate species. However, the primary on-site habitats, including buildings and both sealed and unsealed surfaces, are assessed as offering negligible value for invertebrates. Scattered trees within adjacent gardens may act as ecological stepping stones, linking the area to more suitable habitats in the wider landscape. Therefore, it cannot be fully discounted that bats may forage or commute within the local vicinity of the site. Roosting habitat [Buildings] Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. There is one building on site; garage (B1). The building is subject to change of use from commercial to residential including the demolition of B1 and erection of a two-storey terrace block. No evidence of roosting bats was identified on or within B1.
B1 Building description			Photographs
<u>Summary</u> B1 is a former red brick-built single storey garage. It is located to the rear of the site forming the southern and western boundaries of the site. The front of the building is of timber construction with large timber clad doors and panelling. Between the doors and panelling there is a row of panelled windows. The roof is made up of steel metal corrugated sheeting externally and is internally lined with timber clad. Internally there are some supporting structural steel beams. The external structures present suitable bat roosting and access features under timber boards, eaves and missing mortar in the brickwork. The building is to be demolished. No evidence of bats was observed within B1. Overall B1 is considered to offer ‘low’ habitat value.			
Feature	Materials	Condition/description/suitability	Photograph(s)

Walls	Timber to the north, brick built on the east, south and western elevations	Condition/description Section of lifted board above the panelled windows including a section of raised board on northwestern corner where the timber board meets the red brick. Missing mortar within the brickwork, most particularly on the northwestern corner where the timber board meets the red brick. Suitability/access/evidence of bats Raised external boards and missing mortar provide ideal roosting habitat for crevice dwelling bats. These features are not deemed likely to provide access to the whole roof structure and as such would only support a low number of bats. No evidence found but recent and current rain would wash this away externally.	 Raised board to left, and missing mortar to right on the north/north-western elevation.
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Roof	Steel corrugated sheeting	Condition/description Flat roof that cat slides to the southern elevation. The roof features skylights allowing natural light to spill into the building. Internally the roof is lined with timber. Suitability/access/evidence of bats The roof appears to be in good condition with no cracks externally. Metal sheeted roofs are unsuitable for roosting bats as they are unable to sustain a stable temperature.	 Western elevation of B1.
Eaves	Overhanging	Condition/description Overhanging eaves on the eastern and western elevations. Gaps present under eaves on the southern elevation. Suitability/access/evidence of bats Gaps under eaves could accommodate crevice dwelling bats. This feature may provide access to the wider structure of B1, however, is deemed unlikely to support a high number of bats due to the steel corrugated roof not providing a stable temperature. No evidence found but recent rain	

		would wash this away externally. Provides possible bat access into the brickwork where missing mortar/crevices are present. Could support roosts of low numbers of crevice dwelling bats.	 Gaps under eaves on the southern elevation.
Barge boards/fascia boards	N/A	N/A	N/A
Window/doors frames and lintels	Timber	Condition/description There are gaps present above/under the timber doors and a small gap in the centre. A small crack is present in one of the central panelled windows, all of which are found on the northern elevation. The remaining windows are tight fitting.	

		Suitability/access/evidence of bats The gaps and cracked window allow internal access to the building. Internally the building would be unsuitable for void and crevice dwelling bats due to the lack of stable dark spaces and lack of suitable roosting features within.	 Gaps above door and crack within panelled windows on the northern elevation.
Internal	Steel rafters and ridge beam. Open floor to ridge.	Condition/description Internal space measures approx. 15m long, 9m wide, floor to ridge height approx. 8m. Humidity – 56.7% Temperature – 8.5°C Internal space is open from the floor to ridge. There is a small boarded room that once functioned as a 'spray' room when the garage was in operation. The roof is supported by steel rafters and ridge beams.	

	The roof is lined with timber clad. When in operation the building operated as a body works garage, experiencing regular disturbance from noise and lighting, the building is currently disused and as such is not currently subject to disturbance. However, if bats are used to the previous level of disturbance, it would not prevent them from roosting. A gap in the timber beams is evident to the south of B1, whereby the steel corrugated roof can be seen. Suitability/access/evidence of bats The steel rafters and beams are in good condition providing no suitable features for crevice or void dwelling bats. The gap within the timber lining could allow a large number of bats to access the internal structure via the gap noted under the eaves on the south elevation, however, the lack of stable dark spaces and suitable crevices within makes it unsuitable to support both void and crevice dwelling bats. Gaps noted under eaves, could provide access to the wider roof structure within the timber lining, which could offer value for maternity roosts, however, the roof comprises steel corrugated sheets providing a lack of stable temperatures. Further, the surrounding landscape comprises predominantly urban residential dwellings in all directions. This offers limited foraging and commuting opportunities for bats and therefore reduces the likelihood of the building supporting a maternity roost, as such roosts require close access to good quality foraging habitat to meet the energetic demands of raising young. Furthermore, the absence of nearby European Protected Species	 Internal space of B1.
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		Licence records (closest ~1.3km away) indicates limited evidence of maternity roosts within the immediate area. Collectively, these factors support the assessment that the building is of low value for maternity roosts.	
<i>Foreseen Impacts</i>	Roosting habitat [Buildings] The proposed development will result in the demolition of this building. This could result in the destruction of any bat roosts present and could cause disturbance, death or injury to bats. Foraging and commuting habitat The proposed development will not result in the removal of any habitats which could be used by foraging or commuting bats and as such will be inconsequential for bats. Artificial lighting		

Gap in timber lining to the south of B1.

	The proposed development may lead to an increase in the amount of current lighting of surrounding habitats without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat [Buildings] One bat emergence/re-entry survey is required on B1 during the active bat season (May – September) to confirm presence/likely-absence of bats roosting in or on the building. This survey visit should be completed during the optimal survey period mid-May to August inclusive. Sub-optimal: early May and September, would require greater justification of timing e.g., weather conditions, known local bat activity. Two surveyors are required to provide full coverage of the building's elevations to look for emerging/re-entering bats. All surveyors should be supported by night vision aids (NVA). One additional unmanned infrared camera should also be employed as part of the survey to cover the full extent of all access points into B1. Lighting mitigation may be required based on the outcome of the 'dusk' bat survey. If any bat roosts are confirmed from this survey schedule, a bat licence would be required to demolish the buildings as it would involve the destruction of roosts. This is applied for with the help of a class 2 licensed bat ecologist after planning permission is granted, but before commencement of works. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting Suggested biodiversity enhancements Enhancements are dependent on the outcome of further surveys.
Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1, however the building is considered suitable for nesting for species such as House sparrows. Trees and vegetation

	No bird nests were identified on site however the overhanging vegetation along the fence on the eastern boundary offers nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees The demolition of B1 and clearance of overhanging vegetation could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Any building or vegetation removal works should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged or an ecologist has confirmed the nesting attempt has concluded. Precautions should be taken with machinery and noise levels when working close to any retained nests or retained vegetation so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged or an ecologist has confirmed the nesting attempt has concluded. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements

	The installation of a minimum of 'two' bird boxes on the newly created dwellings will provide additional nesting habitat for birds e.g. • Schwegler No 17 Swift Nest Box (buildings) • Schwegler 1SP Sparrow Terrace (buildings) • Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data and local records A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data (and biological records data if obtained) A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 2km of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds on site but present within 500m There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of two ponds within 500m; the ponds (P1) is located ~0.30km northwest of the site and is situated within Gledholt woods on the far side of the TransPennine railway line. Although railway lines are not a barrier to dispersal, this railway line is boarded by a large stone-built wall, as such this feature is likely to represent a significant barrier to dispersal. The second pond (P2) is also

	located over the railway line, ~0.40km of site. This barrier and the sites lack suitable habitat eliminates connectivity to the site for great crested newts. A pond map showing approximate pond locations is provided in Appendix 3. Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing offer sub-optimal habitat for terrestrial amphibians. Given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub as well as a lack of access onto the site due to the presence of metal/wooden fencing and no opportunities to dig under such fencing due to the presence of hardstanding beneath. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data and local records A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site.

	Habitat suitability The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	Hedgehogs are known to utilise urban landscapes, particularly within urban gardens for foraging and commuting purposes. Residential dwellings with associated gardens are found adjacent to the east, south and west of the site, providing suitable opportunities to forage and commute. Although the site is surrounded by artificial lighting which may disturb hedgehogs, it cannot be wholly discounted that hedgehogs will enter the site for transient periods, particularly due to the access gaps beneath metal fencing on the northern boundary.
<i>Foreseen Impacts</i>	~0.03 of habitat consisting of; buildings and sealed/unsealed surface will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: - Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. - Installation of hedgehog houses in shady areas. - Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Habitat map



Appendix 2: Location map



Appendix 3: Pond map

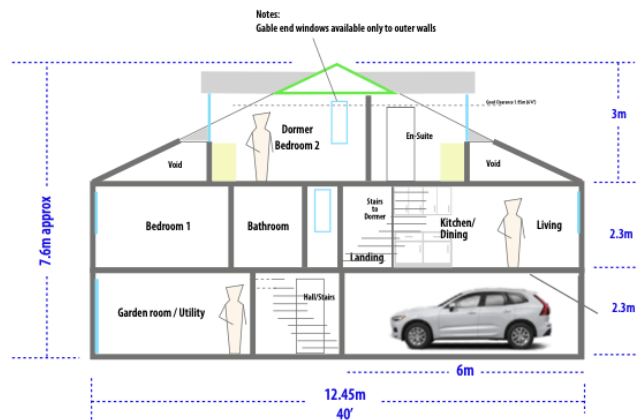
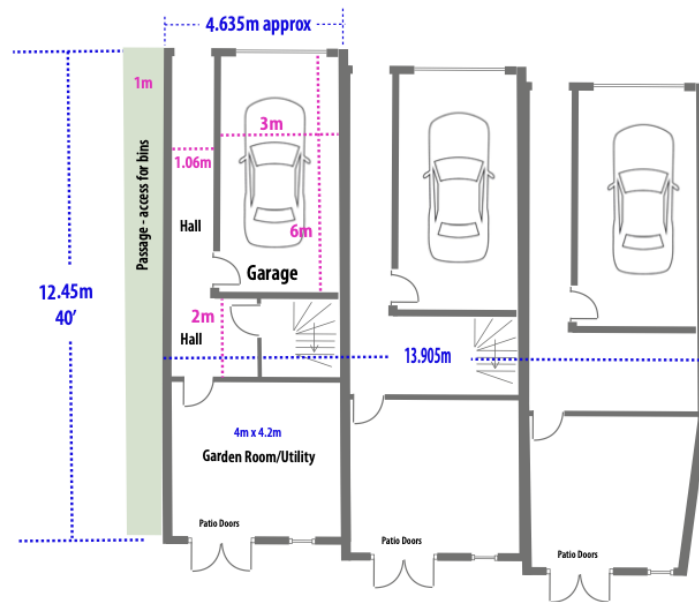


Appendix 4: PRA plan

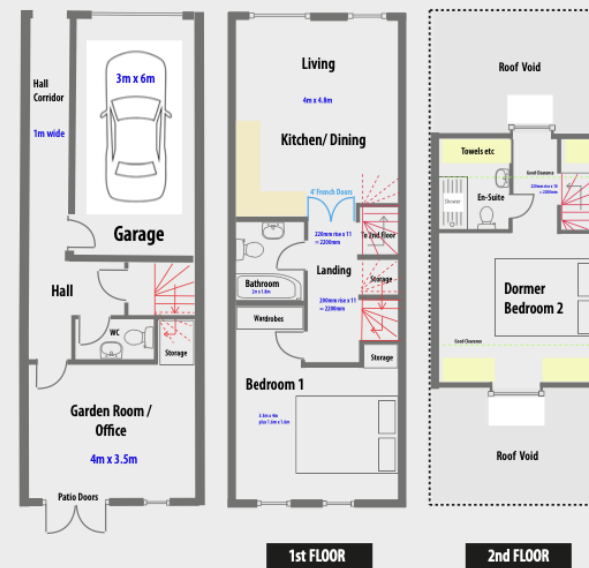
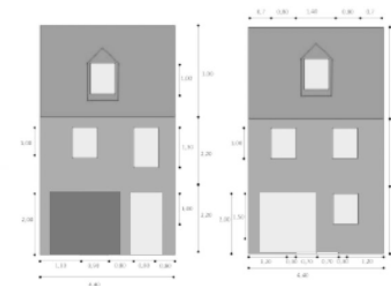


Appendix 5: Proposed plans





OPTION ground floor WC



Notes:
2 outer houses could have small vertical windows for light into Hallway/garage

Appendix 6: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: The disused garage (B1)
Developed land sealed surface	
Photograph	Description



Figure 2: Former forecourt to the front of B1

Artificial unsealed surface

Photograph		Description
		Figure 3: Area of unsealed surface with <5% vegetation growth
Built linear features		
Photograph		Description

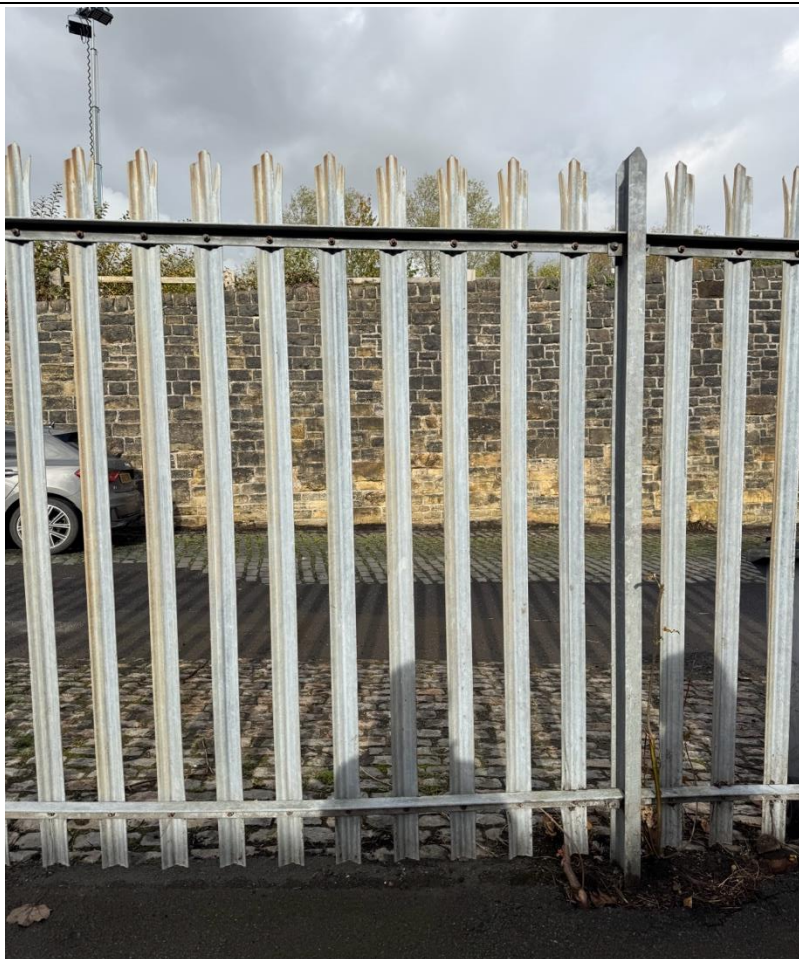


Figure 4: Metal palisade fencing along the northern boundary



Figure 5: Wooden fencing along the eastern boundary

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