Woodward Court, Mirfield – Ecological Impact Assessment

Bellway Homes

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Executive Summary

Cura Terrae Land & Nature (Cura Terrae) was commissioned in December 2025 by Bellway Homes to undertake an Ecological Impact Assessment (EcIA) for a circa 4.7-hectare (ha) area of land east of Woodward Court, Mirfield, West Yorkshire, WF14 0PR (central Ordnance Survey National Grid Reference: SE 20974 21050), hereafter referred to as 'the Site' and as annotated in Figure 1.

Site proposals have been taken from Parker Reel Architectural *'Site Layout – Woodward Court, Mirfield'* (Drawing no: 2520-SI-02F, Revision F, dated November 2025) and Golby & Luck Landscape Architects *'Woodward Court, Mirfield – Landscape Masterplan'* (Drawing no: GLY0209 MP01A, Revision A, dated November 2025), hereafter referred to as 'the Proposed Development', and include the construction of 75 residential units with associated gardens, road and parking infrastructure.

Ecological features present at the Site include habitats, species, and natural capital services of up to local value, comprising hedgerows, lines of trees, common amphibians, badgers, bats, birds, invertebrates, reptiles, and hedgehogs, as well as associated supporting, provisioning, regulating, and cultural services.

The production of a Construction Environmental Management Plan (CEMP) (Cura Terrae, 2024c) has set out the required mitigation measures for common amphibians, badgers, bats, nesting birds, reptiles, hedgehogs, and invasive non-native species (INNS), including pre-works checks and sensitive vegetation clearance. In combination with the production of a Sensitive Lighting Strategy (or equivalent) to protect nocturnal wildlife, and an appropriate habitat management plan (Landscape Ecological Management Plan (LEMP) and/or Habitat Management and Monitoring Plan (HMMP)) secured via planning condition, these measures are expected to reduce the residual significance of impacts on these ecological features to no greater than neutral.

The Species Enhancement Strategy for the Proposed Development, to be secured via planning condition, will include integrated bat boxes, swift bricks, bee bricks and insect towers, habitat piles for reptiles and amphibians, hedgehog houses, and hedgehog-friendly "highways" in fencing, providing overall ecological enhancement at the Site post-development.

1. Introduction

1.1 Background

1.1.1 Cura Terrae Land & Nature (Cura Terrae) was commissioned in December 2025 by Bellway Homes to undertake an Ecological Impact Assessment (EcIA) for a circa 4.7-hectare (ha) area of land east of Woodward Court, Mirfield, West Yorkshire, WF14 0PR (central Ordnance Survey National Grid Reference: SE 20974 21050), hereafter referred to as 'the Site' and as annotated in Figure 1.

1.1.2 Site proposals have been taken from Parker Reel Architectural *'Site Layout – Woodward Court, Mirfield'* (Drawing no: 2520-SI-02F, Revision F, dated November 2025) and Golby & Luck Landscape Architects *'Woodward Court, Mirfield – Landscape Masterplan'* (Drawing no: GLY0209 MP01A, Revision A, dated November 2025), hereafter referred to as 'the Proposed Development'. The Proposed Development includes the construction of 75 residential units with associated gardens, road and parking infrastructure. Areas of greenspace will be created along the north, south and eastern extents of the Site, including an attenuation pond. Most of the vegetated habitats on Site will be lost to facilitate the development with the retention of hedgerows and individual trees.

1.1.3 Cura Terrae has assisted Bellway Homes with ecological matters relating to the Site as detailed within the following:

- Preliminary Ecological Appraisal (PEA) – *'Woodward Court, Mirfield – Preliminary Ecological Appraisal'*, Ref: 25566 V1.0, Dated September 2025 (Cura Terrae, 2025a).
- Biodiversity Net Gain Assessment (BNGA) (Design Stage) – *'Woodward Court, Mirfield – Biodiversity Net Gain Assessment'*, Ref: 25895 V2.0, Dated November 2025 (Cura Terrae, 2025b).
- Construction Environmental Management Plan (CEMP) *'Woodward Court, Mirfield – Construction Environmental Management Plan',* Ref: 26095 V1.0, Dated December 2025 (Cura Terrae, 2025c).

1.1.4 The results of the PEA and other reports will be referenced where appropriate within this report.

1.1.5 The purpose of this EcIA is to identify and evaluate the ecological value of relevant ecological receptors, to characterise the potential impacts of the proposed development that may result in biophysical changes to those receptors, and to identify appropriate mitigation measures. The assessment then determines the significance of any residual effects on designated sites, habitats and species protected under UK and European nature conservation legislation. This includes those within the Wildlife & Countryside Act (WCA) 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 (as amended) and the Natural Environment and Rural

Communities (NERC) Act 2006. Full details of legislation relating to those habitats and species discussed within this report can be found at: http://www.legislation.gov.uk.

1.1.6 This EcIA has been compiled with reference to the National Planning Policy Framework (NPPF) (DLUHC, 2024), Kirklees Local Plan (Kirklees Council, 2019) and Kirklees Local Biodiversity Action Plan (Kirklees Council, 2009).

1.1.7 This report details the findings of the data consultation and ecological walkover survey carried out in August 2025. The methodologies employed and survey findings are described along with an evaluation and assessment of the ecological value of the Site. This report will also assess the potential impacts of the construction and operational phases of the proposals on the ecological features identified on the Site and the significance of the impacts, along with cumulative impacts of other relevant developments. Any requirement for further survey work and/or mitigation/enhancement is also detailed as required.

1.2 Quality Assurance

1.2.1 The EcIA report was completed by Senior Ecologist James Storey BSc MSc MCIEEM.

1.2.2 Principal Ecologist Rebecca Jenkins BSc (Hons) MSc has reviewed this report in accordance with Curra Terrae's Quality Assurance policy.

1.2.3 The report was approved by Head of Ecology, Stuart Ireland BSc (Combined Hons) MCIEEM CEnv.

2. Methodology

2.1 Overview

2.1.1 This EcIA has been undertaken in accordance with current industry guidance (CIEEM, 2024) to identify and assess ecological features that may be affected by the proposed development. The methodology comprises a desk-based data consultation and an ecological walkover survey, informed by a defined Zone of Influence (ZoI) reflecting the scale and nature of the proposals.

2.1.2 The ZoI represents the area over which ecological features may be affected by biophysical changes resulting from the proposed development. Based on the scale and nature of the project, the ZoI is not expected to extend beyond 2 kilometres (km) from the Site for any ecological features. Accordingly, a 2 km search buffer was applied to collect ecological data relevant to this assessment.

2.1.3 In line with industry guidance (CIEEM, 2024), Important Ecological Features (IEFs) likely to be affected by the Proposed Development have been identified and assessed. This report focuses on designated sites, habitats, and species that are ecologically significant, legally protected, and/or subject to control, which guided the data consultation and field surveys.

2.2 Data Consultation

2.2.1 A data consultation was undertaken by Cura Terrae in August 2025 with West Yorkshire Joint Services (WYJS) as part of the PEA (Cura Terrae, 2025a). The data consultation was undertaken to determine the presence of existing ecological records and local non-statutory designated sites of nature conservation interest within 2 km of the Site. All records received have been reviewed, but records dating from the past ten years are considered to have greater relevance.

2.2.2 WYJS limit the way in which badger *Meles meles* records are displayed in data searches due to the sensitivity of the records, by creating a buffered zone around known records to show the increased probability of badger activity in an area. However, as buffer zones were provided around known records it was still possible to review the presence of badger records and assess the suitability of the Site for badgers.

2.2.3 The Multi-Agency Geographic Information for the Countryside (MAGIC) website (http://magic.defra.gov.uk) was consulted in August 2025 for information on statutory designated sites of nature conservation interest, including the presence of Impact Risk Zones (IRZs). IRZs were developed by Natural England to provide an initial assessment of the potential risk to Sites of Special Scientific Interest (SSSIs) (statutory designated sites). MAGIC was also used to identify the presence of European Protected Species (EPS) mitigation licences within 2 km of the Site. MAGIC was also used to search for information relating to great crested newt *Triturus cristatus*

(GCN) class survey licence return data and GCN pond survey data (2017-2019) within 250 m of the Site, as well as the presence of watercourses within 30 m of the Site.

2.2.4 Natural England's (NE) GCN Risk Zone dataset was consulted to give an understanding of the potential presence of GCN in the local area and therefore the likelihood of the species being present on the Site. This dataset identifies areas where the distribution of GCN has been categorised into district zones relating to GCN occurrence and the level of impact development is likely to have on this species. These zones are split into Red, Amber, and Green and White.

2.2.5 Where the Site is not located within an area covered by the Natural England's GCN District Level Licensing scheme or included in the Natural England's GCN Risk Zone dataset, the NatureSpace Partnership (NSP) GCN District Licensing scheme dataset was consulted. The dataset zones are split into Black, Red, Amber, Green and White.

2.2.6 Information obtained from WYJS, MAGIC, NE and/or NSP is included within the report where appropriate.

2.3 Ecological Walkover Survey

2.3.1 The Site was surveyed on 14th August 2025 by Senior Ecologist James Storey BSc MSc MCIEEM (FISC 4) and Assistant Ecologist Arleya Baxter MBiolSci (Hons) following good practice: The UK Habitat Classification System (UKHab 2.0) (UKHab Ltd., 2023) as part of the PEA (Cura Terrae, 2025a). This survey method aims to define the habitat types present and is not intended to provide a complete list of all plants occurring across the Site.

2.3.2 The UKHab survey covered land within the Site (as illustrated by the red line boundary in Figure 1). Habitats and vegetation types present inside the Site were recorded using primary codes on to a field map and notable, rare or scarce plant species, including other features of ecological interest, were highlighted and marked using Target Notes (TN). The current management of habitats and associated features were noted and assigned UKHab secondary codes where relevant. Secondary codes are denoted in square brackets e.g. [32 - Scattered trees], within the report and Figure 1.

2.3.3 Evidence of protected species or species of nature conservation importance was recorded where present at the time of survey. Habitats present that are listed as Habitats of Principal Importance (HPI) under Section 41 of the NERC Act 2006 or as priority habitats in the '*Kirklees Biodiversity Action Plan'* (i.e. LBAP) were also noted.

2.3.4 Survey findings and TN are detailed in Section 3 and annotated on Figure 1, with details of TNs provided in Appendix 1, and photographs in Appendix 2.

2.3.5 The abundance of plant species recorded was classified according to the DAFOR rating. The standardised terms are as follows:

- D – Dominant;
- A – Abundant;
- F – Frequent;
- O – Occasional, and,
- R – Rare.

2.4 Protected and Notable Species

2.4.1 Any evidence of protected species or groups encountered during the ecological walkover survey was recorded. This included observations of field signs and an assessment of the suitability of the habitats present to support protected species. For full details of legislation relating to all habitats and species discussed within this report visit http://www.legislation.gov.uk.

Amphibians

2.4.2 The Site was assessed with regard to its potential to support amphibians, including GCN.

2.4.3 A desk-based search for waterbodies within 500 metres (m) of the Site, which are not separated by a significant barrier to amphibian dispersal, was conducted using 1:10,000 OS mapping.

2.4.4 Habitats within the Site were assessed for their suitability to support amphibians during their terrestrial and aquatic stages. The connectivity of any suitable habitat within the Site to other habitat within the surrounding area was assessed during the Site visit and through visual analysis of aerial imagery.

Badger

2.4.5 Signs of badger activity were searched for within the Site and up to 30 m beyond the perimeter of the Site, where possible.

2.4.6 The survey followed standard methodology detailed in 'Surveying Badgers' (Harris *et al.*, 1989) and the approach as described in '*The History, distribution, status and habitat requirements of the badger in Britain*' (Creswell *et al.*, 1990) and guidance from the Badger Conservation Trust (August 2023). *'Badger Protection: Best Practice Guidance for Developers, Ecologists and Planner (England)'*.

2.4.7 This included survey for badger setts, latrine/dung pits, foraging marks, feeding signs (e.g. snuffle holes), footprints, badger hairs and worn pathways.

2.4.8 The survey focused on areas with suitable topography and/or vegetation for sett building as well as key habitats favoured for foraging, such as grassland, woodland, hedgerows and banks.

Bats

2.4.9 A Daytime Bat Walkover (DBW) assessment was undertaken on accessible trees within or immediately adjacent to the Site in accordance with good practice guidelines (Collins, 2023).

2.4.10 An individual tree may have several features of potential interest to roosting bats associated with it and it is not always possible to confirm usage of a feature by bats during a single visit, given their often highly transient nature. Consequently, it is customary when undertaking such surveys to assign each feature on a tree to a defined category of: None, Further Assessment Required (FAR), Potential Roosting Feature – Individual (PRF-I), or Potential Roosting Feature – Multiple (PRF-M). No buildings/structures were present in the site, and therefore, assessment of buildings for roosting bats was not required

2.4.11 The Site was also assessed for its suitability for use by foraging and commuting bats in accordance with good practice guidelines (Collins, 2023) in relation to the availability of suitable habitat in the wider area off-site.

Birds

2.4.12 In 2021, an assessment of Birds of Conservation Concern (BoCC) was published by Stanbury *et al*. (2021), which defined rare and threatened bird species on three lists (Red, Amber and Green) describing the level of threat to each species of concern. "Red" is the highest conservation priority, with species needing urgent action, to "Green" indicating that the species are relatively unthreatened.

2.4.13 Records provided by WYJS were filtered to include all species listed on Schedule 1 of the WCA 1981 (as amended) and those protected under Annex I of the EU Birds Directive, also known as the Birds Directive. Records were also filtered to include priority species listed under Section 41 of the NERC Act 2006 and the Local Biodiversity Action Plan (LBAP), with reference additionally made to the BoCC classifications to provide context on conservation status.

2.4.14 During the survey, any species of birds encountered were recorded, where possible, and habitats on the Site and immediately surrounding the Site were assessed for their potential value to nesting, wintering and foraging birds.

Invertebrates

2.4.15 The habitats present on the Site were assessed for their suitability to support protected and notable invertebrates, with any incidental observations of invertebrates at and adjacent the Site noted.

Reptiles

2.4.16 The habitats present on the Site were assessed for their suitability to support reptiles, with reference to their connectivity with other areas of suitable habitat within the wider landscape.

Riparian Mammals and White-clawed Crayfish

2.4.17 A desk-based search for watercourses on, and within 30 m of, the Site, which are not separated from the Site by a significant barrier to dispersal, was undertaken using OS 1:10,000 mapping.

2.4.18 Where present, and access was possible, watercourses were subsequently assessed for their suitability to support otter *Lutra lutra*, water vole *Arvicola amphibius* and white-clawed crayfish *Austropotamobius pallipes*.

Other Key and Notable Species

2.4.19 Whilst on Site, habitats were assessed for their potential to support any other nationally, locally scarce or locally notable species.

2.5 Invasive Species

2.5.1 Whilst on the Site, any evidence of invasive non-native species (INNS), as listed on Schedule 9 of the WCA 1981 (as amended), was recorded and mapped where seen.

2.6 Ecological Assessment

2.6.1 The CIEEM Guidelines for Ecological Impact Assessment (EcIA) in the UK and Ireland (2024) have been used to undertake the impact assessment as detailed below. These guidelines provide the basis for more thorough surveys and assessments, which are used to provide detailed mitigation requirements and ecological enhancement measures.

Ecological Importance

2.6.2 Ecological importance has been assessed using the Ratcliffe Criteria, which assess an ecological feature in terms of:

- Fragility
- Rarity
- Size (area of extent)
- Diversity
- Potential Value
- Position within the Ecological/ Geographical Unit
- Typicality
- Recorded History
- Naturalness
- Intrinsic Appeal

2.6.3 The overall ecological value of the area has been considered in the context of the pattern of habitat and interdependencies between habitats, as well as the relative legislative value of any protected species, habitats, or designated sites. The degree to which a feature can be replaced/substituted has also been taken into consideration.

2.6.4 The value of the ecological features has been given, as far as possible, in terms of geographical context in accordance with CIEEM EcIA guidance (2024):

- **International / European** – e.g. Habitats Sites (previously known as Natura 2000 sites), significant populations of European Protected Species (EPS), sites hosting significant populations noted within the Bonn Convention, non-designated international features such as large populations that are rare on an International/European scale.
- **National (UK)** – e.g. Sites of Special Scientific Interest, Geological Conservation Review sites, significant populations of UK protected species, significant populations of species listed under Section 41 of the NERC Act.
- **National (England) –** e.g. nationally important designations which can be reasonably substituted such as National Parks, medium populations of European or U.K protected species, significant populations of U.K 'Red List' of Birds of Conservation Concern, medium to significant populations of Section 41 species.
- **Regional** – e.g. regionally important designation which can be reasonably substituted such as Local Nature Reserves, important inventory site such as Ancient Woodland, small population of European or UK protected species, medium population of species listed under Section 41 of the NERC Act or medium populations of 'Red List' of Birds of Conservation Concern.
- **County** – e.g. County Wildlife Sites or other county-wide designations, sites with Local Biodiversity Action Plan (LBAP) species, non-breeding individuals of European or UK protected species, small populations of species listed under Section 41 of the NERC Act or small populations of 'Red List' of Birds of Conservation Concern.
- **River Basin District**
- **Estuarine System/Coastal Cell**
- **Local** – Important Ecological Features of value at the district, borough or parish only.
- **Zone of Influence (Negligible)** – this can include any of the above features and is determined by the extent/potential extent of impacts identified and can vary from feature to feature, particularly for mobile species.

2.6.5 Impacts and their effects are taken to be significant where they support or undermine biodiversity conservation objectives, with the scale of significance defined according to the above geographic context. Where an impact or effect is unlikely to be perceptible at a Local scale, this is taken to be not significant.

Ecological Impacts

2.6.6 Where likely significant ecological impacts and effects are identified in connection with the Proposed Development, these are identified and described with reference to the following characteristics:

- **Positive or negative** – whether changes improve or reduce the quality of the environment.
- **Extent** – the spatial or geographic area over which the impact may occur.
- **Magnitude** – i.e. the quantified size, amount, intensity or volume.
- **Duration** – i.e. short-term, medium-term, and long-term in relation to the habitat or species regeneration / lifecycle.
- **Frequency and timing** – how often and when changes occur.
- **Reversibility** – whether recovery is or is not possible within a reasonable timeframe specific to the habitat or species.

2.6.7 The assessment includes direct, indirect, secondary, and cumulative impacts.

2.6.8 The magnitude of impact is assessed by the scale of loss or damage predicted to semi-natural vegetation, wildlife habitats and protected species. The following criteria for determining the magnitude of impact are used and are based upon, or adapted from, those given in the guidance.

- **Major negative –** The proposal may adversely affect the integrity of the site, in terms of the coherence of its ecological structure and function, across its whole area, which enables it to sustain the habitat, complex of habitats and/or the population levels of species of interest. This includes large-scale damage or loss of a large proportion of a particular semi-natural habitat type or protected species habitats that are of regional/national importance or listed as key habitats in the UK Biodiversity Action Plan Steering Group Report Loss of Protected Species.
- **Moderate negative –** The site's integrity will not be adversely affected but the effect on the site is likely to be significant in terms of its ecological objectives. If, in the light of full information, it cannot be clearly demonstrated that the proposal will not have an adverse effect on integrity, then the impact should be assessed as major negative. This would apply in the case of damage or loss of a small proportion of a particular semi-natural habitat type or protected species habitat that are of local importance or listed as key habitats in the UK Biodiversity Action Plan Steering Group Report.
- **Slight negative –** Neither of the above apply, but some minor negative impact is evident. (In the case of Habitats Sites, a further assessment may be necessary if detailed plans are not yet available). This would apply in the case of damage or loss of common semi-natural vegetation, wildlife habitats or important wildlife but not protected species. Habitats are not locally or regionally important.
- **Neutral –** No observable impact in either direction. This would apply in the case of damage or minor losses of common types of habitats or common wildlife. Habitats are not locally or regionally important.
- **Slight Positive –** Impacts which provide a slight net gain for biodiversity overall. This would apply in the case of an increase in the population of a species or area of habitat which is not locally or nationally important.
- **Moderate Positive –** Impact which provide a net gain for biodiversity overall (but which will not positively affect the integrity of the site). This would include a small increase in the proportion of a semi-natural habitat or habitat of a protected species that are locally important or listed as key habitats within the UK Biodiversity Action Plan Steering Group Report.

- **Major Positive –** Impact which provides a net gain for biodiversity overall in terms of increases in habitat diversity (and which may positively affect the integrity of the site). This would apply in the case of a large-scale increase in a protected species or habitat of a protected species that are locally important or listed as key habitats within the UK Biodiversity Action Plan Steering Group Report.

2.6.9 The 2024 CIEEM EcIA guidelines also identify the need to assess potential impacts on ecosystem services and natural capital resulting from a project's ecological effects. Ecosystem services and natural capital can be divided into four types, as detailed below.

- **Supporting services** – services necessary for the production of all other ecosystem services, including soil formation, photosynthesis, primary production, nutrient cycling, and water cycling.
- **Provisioning services** – products obtained from ecosystems, including food, fibre, fuel, genetic resources, biochemical, natural medicines, pharmaceuticals, and fresh water.
- **Regulating services** – benefits obtained from the regulation of ecosystem processes, including air quality regulation, climate regulation, water regulation, erosion regulation, water purification, disease regulation, pest regulation, pollination, and natural hazard regulation.
- **Cultural services** – non-material benefits people obtain from ecosystems through spiritual enrichment, cognitive development, reflection, recreation, and aesthetic experiences thereby taking account of landscape values.

Residual Impacts

2.6.10 After assessment of the impacts of the Proposed Development, all efforts have been made to avoid and mitigate ecological impacts using the Mitigation Hierarchy. Once measures to avoid and mitigate ecological impacts have been finalised, assessment of the residual impacts has been undertaken to determine the significance of their effects on ecological features. Any residual impacts that will result in effects that are significant, and the proposed compensatory measures, are detailed.

Impact Significance

2.6.11 The significance of an impact on an ecological feature is assigned by looking at the characteristics of change to habitats and species of local and regional importance and assigning higher significance to greater loss of regionally important habitats. The overall significance of each impact is determined from the ecological value of the feature and the characteristics of the potential impact, as shown in Table 1 below.

Table 1: Overall Impact Significance

Magnitude of Potential Impact	Nature Conservation Importance of Ecological Features			
	International/ European	National UK / England	National England / Regional	County / R. Basin / Local
Major Negative	Very large adverse	Very large adverse	Moderate adverse	Slight adverse
Moderate Negative	Large adverse	Large adverse	Moderate adverse	Slight adverse
Slight Negative	Slight adverse	Slight adverse	Slight adverse	Slight adverse
Neutral	Neutral	Neutral	Neutral	Neutral
Slight Positive	Slight positive	Slight positive	Slight positive	Slight positive
Moderate Positive	Large positive	Large positive	Moderate positive	Slight positive
Major Positive	Very large positive	Very large positive	Moderate positive	Slight positive

Cumulative Impacts

2.6.12 Cumulative impacts can result from individually insignificant but collectively significant actions taking place over a period of time or concentrated in a location. Cumulative impacts can occur where a proposed development results in individually insignificant impacts that, when considered in-combination with impacts of other proposed or permitted plans and projects, can result in significant impacts.

2.6.13 The potential for any residual impacts of the Proposed Development to act in combination with other proposals has been assessed through a review of the Kirklees Council Planning Portal, in December 2025, to ascertain whether any additional development proposals exist in proximity to the Site such that a cumulative impact may arise.

2.7 Assumptions and Limitations

2.7.1 In accordance with published advice from CIEEM (2019), the ecological walkover survey results will remain valid for a period of 18 months from the date of the survey (14th August 2025). Should there be changes to the Site within this timeframe which may result in a change in the presence of habitats and/or species, an update survey should be undertaken. After 18 months an updated

PEA, including an ecological walkover survey visit and data consultation, are likely to be required to inform an appropriate assessment of the potential for impacts to ecological features and presence of protected species.

2.7.2 An ecological walkover survey provides a rapid assessment of the habitats present within the site and is not intended to replace detailed vegetation surveys or targeted protected species surveys where these are considered necessary. In this case, no further surveys were deemed to be required; therefore, this limitation is not considered to affect the conclusions of the EcIA, and the assessment is considered robust for the purposes of identifying potential ecological impacts.

2.7.3 The roosting suitability of the trees was assessed from ground level. Based on the height of PRFs recorded, it was not possible to adequately assess PRFs and as such, as a precautionary measure all trees with potential suitability were categorised as FAR. As no impacts to trees with roosting suitability are anticipated, potential impacts on roosting bats were ruled out and further surveys to confirm the presence or likely absence of roosting bats were not necessary to inform this EcIA.

2.7.4 In line with the recommendations of the PEA, no bat activity surveys have been undertaken to date based on review of the proposals that have informed this EcIA. Given the nature and scale of the proposals, and as the habitats of value to foraging and commuting bats will largely be retained and protected throughout the development and operational phase, no bat activity surveys are required. Therefore, information gathered from such surveys would not provide any additional value to this impact assessment and this is therefore not regarded as a significant limitation to this EcIA.

3. Findings and Evaluation

3.1 Site Description

3.1.1 The Site is approximately 4.7 ha and habitats at the Site consisted of: modified grassland (g4), bramble scrub (h3d), other broadleaved woodland (w1g) [33 - Line of trees], species-rich native hedgerow (h2a5) and other native hedgerow (h2a6) [11 – Hedgerow with trees].

3.1.2 The Site is located within the Kirklees Council local authority. The Site is split across two horse-grazed fields bounded by three Public Rights of Way (PRoW) to the north, east and south. Mostly residential housing lies south and west of the Site associated with Mirfield, with a school and playing fields adjacent to the northern boundary of the Site. The land to the east of the Site is mostly agricultural land with grazed pasture. The wider area is predominantly urban but is interspersed by pockets of woodland, fields and other greenspace.

3.2 Designated Sites

3.2.1 Two statutory designated sites (comprising of two Local Nature Reserves (LNR)) were returned from review of MAGIC for locations within 2 km of the Site (Table 2), as shown in Figure 2.

3.2.2 Three non-statutory designated sites (comprising of three Local Wildlife Sites (LWS)) were returned by WYJS for locations within 2 km of the Site (Table 2), as shown in Figure 2.

3.2.3 The Site is located within a Site of Special Scientific Interest (SSSI) Impact Risk Zone (IRZ) for Denby Grange Colliery Ponds SSSI, located approximately 7.8 km southeast of the Site, following a review of MAGIC. No risks relating to the IRZ and the Proposed Development were identified when reviewing the risk register, therefore this is not discussed further in the report.

Table 2: Designated Sites within 2 km of the Site

Designated Site	Description from Citation	Approximate Distance and Direction from Site
Statutory		
Sunny Bank	The reserve is divided into two distinct areas, a mini parkland area with mature trees and a short circular path, and two sunken man-made pits that make up the wetland area. The pond area is home to a large population of smooth newts	930 m northwest

Designated Site	Description from Citation	Approximate Distance and Direction from Site
Ponds LNR and LWS	*Lissotriton vulgaris*, frogs *Rana temporaria* and toads *Bufo bufo*. Other wildlife attracted to the pond include many species of garden birds, foxes *Vulpes vulpes*, deer *Cervidae sp.*, pipistrelle bats *Pipiestrellus sp.* and other small mammals, all of which use the pond as a feeding area.	
Lower Spen Wildlife Area LNR and LWS	Comprises woodland, scrubland, meadow and wetland. The meadows contain flowers that attract butterflies and bees. Woodland areas provide shelter and nest sites for birds. The water quality in the River Spen is improving, and it supports a wide range of wildlife on the shallow stony bed and well-vegetated riverbanks.	1.5 km east
Non-statutory		
Whitley Wood LWS	This replanted ancient woodland site supports predominantly deciduous woodland with beech *Fagus sylvatica*, sycamore *Acer psuedoplatanus* and sessile oak *Quercus petraea* being the dominant canopy species. In the central western area is a small patch of mixed woodland with larch *Larix decidua* and Corsican pine *Pinus nigra* adding to the canopy. The shrub layer consists mainly of holly *Ilex aquifolium*, with elder *Sambucus nigra* and hawthorn *Crataegus monogyna* adding additional native components. In the northern and southern parts of the site Rhododendron *Rhododendron ponticum* and laurel *Laurus sp.* have been planted but are relatively limited in extent. The ground flora supports areas of abundant native bluebell *Hyacinthoides non-scripta*, but these also have about 5% Spanish/hybrid bluebell *Hyacinthoides hispanica* in the northern part of the wood. In some areas the woodland ground flora is more diverse supporting ramsons *Allium ursinum*, male fern *Dryopteris filix-mas*, wood speedwell *Veronica montana*, wood anemone *Anemone nemorosa*, yellow archangel *Lamium galeobdolon* and dog's mercury *Mercurialis perennis* however these are generally only rare. Some areas under mature beech and close to footpaths have relatively sparse ground flora.	1.65 km south

3.2.4 The statutory designated sites are of **regional** ecological value and the non-statutory designated sites are of **local** ecological value.

3.2.5 The Site is of **negligible** ecological value to the statutory and non-statutory designated sites identified within 2 km of the Site. This is based on the absence of similar habitats within the Site and the distance between the Site and the designations, with no direct ecological pathways connecting them being identified. As such, designated sites are scoped out of further assessment.

3.3 Habitats

3.3.1 Habitats recorded on the Site; their distribution and composition are discussed in order of dominance below with relevant secondary codes denoted in square brackets e.g. [32 - scattered trees]. Habitat locations and TN depicting features of ecological interest are annotated on Figure 1. TN descriptions are provided at Appendix 1. Site photographs are displayed in Appendix 2.

Modified grassland (g4) [32 – Scattered trees, 103 – Horse grazed]

3.3.2 The majority of the Site comprised of horse-grazed modified grassland which was predominantly of short sward height (≤10cm) although varied around the margins of either field (Plate 1; Appendix 2). Species recorded across both fields included abundant perennial ryegrass *Lolium perenne* and frequent cock's foot grass *Dactylis glomerata*, creeping buttercup *Ranunculus repens*, false oat-grass *Arrhenatherum elatius* and creeping bent grass *Agrostis stolonifera*.

3.3.3 In more localised areas of either field, species included occasional soft brome *Bromus hordeaceus,* ribwort plantain *Plantago lanceolata*, red clover *Trifolium pratense*, dandelion *Taraxacum officinale agg.*, creeping thistle *Cirsium arvense*, Yorkshire fog *Holcus lanatus*, broadleaved dock *Rumex obtusifolius*, yarrow *Achillea millefolium* and pineapple weed *Matricaria discoidea*, with rare common nettle *Urtica dioica*, ragwort *Jacobaea vulgaris*, mouse-eared chickweed *Cerastium fontanum*, common vetch *Vicia sativa*, rosebay willowherb *Epilobium angustifolium*, shepherd's purse *Capsella bursa-pastoris*, hedge mustard *Sisymbrium officinale,* meadow foxtail *Alopecurus pratensis* and sweet vernal grass *Anthoxanthum odoratum*. Scattered trees included hawthorn *Crataegus monogyna* and sycamore *Acer pseudoplatanus*.

3.3.4 Modified grassland is not a HPI under Section 41 of the NERC Act 2006, although 'semi-natural pasture' is covered within the Kirklees LBAP. Semi-natural pasture refers to areas of grazed grassland which retain a higher proportion of broadleaved herbaceous species relative to grasses. The grassland at the Site has limited botanical diversity, largely due to regular grazing pressure and footfall from horses, which has led to the dominance of common plant species including coarse grasses and a lack of structural variation in the sward. Given the prevalence of this habitat locally and the abundance of common species, modified grassland at the Site is of **negligible** ecological value. As such, this habitat is scoped out of further assessment.

Bramble scrub (h3d) [32 – Scattered trees]

3.3.5 Three areas of bramble scrub with scattered trees [32] were located along the northwest, north and southwest boundaries of the Site (Plate 7; Appendix 2).

3.3.6 Species recorded within the scrub along the northern boundary included dominant bramble *Rubus fruticosus agg.*, frequent ivy *Hedera helix*, creeping thistle, common nettle, and occasional elder *Sambucus nigra* and dog-rose *Rosa canina*.

3.3.7 Along the northwest boundary, species included dominant bramble, occasional false-oat grass, cock's foot grass, common nettle, with rare common plum *Prunus domestica* and honeysuckle *Lonicera periclymenum*. Scattered trees amongst the scrub include elder, ash *Fraxinus excelsior* and sycamore.

3.3.8 Southwestern boundary species included dominant bramble, frequent ivy, common nettle, occasional creeping thistle and rare common hawthorn , lilac *Syringa vulgaris*, privet *Ligustrum* sp., and willow species *Salix* sp.

3.3.9 Bramble scrub with scattered trees is not a HPI under Section 41 of the NERC Act 2006, although is covered under 'scrubland' within the LBAP. The bramble scrub and scattered trees on Site are a transitional habitat which will eventually become woodland if unmanaged and have the potential to support a variety of protected and notable species (as discussed in Section 3.4 below). This habitat is of limited botanical value due to prevalence of common occurring species. Based on its widespread occurrence locally, low species diversity, and limited extent within the Site; bramble scrub at the Site is of **negligible** ecological value. As such, this habitat is scoped out of further assessment.

Other broadleaved woodland (w1g) [33 – Line of trees]

3.3.10 A section of other broadleaved woodland, in the form of a line of trees (H3; Figure 1) [33] approximately 78 m in length, was present on the north boundary of the Site. Species present included frequent hawthorn and ivy, with occasional sessile oak and elder.

3.3.11 The line of trees at the Site falls under the definition 'line of trees' given that it is a boundary feature over 20 m long and less than 5 m wide and the canopy base is more than 2m in height with open habitat on each side, which qualifies as a HPI under the NERC Act 2006 as a boundary line of trees or shrubs (over 20m long and less than 5m wide, where gaps between the trees or shrub species are less that 20m wide) and comprising 80% of at least one native woody species. Line of trees are also listed within the LBAP and form a network of boundary habitats with hedgerows throughout the wider area off-site and is therefore of **local** ecological value.

Other native hedgerow (h2a6) [11 – Hedgerow with trees]

3.3.12 One section of other native hedgerow (H1; Figure 1) with trees [11] was present separating the two fields at the Site, averaging approximately 2.5 m in height and measuring 146 m in length (Plate 2; Appendix 2). Species present included dominant hawthorn, frequent elder, occasional ivy with rare bramble and sycamore, with three or less woody species recorded per 30 m section, meaning this hedgerow does not qualify as 'species-rich'.

3.3.13 The section of other native hedgerow present at the Site qualifies as a HPI under the NERC Act 2006 as it comprises 80% of at least one native woody species. Hedgerows are also listed within the LBAP and as such, the other native hedgerow on Site is of **local** ecological value.

Species-rich native hedgerow (h2a5)

3.3.14 One section of species-rich native hedgerow (H2; Figure 1) was present on the eastern boundary of the Site, averaging approximately 1.5 m in height and measuring 62 m in length (Plate 3; Appendix 2). Species present included frequent hawthorn, bramble, sycamore, elder, holly, ivy and rare cherry laurel *Prunus laurocerasus*. At least four woody species were recorded within a 30 m section.

3.3.15 The species-rich native hedgerow present at the Site qualifies as a HPI under the NERC Act 2006 as it comprises 80% of at least one native woody species. Hedgerows are also listed within the LBAP and as such, the hedgerow on Site is of **local** ecological value.

3.4 Protected and Notable Species

Amphibians

3.4.1 WYJS returned a total of five records of amphibians for locations within 2 km of the Site. The records pertained to GCN, smooth newt *Lissotriton vulgaris* and common frog *Rana temporaria*. The closest record pertained to a smooth newt, located approximately 510 m east of the Site from 2019. The closest record pertaining to GCN was a historical record located 1.1 km northwest of the Site from 2000.

3.4.2 No GCN EPS licences, Class Survey Licence Returns or Pond Survey Data were identified within 2 km of the Site using MAGIC.

3.4.3 The Site is not covered by NE or NSP GCN licencing schemes.

3.4.4 No aquatic habitat was recorded on the Site. Using OS mapping, no waterbodies were identified within 500 m of the Site (the typical upper dispersal limit for GCN). The Conker Dyke is located approximately 400 m southeast of the Site and is separated from the Site by residential housing, roads and other infrastructure which likely act as barriers to dispersal. If Conker Dyke is a flowing watercourse, it is unlikely to support breeding GCN and common amphibians. Consequently, GCN are highly unlikely to be present on the Site.

3.4.5 The Site offers suitable terrestrial habitats for common amphibians in the form of grassland, scrub and hedgerow bases (sheltering, dispersal and foraging), although this is limited in extent compared to the availability of similar to higher quality habitat to the north and east of the Site including grassland, scrub, hedgerows and woodland.

3.4.6 Garden ponds/water features may exist in the local area off-site. In general, such water features are usually relatively small in size and are more likely to be used by common amphibians i.e. smooth newt, palmate newt *Lissotriton helveticus* and/or common frog (albeit GCN and common toad *Bufo bufo* may use them in certain circumstances; for example, if there is a larger waterbody close by that supports either of these species).

3.4.7 Based on the availability of similar or higher-quality terrestrial habitat in the surrounding area, and the absence of aquatic habitat on or within 500 m of the Site, there is potential for no more than low numbers of common amphibians to disperse onto the Site during their terrestrial stage. As such, the Site is of no more than **local** ecological value for common amphibians and is of **negligible** value to GCN.

Badger

3.4.8 The Site falls within the area of increased probability of badger activity based on withheld records of badgers within 2 km of the Site.

3.4.9 During the walkover survey, no signs of badger activity were identified on or within 30 m of the Site. No signs of recent digging/fresh spoil/bedding, latrines/dung pits or badger hairs/prints were recorded.

3.4.10 Boundary habitats including around the edges of bramble scrub and beneath the hedgerows and line of trees were suitable for sett building, although the Site likely experiences regular disturbance from the neighbouring PRoWs which may deter badgers from taking up residence at the Site.

3.4.11 All habitats on Site provide suitability for foraging and commuting badgers and these are connected to other similar to higher quality habitat in the wider area including grassland, hedgerows, woodland and scrub to the north and east.

3.4.12 Although no badger setts were recorded on or within 30 m of the Site during the walkover survey, and existing disturbance levels are relatively high, the wider landscape contains abundant suitable sett-building, foraging, and commuting habitats. Consequently, badgers could establish setts on the Site at any time and may traverse it as part of a wider foraging territory. As such, the Site is of **local** ecological value for badgers.

Bats

3.4.13 WYJS returned a total of 31 bat records for locations within 2 km of the Site, seven of which were roost records. Roost records pertained to common pipistrelle *Pipistrellus pipistrellus,* Leisler's bat *Nyctalus leisleri* and noctule *N. noctula*. The closest record pertains to a common pipistrelle roost, located approximately 1.47 km southwest of the Site from 2015.

3.4.14 The remaining 24 records pertained to field records of foraging and commuting bats. The closest record pertained to Leisler's bat, located approximately 460 m southwest of the Site from 2017.

3.4.15 Four EPS licences pertaining to bats were identified within 2 km of the Site using MAGIC. The EPS licences are summarised in Table 2 below.

Table 2: Bat EPS licence summary

Species	Description	Licence reference	Date of licence	Distance from Site
Common pipistrelle	Destruction of resting place	2014-4800-EPS-MIT and 2014-4800-EPS-MIT-1	2015 - 2020	1.53 km west
Common pipistrelle	Destruction of resting place	2016-25281-EPS-MIT	2016 - 2021	1.54 km south
Common pipistrelle	Damage and destruction of resting place	2016-27006-EPS-MIT	2016	1.75 km southwest
Common pipistrelle	Damage of a breeding place, destruction of a resting place	2015-15246-EPS-MIT	2015 - 2025	1.96 km south

Roosting Bats

3.4.16 One mature sycamore tree (TN1; Figure 1 and Appendix 1) adjacent to the southwest boundary was assessed as displaying suitability for roosting bats and categorised as Further Assessment Required (FAR) (Plate 7; Appendix 2). The tree was heavily clad with ivy which may provide crevices suitable for roosting bats and may be obscuring the view of other suitable PRFs associated with the tree.

3.4.17 All other trees on or immediately adjacent to the Site were considered to display 'None' suitability for roosting bats.

3.4.18 No buildings/structures were present within the Site.

Foraging and Commuting Bats

3.4.19 The Site contains suitable foraging and commuting habitat including grassland, bramble scrub, mature trees, hedgerows and the line of trees, which have connectivity to other hedgerows, mature trees and further suitable habitat in the wider area off-site. As such, the Site is deemed to

display 'Moderate' suitability for foraging and commuting bats in accordance with good practice guidelines (Collins, 2023). No further surveys in relation to foraging and commuting bats have been undertaken to inform the Proposed Development as discussed in Sections 2.7 and 4.2.

3.4.20 Based on the availability of similar or higher-quality roosting, foraging, and commuting habitats in the surrounding area, particularly off-site woodlands, scrub, and semi-improved grasslands located to the east, and the Site's proximity to artificial lighting associated with Mirfield to the north, west, and south, the Site is of no more than **local** ecological value for bats.

Birds

3.4.21 WBRC returned a total of 29 records comprising 19 bird species for locations within 2 km of the Site. Bird species recorded within 2 km of the Site are summarised in Appendix 3 and include nine Red-listed, six Amber-listed, and four Green-listed species according to the BoCC classification. Of these, five are listed as NERC Section 41 species, and 13 are identified as priority species under the LBAP. One record of Cuckoo *Cuculus canorus*, a Schedule 1 species under the WCA 1981 (as amended), was also returned for a location within 2 km of the Site.

3.4.22 During the ecological walkover survey, a total of four bird species were recorded flying over or using the Site. These included robin *Erithacus rubecula*, Eurasian magpie *Pica pica*, great tit *Parus major* and wren *Troglodytes troglodytes*.

3.4.23 Habitats on the Site have suitability to support a variety of breeding and foraging bird species. The grassland margins also display some suitability for ground-nesting bird species including skylark *Alauda arvensis*, although this is limited due to regular disturbance from horse grazing and the neighbouring PRoWs.

3.4.24 The grassland at the Site was unlikely to provide suitable hunting grounds for barn owl *Tyto alba* and other birds of prey due to the lack of a varied sward height and litter layer, which would support sufficient populations of rodent prey species. None of the trees recorded on or immediately adjacent to the Site displayed suitability for nesting barn owl.

3.4.25 Similar or higher quality habitat is available in the wider area, including grassland, scrub, hedgerows and woodland to the north and east, suitable for a variety of bird species. As such, habitats on the Site are of no more than **local** ecological value to breeding birds.

3.4.26 The hedgerow, scrub and line of trees on Site include berry-producing species such as hawthorn, bramble, holly and elder. These provide a foraging resource in autumn and winter for species such as redwing *Turdus iliacus* and fieldfare *Turdus pilaris,* as well as other overwintering bird species, although there is extensive availability of these habitats within the wider area. Overall, based on the relatively small size of the Site and the availability of similar or higher quality habitats in the wider area, the Site is unlikely to support notable numbers of wintering birds and is therefore of **negligible** ecological value to wintering birds.

Invertebrates

3.4.27 WYJS returned eight recent records of notable invertebrates as listed under NERC Section 41 for locations within 2 km of the Site. The closest record pertains to a small heath butterfly *Coenonympha pamphilus* located approximately 1.3 km northeast of the Site from 2019.

3.4.28 The Site supports a variety of plant species and habitat structures that provide suitable floral resources and basking opportunities for a range of invertebrates. The grassland, scrub, hedgerow and line of trees on the Site provide foraging suitability and commuting corridors for a variety of pollinators. Whilst suitable habitat is present at the Site, given the availability of habitat in the wider area of similar or higher quality, the Site is of no more than **local** ecological value to invertebrates.

Reptiles

3.4.29 WYJS returned no records of reptiles for locations within 2 km of the Site.

3.4.30 Site habitats, including grassland, scrub and hedgerow bases, provide a variety of shelter, basking, dispersal and foraging opportunities for reptiles, although areas within the centre of the fields that receive regular disturbance from horse grazing are sub-optimal based on the predominantly short sward height. There is connectivity between the Site and similar or higher quality habitats in the wider area off-site, including grassland, scrub, hedgerows and woodland edges to the north and east.

3.4.31 It is unlikely that more than low numbers of widespread reptiles such as common lizard *Zootoca vivipara*, slow worm *Anguis fragilis* and grass snake *Natrix helvetica* would occur on Site given that the majority of the Site comprises grassland of limited suitability due to existing disturbance levels from horse grazing and it's predominantly short sward height, although the Site is connected to larger areas of similar or higher value habitat in the wider area to the north and east. As such, the Site is of no more than **local** ecological value to reptiles.

Riparian Mammals and White-Clawed Crayfish

3.4.32 WYJS returned one record of otter located approximately 1.9 km southeast of the Site from 2019. No EPS licence pertaining to otter were identified within 2 km of the Site using MAGIC.

3.4.33 WYJS returned no recent records of water vole for locations within 2 km of the Site. The closest historical record was located approximately 1.38 km northeast of the Site from 2000.

3.4.34 WYJS returned no records of white-clawed crayfish for locations within 2 km of the Site.

3.4.35 No waterbodies or watercourses are present at or within 30 m of the Site. The Conker Dyke is located approximately 400 m southeast of the Site and is separated from the Site by residential housing, roads and other built infrastructure which act as barriers to dispersal for the above

species. As such, the Site is of **negligible** ecological value for otter, water vole, and white-clawed crayfish. These species are unlikely to occur within or utilise the Site and therefore are not discussed further within this assessment.

Other Notable and Key Species

Hedgehog

3.4.36 WYJS returned one record of European hedgehog *Erinaceus europaeus* located approximately 0.94 km southwest of the Site from 2017.

3.4.37 Site habitats, including grassland, scrub and hedgerows, were suitable for foraging, commuting and sheltering/hibernating hedgehogs. However, given the abundance of similar or higher quality habitat in the surrounding area, including grassland, scrub and woodland to the north and east of the Site, the Site is of no more than **local** ecological value to hedgehogs.

Brown Hare

3.4.38 WYJS returned no recent records of brown hare *Lepus europaeus* for locations within 2 km of the Site. One historical record was located 1.83 km southwest from the Site in 1984.

3.4.39 The grassland, scrub and hedgerow habitats on the Site provide some suitability for brown hare; however, given the existing levels of disturbance at the Site, and the availability of more suitable habitat in the wider area, the Site is of **negligible** ecological value for brown hare.

3.4.40 No other records of notable species were returned by for locations within 2 km of the Site.

3.5 Invasive Species

3.5.1 WYJS returned 43 records for invasive non-native species (INNS) of plants listed under Schedule 9 of the WCA 1981 for locations within 2 km of the Site. These records pertained to Himalayan balsam *Impatiens glandulifera*, hollyberry cotoneaster *Cotoneaster bullatus*, giant hogweed *Heracleum mantegazzianum* and Japanese knotweed *Fallopia japonica*. The closest record was Himalayan balsam recorded within the Site boundary from 2015, although no evidence of this INNS was recorded during the walkover survey when the plant typically reaches its full growth and is setting seed. Himalayan balsam is typically found on riverbanks and in damp areas such as wetlands and waste ground.

3.5.2 One record of grey squirrel *Sciurus carolinensis* was recorded approximately 1.96 km west from the Site in 2019.

3.5.3 Two stands of cotoneaster species *Cotoneaster sp*. were recorded adjacent to the southeastern boundaries off-site during the walkover survey (TN3; Figure 1 and Appendix 1, Plate 8; Appendix 2). The stands could not be identified to species level and were therefore assumed to represent

one of the five species of cotoneaster listed as INNS on Schedule 9 of the WCA, 1981 (as amended).

3.5.4 An area of snowberry *Symphoricarpos albus* was also recorded adjacent to the southeastern boundary off-site during the ecological walkover survey (TN2; Figure 1 and Appendix 1, Plate 6; Appendix 2). Species of this plant are not listed as INNS on Schedule 9 of the WCA, 1981 (as amended), it is described as non-native with invasive tendencies due to its ability to spread rapidly through suckering and berry dispersal, and its presence adjacent to the Site should be taken into consideration during any vegetation management.

3.6 Natural Capital

3.6.1 The Site supports habitats that contribute to a range of ecosystem services, including photosynthesis, pollination and nutrient cycling. The Site currently provides provisioning services in the form of livestock (horse) grazing. Regulating services include carbon storage and shading from the trees and hedgerows located at the Site. Cultural services include aesthetic value, access for recreation and nature interaction via the use of public footpaths. Provisioning services are currently limited to low-intensity livestock (horse) grazing. Regulating services are provided through carbon sequestration and microclimatic regulation (shade and shelter) provided by on-site trees and hedgerows. As such, the Site provides **local** ecological value for ecosystem services identified at the Site.

4. Impact Assessment

4.1 Proposals

4.1.1 The Proposed Development includes the construction of 75 residential units with associated gardens, road and parking infrastructure. It is anticipated that modified grassland and bramble scrub will be lost in their entirety, along with removal of an approximately 100 m section of other native hedgerow to facilitate the Proposed Development. Individual, line of trees and species-rich native hedgerow habitats will be fully retained.

4.1.2 Soft landscaping proposals for the Proposed Development include the creation of wildflower grassland and native hedgerow, tree, and scrub planting within areas of Public Open Space (POS) in the north, east, and south of the Site. Additional landscaping between residential units will comprise amenity grassland, native tree planting, non-native hedgerow, and introduced shrubs, with private gardens seeded or turfed.

4.2 Impact Assessment

4.2.1 An assessment of the potential impacts on all ecological receptors identified in Section 3 for both the construction and operation phases of the Proposed Development is provided in Table 3 below. For each receptor, the table sets out the predicted magnitude of impact, the mitigation or compensation measures necessary to avoid, reduce, or offset any adverse effects anticipated (secured and enforced, where necessary, via a Section 106 agreement), and the residual significance following the implementation of these measures.

Table 3: Assessment of Construction and Operational Impacts on Ecological Receptors

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
Habitats					
Other native hedgerow (h2a6) (H1; Figure 1) Species-rich hedgerow (h2a5) (H2; Figure 1) Other broadleaved woodland (w1g) [33 – line of trees] (H3; Figure 1)	Local	<u>Construction</u> The line of trees along the northern boundary and species-rich hedgerow along the eastern boundary will be retained in their entirety. Partial loss of the other native hedgerow will be required to construct an access road through the development. There is a potential risk of damage to retained trees/hedgerows and their associated root zones during construction activities in the absence of mitigation.	Slight adverse	A CEMP has been prepared to ensure that all retained boundary features are adequately protected throughout the construction works. The CEMP includes measures such as the installation of protective fencing, careful machinery routing, and supervision of works near retained vegetation (Cura Terrae, 2025c), which will be secured by planning condition. The loss of other native hedgerow will be compensated for by new species-rich hedgerow planting along the eastern boundary of the Site. The total length of new hedgerow planting will exceed that of the habitat to be lost, ensuring a net gain in both extent and ecological value (Cura Terrae, 2025b). These measures will be secured through a planning condition, typically via a Landscape and Ecological Management Plan (LEMP), Habitat Management and	Slight positive

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
				Maintenance Plan (HMMP), or similar management plan.	
		Operation No direct or indirect impacts from the operational phase of the development on habitats are anticipated.	Neutral	N/A	Neutral
Protected and Notable Species					
Amphibians	Local	Construction Potential disturbance/injury/killing of amphibians during site clearance and construction. The proposals will result in the loss of suitable terrestrial habitats including modified grassland, bramble scrub, and a section hedgerow. Although the total area of suitable terrestrial habitat post-development will	Slight adverse	The CEMP includes Best Practice Measures (BPM) for common amphibians to be adhered to during construction works to avoid disturbance/injuring/killing of individual common amphibians and minimise the risk of disturbing/damaging potential terrestrial shelter and/or hibernation sites. In the unlikely event that a GCN is encountered, works will cease, and an ecologist contacted for advice.	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		be smaller than that lost, it will be of higher quality, with new wildflower grassland and hedgerow, tree, and native scrub planting providing improved foraging and dispersal opportunities for amphibians. Although it is recognised that there will be a temporary time lag before compensatory habitats reach full maturity and functionality.			
		<u>Operation</u> Potential impacts include damage to suitable terrestrial habitat from footfall and routine maintenance in landscaped areas on Site.	Slight adverse	Impacts will be minimised through implementation of a sensitive landscaping design and adherence to best-practice habitat management and maintenance protocols with consideration to the potential presence of common amphibians post-development. These measures will be secured through a planning condition, typically via a LEMP, or a similar management plan.	Neutral
Badgers	Negligible	<u>Construction</u> Habitat loss associated with the development will result in the loss of	Neutral	The CEMP details measures to safeguard badgers during site clearance and construction, which include, but are not limited to:	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		sett-building and foraging/commuting habitat for badgers. Potential risk that badgers could establish setts on the Site at any time, given the presence of suitable habitats. Potential risk of injury or entrapment for badgers in excavations during construction activities, as well as disturbance to foraging and commuting badgers from the use of artificial lighting at night. Compensatory habitats for badgers will be created as part of the proposals, including areas of wildflower grassland and native hedgerow, tree, and scrub planting, to maintain foraging and commuting opportunities post-development. However, it is recognised that the overall availability of suitable sett-building habitat will be reduced due to increased disturbance from footfall, pets, and artificial lighting.		• Regular walkover surveys, commencing three months prior to the start of construction, to verify current badger activity on Site, including the presence of setts within 30 m of the Site. • Excavations deeper than 1 m will be securely covered overnight. Shallower excavations will have a scaffold board or equivalent placed to provide a means of escape for any badgers that may enter. Open pipework will not be left exposed overnight. • Measures to avoid night working and minimise the use of short-term or directional lighting in areas used by foraging or commuting badgers. These measures are designed to reduce the risk of injury, entrapment, or disturbance to badgers during construction activities. Should a suspected badger sett be recorded on or within 30 m of the Site during the walkover surveys or construction works, further survey will be required confirm sett	

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
				usage along with appropriate mitigation measures, including the requirement for licencing, where appropriate.	
		<u>Operation</u> Potential impacts during the operational phase include increased lighting levels affecting suitable badger foraging and commuting habitat within retained habitats and newly created habitats in areas of POS.		To minimise reduction in suitable foraging and commuting habitat for badgers post-development, lighting will be carefully designed to avoid key habitats, employing measures such as directional lighting, shielding, and low-intensity lamps where appropriate to safeguard badgers. These measures will be secured through a planning condition, typically a 'Sensitive Lighting Strategy', or similar.	
Bats (roosting)	Local	<u>Construction</u> It is understood that the mature sycamore tree displaying suitability for roosting bats (TN1; Figure 1) will be retained as part of the proposals, therefore no direct impacts are anticipated. Should proposals change to include any management of the retained tree (e.g.,	Slight adverse	The CEMP details measures to safeguard roosting bats should they be associated with the retained tree, including the installation of protective fencing around all retained trees and the use of directional lighting, to minimise disturbance during construction activities. Should proposals change to include the removal or management (e.g. pruning) of the sycamore tree, or if the tree is likely to	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		pruning), this may lead to killing, injury, or disturbance of roosting bats, if present. Potential impacts from increased artificial lighting on the retained tree. <u>Operation</u> Potential impacts during the operational phase include increased artificial lighting levels affecting suitable roosting resources including the retained tree (TN1; Figure 1).		be indirectly affected by increased lighting, it must be subject to further assessment to determine the presence or likely absence of roosting bats. Where necessary, appropriate mitigation measures, including licensing, must be implemented. All lighting associated with the Proposed Development will be designed to avoid light-spill onto suitable retained and created habitats to safeguard these habitats as roosting, foraging and commuting resources. The lighting design will include consultation with an ecologist and be designed in accordance with current guidance from the Bat Conservation Trust *'Bats and Artificial Lighting at Night'* (Guidance note 08/23) and will be secured through a planning condition, typically a Sensitive Lighting Strategy, or similar.	
Bats (foraging and commuting)	Local	<u>Construction</u> Based on the current proposals for the Site, foraging and commuting bats are unlikely to be significantly impacted by the proposals, provided that habitat loss	Slight adverse	Sensitive Lighting Strategy (or similar) to be secured via planning condition to safeguard foraging and commuting bats during construction and post-development.	Slight positive

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		does not exceed the proposed amount and should the measures set out in the CEMP be followed in full for safeguarding retained habitats of higher value (i.e., trees and hedgerows). Potential impacts from the increased lighting during construction which may spill onto retained habitats. Compensatory habitats for foraging and commuting bats will be created of higher quality compared to the habitats that will be lost, including wildflower grassland and native hedgerow, tree, and scrub planting. These habitats will support a greater diversity of invertebrate prey and, together with the partial retention and protection of hedgerows and other boundary features, will restore the functionality of the Site for foraging and commuting bats post-development, although it is recognised that there will be a temporary time lag before compensatory habitats reach full maturity and functionality.			

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		Operation Indirect impacts on foraging and commuting bats may arise from increased artificial lighting levels across the Site post-development.			Neutral
Birds	Local	Construction Although the Site is suitable for breeding and wintering birds, further survey is not necessary given that on Site habitats are unlikely to support a diverse species assemblage or large population of any given bird species and the extensive availability of similar to higher quality habitat in the wider area. Risk of injury or killing to nesting birds, active nests, chicks, or eggs, and disturbance only in relation to Schedule 1 bird species that may nest within the Site during vegetation clearance. Vegetation clearance will result in the loss of suitable nesting and foraging habitat for birds, including bramble	Slight adverse	Nesting bird checks will be undertaken by a suitably qualified ecologist if any vegetation clearance is scheduled to take place during the main nesting bird season (March to August inclusive). Nesting bird checks are valid for a 24-hour period only. If an active nest is identified, an appropriate exclusion zone (species dependent) must be installed around the nest until it is no longer active. This may require monitoring for periods of at least up to a month dependent on nesting stage.	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		scrub, hedgerow, and undisturbed marginal areas of modified grassland. Compensatory habitats for birds will be created as part of the proposals, including native hedgerow, tree, and scrub planting, although the grassland nesting resource is unlikely to be reinstated post-development based on the areas of proposed wildflower grassland being subject to increased disturbance levels from high footfall and pets, and there will be a temporary time lag before compensatory habitats reach full maturity and functionality.			
		<u>Operation</u> There is a risk of disturbance from people or predation from pets, as well as potential damage to suitable nesting habitat from footfall and routine maintenance within landscaped areas on the Site.	Slight adverse	Impacts to nesting birds will be minimised through implementation of a sensitive landscaping design and adherence to best-practice habitat management and maintenance protocols, with consideration for the potential presence of nesting birds post-development, with any planned maintenance activities avoiding, wherever possible, the nesting bird season. These measures will be secured through a	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
				planning condition, typically via a LEMP, or a similar management plan.	
Invertebrates	Local	<u>Construction & Operation</u> Loss of suitable foraging and shelter habitat for invertebrates. Compensatory habitats will be created as part of the proposals, including wildflower grassland and native hedgerow, tree, and scrub planting that incorporate native nectar rich flowering species to restore and provide additional foraging resources for a variety of invertebrates post-development, although it is recognised that there will be a temporary time lag before compensatory habitats reach full maturity and functionality.	Neutral	N/A	Neutral
Reptiles	Local	<u>Construction</u>	Slight adverse	The BPM outlined in the CEMP to protect common amphibians will also serve to protect reptiles in the event that they are present in low numbers during the proposed	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		Loss of suitable habitats for reptiles in the form of modified grassland, bramble scrub and hedgerow. Risk of killing/injury of reptiles in low numbers if present at the time of works. Compensatory habitats for reptiles will be created as part of the proposals, including wildflower grassland and native hedgerow, tree, and scrub planting, which will restore suitable foraging, basking and dispersal opportunities post-development. Although it is recognised the overall availability of suitable habitat for reptiles will be reduce post-development and there will be a temporary time lag before compensatory habitats reach full maturity and functionality.		works, with the CEMP to be secured by planning condition.	
		<u>Operation</u> Potential impacts include damage to suitable terrestrial habitat from footfall and killing/injury during routine	Slight adverse	Impacts will be minimised through implementation of a sensitive landscaping design and adherence to best-practice habitat management and maintenance protocols with consideration to the potential presence of reptiles post-	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		maintenance in landscaped areas on Site and from predation from pets.		development. These measures will be secured through a planning condition, typically via a LEMP, or a similar management plan.	
Hedgehog	Local	<u>Construction</u> Loss of suitable habitat for hedgehog in the form of modified grassland, bramble scrub and hedgerow. Risk of killing/injury of hedgehogs if present at the time of works. Compensatory habitats for hedgehog will be created as part of the proposals, including wildflower grassland and native hedgerow, tree, and scrub planting, which will restore suitable foraging, sheltering and dispersal opportunities for hedgehog post-development. It is recognised the overall availability of suitable habitat for hedgehog will be reduce post-development and there will be a temporary time lag before	Slight adverse	The BPM outlined in the CEMP to protect common amphibians, reptiles and badgers will also serve to protect hedgehogs in the event that they are encountered during the proposed works.	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
		compensatory habitats reach full maturity and functionality.			
		<u>Operation</u> Potential impacts include damage to suitable terrestrial habitat from footfall and killing/injury during routine maintenance in landscaped areas on Site and from predation from pets.	Slight adverse	Impacts will be minimised through implementation of a sensitive landscaping design and adherence to best-practice habitat management and maintenance protocols with consideration to the potential presence of hedgehog. These measures will be secured through a planning condition, typically via a LEMP, or a similar management plan.	Neutral
Brown hare	Negligible	<u>Construction & Operation</u> Risk of killing/injury of brown hare if present at the time of works. Whilst various compensatory habitats will be created as part of the proposals, it is recognised that the Site will likely become less suitable for brown hare based on increased disturbance levels from footfall and the presence of pets post-development.	Neutral	The BPM outlined in the CEMP to protect common amphibians, reptiles and badgers will also serve to protect brown hare if they are encountered during the proposed works, to be secured via planning condition.	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
INNS					
INNS	N/A	<u>Construction</u> Although no INNS were recorded within the Site boundary at the time of the survey, there is a risk that INNS could spread into the Site from off-site habitats prior to works commencing or during works.	Slight adverse	An update INNS walkover survey will be undertaken during the botanical season (April to September inclusive) to fully determine the presence or likely absence of INNS within the Site prior to any works commencing. This will inform recommendations for management, treatment, or removal of any INNS encountered to facilitate the works. The installation of protective fencing will prevent encroachment into off-site habitats and prevent spread of INNS into the Site. All proposed works will follow standard measures including biosecurity measures to be implemented during construction to reduce the possibility of spread of invasive species and diseases. Further measures and full details are included within the CEMP (Cura Terrae, 2025c), which will be secured via a planning condition.	Neutral

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
Natural Capital					
Supporting services (Photosynthesis, nutrient cycling and pollination) Provisioning services (livestock grazing) Regulating services (cooling, shading and carbon storage) Cultural services (aesthetic value, recreation and interaction with nature)	Local	<u>Construction & Operation</u> Supporting and provisioning ecosystem services will be impacted by the removal of areas of modified grassland and bramble scrub, resulting in the permanent loss of livestock grazing and a temporary loss of functions including photosynthesis, nutrient cycling, and pollination resources during the construction phase. Regulating and cultural ecosystem services will also be temporarily lost during the construction phase due to site clearance activities and construction disturbance.	Slight adverse	Supporting services will be reinstated during the operational phase as part of the soft landscaping design and regulation and cultural services will remain intact throughout the operation of the development. The CEMP sets out measures to manage construction activities in order to minimise temporary impacts on regulating and cultural services where practical. Post-development, proposed habitats including areas of wildflower grassland, hedgerow, tree, and native scrub planting will contribute to the reinstatement, accessibility and enhancement of supporting, regulating, and cultural ecosystem services. These habitats will help to restore pollination resources, improve soil structure and nutrient cycling, and provide visual and recreational benefits. However, provisioning ecosystem	Slight positive

Ecological Feature	Ecological Value	Impact	Magnitude of Impact	Further Survey / Mitigation / Compensation	Residual Significance of Impact
				services associated with horse grazing will be permanently lost post-development.	

4.3 Cumulative Impacts

4.3.1 From review of planning applications approved within the past five years, together with those currently in progress, no other developments were identified that are likely to act in combination with the Proposed Development to give rise to any significant cumulative ecological impacts. As such, no significant adverse cumulative ecological impacts are anticipated for habitats, protected and notable species or natural capital services within the Site.

4.4 Species Enhancement Strategy

4.4.1 The following measures form the Species Enhancement Strategy for the Proposed Development and are designed in accordance with both national and local planning policy requirements. It is expected that these measures will be secured through a planning condition, with the locations of all proposed enhancement features shown in Appendix 4.

4.4.2 A minimum of one integrated bat box (e.g. Habibat integrated bat boxes) will be installed per residential unit to enhance the value of the Site for roosting bats. Bat boxes will be positioned at eaves level (at least 4 m above the ground where possible) and will be located preferably on the southern/south-eastern/south-western elevations away from direct and indirect lighting, as far as possible.

4.4.3 To enhance the bird nesting potential of the Site post-development, swift bricks will be incorporated into the residential units to provide enhancements for this species and other nesting bird species such as house sparrow *Passer domesticus*, starling *Sturnus vulgaris* and blue tit *Cyanistes caeruleus*. Swift bricks will be located at eaves level (at least 4 m above ground level), in less disturbed areas, out of direct sunlight avoiding south facing aspects and prevailing weather conditions, with an uncluttered adjacent flight space e.g. avoiding electricity cables, vegetation etc. There will be a minimum of one swift brick installed per dwelling although placement of swift bricks in groups to encourage species which nest in colonies should be considered.

4.4.4 A minimum of 34 bee bricks will be installed across the residential units at a minimum height of 1 m and positioned so that access holes are unobstructed by vegetation, whilst also being in proximity to suitable pollinator-friendly planting. In addition, a minimum of four insect towers will be installed in suitable surrounding habitats post-development to provide nesting and sheltering opportunities for a range of invertebrate species.

4.4.5 A minimum of three habitat piles will be built using brash created from vegetation clearance to provide an enhancement for reptiles (and amphibians). Appropriate design for habitat piles can be found in the Reptile Habitat Management Handbook (Edgar et al., 2010). It is recommended that these habitat features are no less than 2 m x 1 m x 1 m and ideally larger than this.

4.4.6 A minimum of three hedgehog houses will be placed in accessible yet discreet areas within retained or newly established vegetation, ensuring maintenance personnel can reach them without disturbing adjacent habitats.

4.4.7 Close board fencing to be used between residential plots will include a minimum of approximately 110 holes (at least 13 cm x 13 cm) to allow passage for hedgehog thereby creating “hedgehog highways” through the development.

5. Conclusion

5.1.1 Ecological features present at the Site include habitats, species, and natural capital services of up to local value, comprising hedgerows, lines of trees, common amphibians, badgers, bats, birds, invertebrates, reptiles, and hedgehogs, as well as associated supporting, provisioning, regulating, and cultural services.

5.1.2 The production of a CEMP has set out the required mitigation measures for common amphibians, badgers, bats, nesting birds, reptiles, hedgehogs, and INNS, including pre-works checks and sensitive vegetation clearance. In combination with the production of a Sensitive Lighting Strategy (or equivalent) to protect nocturnal wildlife, and an appropriate habitat management plan (LEMP and/or HMMP) secured via planning condition, these measures are expected to reduce the residual significance of impacts on these ecological features to no greater than neutral.

5.1.3 The Species Enhancement Strategy for the Proposed Development, to be secured via planning condition, will include integrated bat boxes, swift bricks, bee bricks and insect towers, habitat piles for reptiles and amphibians, hedgehog houses, and hedgehog-friendly “highways” in fencing, providing overall ecological enhancement at the Site post-development.

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Figure 1: UK Habitat Classification Map



Legend

- Site boundary
- h2a6 - other native hedgerow
- h2a5 - species-rich native hedgerow
- w1g - Other broadleaved woodland
- g4 - modified grassland
- h3d - bramble scrub
- SC: 32 Scattered trees
- Target Notes

11 - Hedgerow with trees
32 - Scattered trees
33 - Line of trees
103 - Horse grazed

0 50 100 m

Revision	Date	Drawn by	Checked by
A	01/12/2025	AW	JS

Drg. Ref.: 26095-ECO-1-A Scale (A4): 1:2,000

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Figure 1. UK Habitat Classification Map

Figure 2: Designated Sites Map



Legend

- Site boundary
- 2 km buffer
- Local Nature Reserve (LNR)
- Local Wildlife Site (LWS)

0 500 1,000 m

Revision	Date	Drawn by	Checked by
A	01/12/2025	AW	JS

Drg. Ref.: 26095-ECO-2-A Scale (A4): 1:27,000

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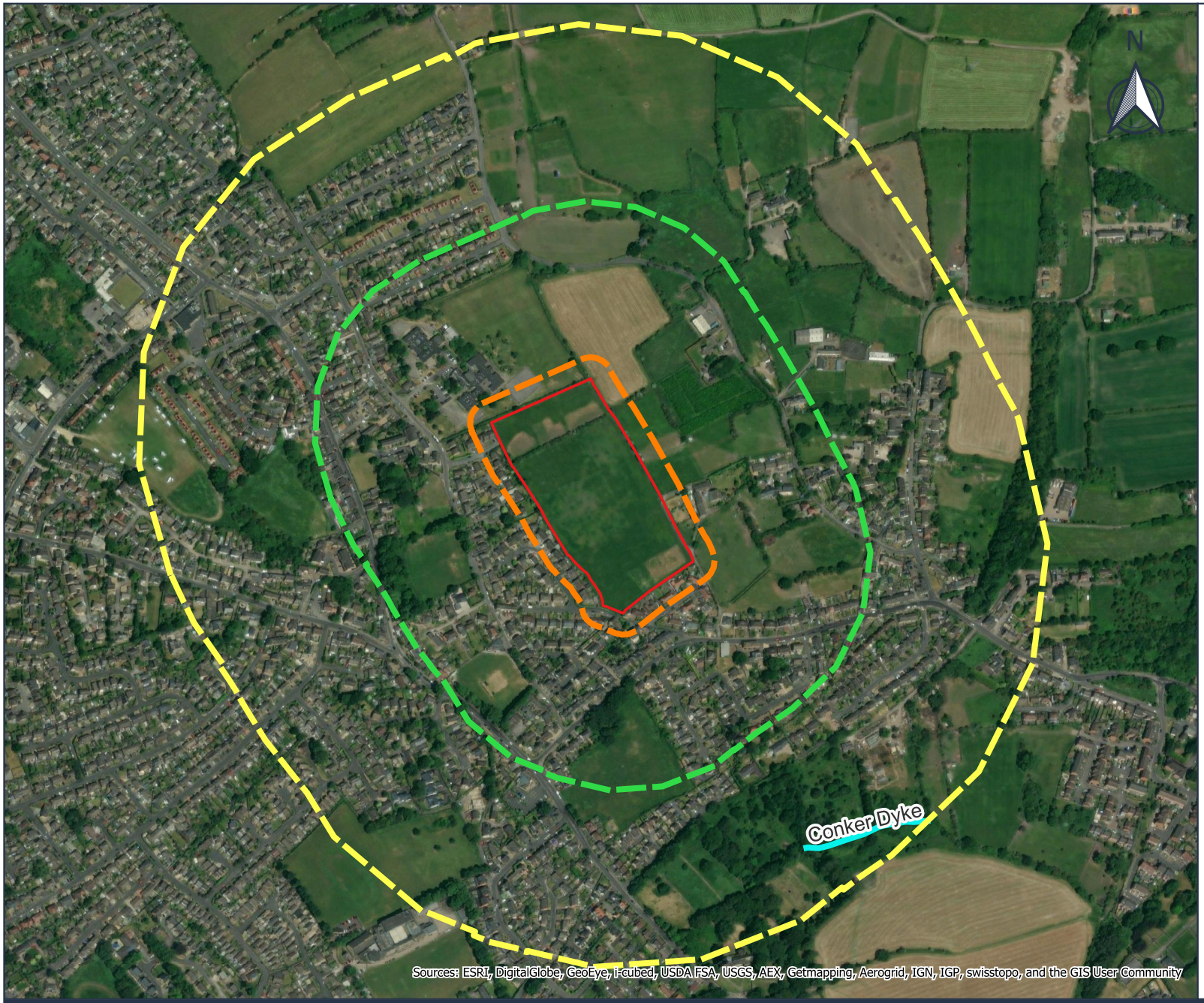
Figure 2. Designated Sites Map

Figure 3: Waterbody Map



Legend

- Site boundary
- 500 m buffer
- 250 m buffer
- 30 m buffer
- Watercourses

0 300 500 m

Revision	Date	Drawn by	Checked by
A	01/12/2025	AW	JS

Drg. Ref.: 25566-ECO-3-A Scale (A4): 1:8,000

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Figure 3. Waterbody Map

Appendix 1: Target Notes

TN1 – Ivy covered sycamore *Acer pseudoplatanus* tree was identified as Further Assessment Required (FAR) for roosting bats.

TN2 – Snowberry *Symphoricarpos albus* was identified outside Site boundary, and is an invasive non-native species, although it is not listed under Schedule 9 of the WCA 1981 (as amended).

TN3 – Two stands *Cotoneaster* sp. located outside Site boundary which could not be identified to species level and were therefore assumed to represent one of the five species of cotoneaster listed as INNS on Schedule 9 of the WCA, 1981 (as amended).

Appendix 2: Site Photographs



Plate 1: Modified grassland (g4) [SC: 103 Horse grazed]



Plate 2: H1 - Other native hedgerow (h2a6) [SC: 11 Hedgerow with trees]



Plate 3: H2 – Species-rich native hedgerow (h2a5)



Plate 4: Bramble scrub (h3d)



Plate 5: H3 - Other broadleaved woodland (w1g) [SC: 33 Line of trees]



Plate 6: TN2 Snowberry (off-Site adjacent to Site boundary)



Plate 7: TN1 – Ivy covered sycamore tree (FAR) in bramble scrub [SC: 32 – Scattered trees]



Plate 8: TN3 Cotoneaster sp. (off-Site adjacent to Site boundary)

Appendix 3: Bird Species Records Summary

Common name	Scientific Name	Status
Meadow pipit	*Anthus pratensis*	Red
Swift	*Apus apus*	Red; LBAP
Rook	*Corvus frugilegus*	Red
Cuckoo	*Cuculus canorus*	Sch 1; Red; NERC S41; LBAP
Yellowhammer	*Emberiza citronella*	Red; NERC S41; LBAP
Kestrel	*Falco tinnunculus*	Red; LBAP
Curlew	*Numenius Arquata*	Red; NERC S41; LBAP
Starling	*Sturnus vulgaris*	Red; LBAP
Greenfinch	*Carduelis chloris*	Red
Skylark	*Alauda arvensis*	Amber; NERC S41; LBAP
Goldfinch	*Ardea cinerea*	Amber; LBAP
House martin	*Delichon urbica*	Amber; LBAP
House sparrow	*Passer domesticus*	Amber; NERC S41; LBAP
Dunnock	*Prunella modularis*	Amber; LBAP
Bullfinch	*Pyrrhula pyrrhula*	Amber; LBAP
Goldfinch	*Carduelis carduelis*	Green
Woodpigeon	*Columba palumbus*	Green

Swallow	*Hirundo rustica*	Green; LBAP
Collared dove	*Streptopelia decocto*	Green

Appendix 4: Species Enhancement Strategy



Bat boxes to be installed below eaves of residential units, at least 5 m from the ground and leading into areas of suitable vegetated habitats (i.e. gardens, hedgerows, areas of Public Open Space).

Bee bricks to be installed at a minimum height of 1 m on residential units with no vegetation obstructing the holes but located nearby to suitable pollinator-friendly plants. Should not be positioned close to windows or doorways.

Swift bricks to be installed below eaves of residential units, at least 5 m from the ground, avoiding south facing elevations.

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Legend

- **Integrated Bat Box (e.g. Habibat) – 75 Minimum (One per dwelling)**
- **Integrated Swift Brick – 75 Minimum (One per dwelling)**
- **Bee Bricks (34 Minimum)**

GENERAL NOTES

- Drawing for Planning purposes only
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CDM - Risks / Hazards - All bat and bird boxes are expected to be integrated into the properties.

NB. Arrows shown for indicative purposes only.
Some prescriptions apply on a site wide basis.

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Appendix 4: Species Enhancement Strategy (Sheet 1 of 2)

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Insect towers to be combined with suitable foraging habitat such as areas of long grassland, trees and wildflower areas, made of wood with boxes holding a variety of fillings (e.g. canes, bark, wood, rolled up corrugated cardboard, reeds and stones). They are mounted on a central post set into the ground.

Hibernacula encouraging hibernating reptiles/amphibians to be created using any brash from vegetation clearance and located within areas of Public Open Space.

Hedgehog Houses to be placed around perimeter post construction and under existing vegetation, out of sight from the public.

Hedgehog highway holes (min 130 mm x 130 mm) to be installed in garden fences throughout the Site, to allow the movement of hedgehogs throughout the Site for continued foraging/commuting purposes.

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Legend

- **13 x 13 cm fencing gaps for hedgehogs**
- **Hedgehog Houses (x3)**
- **Habitat Pile (x3)**
- **Insect Towers (x4)**

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Appendix 4: Species Enhancement Strategy (Sheet 2 of 2)

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Date: 12/12/2025

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