



FUTURESECOLOGY

Broadleaf Properties Management Ltd

Brown Hill Farm, Russell Grove, Birkenshaw

PRELIMINARY ECOLOGICAL APPRASIAL (PEA) REPORT

Report Reference Number: FE694/PEA01

May 2026

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1.0 EXECUTIVE SUMMARY

- 1.1 The Site was 0.27ha in extent and comprises five agricultural buildings associated with Brown Hill Farm, with areas of hardstanding and poor semi-improved grassland.
- 1.2 The proposals comprise the demolition of the existing onsite buildings and the creation of 4 no. dwellings with private gardens.
- 1.3 No statutory designated sites fall within the Site boundary, one local site with a statutory designation; Tong Moor Local Nature Reserve (LNR) / Local Wildlife Site (LWS) falls within 1km of the Site; however, no impacts are anticipated given the small scale of the scheme.
- 1.4 The majority of habitats present on-site are of low ecological value (poor semi-improved grassland, scattered scrub, hardstanding, buildings) and as such their loss is not considered to pose a constraint to development.
- 1.5 All of the onsite buildings were assessed as providing negligible roosting potential for bats, therefore no further surveys are deemed necessary for this species group.
- 1.6 The buildings do provide some nesting potential for wild bird species. Mitigation, such as suitable timing of building demolition / vegetation clearance outside the nesting season (March – August inclusive) is recommended, or else pre-clearance checks by an ecologist, would prevent harm to any nesting birds present.
- 1.7 No constraints in relation to badger *Meles meles*, great-crested newts (GCN) *Triturus cristatus*, or reptiles are expected.
- 1.8 Several ecological enhancements which could be incorporated into the design proposal have been recommended within Section 6, including native planting and the provision of bat and bird boxes.

2.0 **INTRODUCTION**

- 2.1 The following report has been prepared by Futures Ecology Ltd. on behalf of Broadleaf Properties Management Ltd. It provides the results of an extended Phase 1 habitat survey and preliminary protected species survey at Brown Hill Farm, Russell Grove, Birkenshaw (grid reference: SE 20741 28577).
- 2.2 The Phase 1 habitat survey and preliminary protected species surveys were undertaken on 22nd April 2026.
- 2.3 The key objectives of the Preliminary Ecological Appraisal Report (PEAR) are to:
- gain an understanding of the baseline ecology of the Site and immediate surrounding area.
 - determine whether the Site supports or has the potential to support protected species.
 - identify any likely ecological constraints and mitigation measures likely to be required.
 - identify the opportunities offered by the potential project to deliver ecological enhancement.
 - assess the potential of the development to deliver measurable net gain.

SITE LOCATION AND CONTEXT

- 2.4 The Site is approximately 0.27ha in extent and comprises five agricultural buildings associated with Brown Hill Farm, with areas of hardstanding, poor semi-improved grassland and scattered scrub. The main farmhouse is located south and west of the redline boundary and the immediate surrounding landscape comprises largely of pastoral fields. The residential area of Birkenshaw is located to the north, south and west.

DEVELOPMENT PROPOSALS

- 2.5 The proposals are for the demolition of the existing barns and the erection of four detached dwellings (Planning Reference: 2025/62/93514/E, Kirklees Council).

3.0 **METHODOLOGY**

PERSONNEL

- 3.1 The extended Phase 1 Habitat survey and preliminary protected species survey was conducted by K. Haymes MCIEEM, BSc (Hons). K. Haymes has over 10 years' experience in ecological consultancy, including external and internal assessments for roosting bats and holds a Level 2 bat licence (2025-85857-CL18-BAT). K. Haymes is also registered to use a great crested newt (GCN) *Triturus cristatus* licence (2025-82135-SCI-CL08) and a barn owl *Tyto alba* licence (2026-87985-CL29-OWL). K. Haymes was certified in May 2021 to conduct River Condition Assessments (RCA).

DESK STUDY

- 3.2 Prior to the field survey, aerial photographs and mapping tools were reviewed using online mapping resources at a minimum scale of 1:25,000; Google Maps¹; and the Multi Agency Geographic Information for the Countryside (MAGIC)² to assess the landscape context of the survey area and surrounding areas.
- 3.3 The MAGIC website was used to obtain information about:
- Statutory designated sites of international, national and local importance;
 - Impact Risk Zones (IRZs) for Sites of Special Scientific Interest (SSSIs);
 - Approved European Protected Species Mitigation (EPSM) licences, and
 - Natural England Environmental DNA surveys and Habitat Suitability Assessments of Ponds for great crested newt in support of District Level mitigation Licensing.
- 3.4 To support the field survey and compile baseline information of relevance to the Site, ecological information was sought from third party organisations:
- West Yorkshire Ecology Service (WYES);
 - Woodland Trust's Ancient Tree Inventory (ATI)³; and
 - LandIS⁴.
- 3.5 Relevant data requested included records of protected or notable species and sites designated for nature conservation interest.
- 3.6 The search area for designated sites and protected species is determined by the likely Zone of Influence⁵ and the likely significant affect. The search areas for the various levels of site designation and for protected / notable species is detailed below:
- Sites of international statutory designation such as Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Sites are searched for within a 10km radius around the application site.
 - Sites of national or regional importance with a statutory designation of Site of Special Scientific Importance (SSSI) or National Nature Reserve (NNR) within 2km.
 - Sites of local importance with statutory designation of Local Nature Reserve (LNR), or non-statutory designation of Site of Importance for Nature Conservation (SINC) or the equivalent Local Wildlife Site (LWS) within 1km; and
 - Records of notable / protected species (i.e., including Species of Principal Importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 and local Biodiversity Action Plan (LBAP) species within 1km and bats within 2km.
 - EPSM licences relating to bats within 2km and GCN within 1km.

¹ www.google.com/maps

² www.magic.defra.gov.uk

³ <https://ati.woodlandtrust.org.uk/>

⁴ <https://www.landis.org.uk/soilscapes/>

⁵ The Zone of Influence (ZOI) is defined by CIEEM as being the "area over which ecological features may be affected by biophysical changes as a result of a proposed project and associated activities" CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland. Terrestrial, Freshwater and Marine.

FIELD SURVEY – HABITATS

Extended Phase 1 Survey

- 3.7 The survey was undertaken on 22nd April 2026, during weather conditions that were dry and sunny. Survey methodology followed guidance from Joint Nature Conservation Committee (JNCC) 2016⁶ comprising a walkover of the survey area mapping (using JNCC standard habitat codes) and broadly describing and classifying the principal habitat types and other features of interest. The frequencies at which plant species occurred were noted using the DAFOR⁷ method. Whilst the plant species lists obtained should not be regarded as exhaustive, sufficient information was obtained to determine broad habitat types.
- 3.8 Habitats were also assessed for their potential to support protected or notable species including any incidental sightings of birds recorded during the walkover. Where potentially suitable habitats were observed during the scope of this assessment, detailed protected species surveys were undertaken using methodology detailed below.
- 3.9 The distribution and extent of any invasive species listed on Schedule 9, Section 14 of the Wildlife and Countryside Act 1981 (*as amended*) were also noted during the survey.

UK Habitat Classification (UK Hab)

- 3.10 A summary of the habitats present on-site is provided within the report including UK Hab equivalent habitats (from the UK Habitats Classification methodology⁸) for the purpose of the Biodiversity Impact Assessment (BIA).

FIELD SURVEY – FAUNA

Badger *Meles meles*

- 3.11 A badger survey was undertaken on the 22nd April 2026, within the application Site and 30m beyond the boundary where possible. The survey followed standard methodology as outlined by Natural England (2015)⁹ and Harris *et al* (1989)¹⁰, Creswell *et al.* (1990)¹¹. Field signs searched for include: setts, earth mounds, bedding material, mammal paths, latrines, snuffle holes, prints, hairs, scratching posts etc.. The identification of some signs on their own does not necessarily provide conclusive evidence of the presence of badgers.

⁶ JNCC (2016) Handbook for Phase1 Habitat Survey – a technique for environmental audit. ISBN 0 86139 636 7

⁷ DAFOR: D - Dominant (>75%), A – Abundant (51 – 75%), F – Frequent (26 – 50%), O – Occasional (11 – 25%), R – Rare (1-10%), L - Locally

⁸ [ukhab – UK Habitat Classification](#)

⁹ Natural England (2015) Badger Surveys and Mitigation accessed May 2021 <https://www.gov.uk/guidance/badgers-surveys-and-mitigation-for-development-projects#survey-methods> (accessed December 2019)

¹⁰ Harris, S., Creswell, P., & Jefferies, D. (1989). *Surveying Badgers*. The Mammal Society.

¹¹ Creswell, P., Harris, S., & Jefferies, D.J. (1990) The history, distribution, status, and habitat requirements of the badger in Britain. Nature Conservancy Council.

Bats

Daytime Bat Walkover (DBW)

- 3.12 The DBW was undertaken on the 22nd April 2026 by an ecologist a Natural England level 2 class licence to survey for bats (Ref: 2025-85857-CL18-BAT).

Roosts – Structures

Internal & External Building Visual Inspection

- 3.13 All buildings within the Site boundary were assessed for their potential to support roosting bats using statutory guidance (Natural England¹²) and best practice survey methodology¹³.
- 3.14 The buildings were inspected externally using close focussing binoculars, a high-powered torch and endoscope where appropriate. Features such as small gaps around or under barge/soffit/fascia boards, windows, lintels, flashing, external pipework and or raised or missing roof/ridge tiles or gaps at gable ends, which have the potential for use as access points, were noted. Evidence that bats actively used such features included: staining within and around the gaps or bat droppings / urine staining under gaps. The presence of cobwebs and or general detritus within and around potential access points was used as an indicator that bats had not recently used the area to access the building.
- 3.15 Where accessible and safe to do so, the interiors of the building including roof voids and cellars were assessed for evidence of bat activity and for the potential to be used by roosting bats. Evidence of a roost would be determined by the presence of live or dead bat(s), concentrated piles or scattered bat droppings, feeding remains such as insect wing fragments as well as scratch marks and or staining from mammalian fur oil/ urine.
- 3.16 An assessment was made on the level of bat roosting potential offered by the structures, based on the presence of the features detailed above. Table 1 below broadly classifies the potential categories and discusses the relevance of such features, where present.

Table 1: Bat Roost Potential Classification Buildings - Based on Table 4.1 and Table 7.3 of *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (Collins, 2024).

Classification / Suitability	Description of Roosting Habitat within buildings	Likely Further Survey Work
None	No features onsite to be used by any roosting bats at any time of year.	No further survey required.
Negligible	No obvious features likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.	No further survey required.

¹² <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects> (accessed March 2020)

¹³ Collis, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd edn). The Bat Conservation Trust, London.

Classification / Suitability	Description of Roosting Habitat within buildings	Likely Further Survey Work
Low	A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats (i.e. unlikely to be suitable for maternity and not a classic cool/stable hibernation site but could be used by individual hibernating bats).	Nocturnal presence / likely absence surveys are likely to be required to give confidence in a negative result. At least one dusk emergence survey during the appropriate survey period. Further roost characterisation surveys would be required should a roost be confirmed that will be affected by development proposals.
Moderate	A structure with one or more potential roost sites that could be used due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only, such as maternity and hibernation site).	At least two nocturnal presence / likely absence required to give confidence in a negative result. Two dusk emergence surveys during the appropriate period. Surveys should be evenly spread throughout the season with a minimum of at least 3 weeks apart. Should a roost be confirmed further roost characterisation surveys be required.
High	A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer period of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation site.	At least three nocturnal presence / absence surveys required to give confidence in a negative result. Surveys should be evenly spread throughout the season with a minimum of at least 3 weeks apart.
Confirmed Roost	Evidence of roosting bats in the form of live or dead bats, droppings, urine staining, mammalian fur oil staining etc.	At least three nocturnal surveys to ascertain the status of the roost during appropriate survey period. Surveys should be evenly spread throughout the season with a minimum of at least 3 weeks apart.

Ground Level Tree Assessment (GLTA)

- 3.17 All trees were assessed for their potential to support roosting bats using statutory guidance (Natural England, 2019)¹⁴ and best practice survey methodology (Collins, 2023¹⁵ and Mitchell-Jones, A.J. and McLeish, A.P. (eds), 2004)¹⁶. The survey was undertaken on the 22nd April 2026.
- 3.18 The trees were inspected from the ground using close focussing binoculars, a high-powered torch, and an endoscope where appropriate. Potential Roosting Features (PRF)

¹⁴ Bats: surveys and mitigation for development projects: <https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects> (accessed 12/11/2019)

¹⁵ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologist: Good practice Guidelines (4th edition), The Bat Conservation Trust, London.

¹⁶ Mitchell-Jones, A.J. and McLeish, A.P. (eds) (2004) *Bat Workers' Manual* (3rd edn). JNCC, Peterborough.

for bats such, holes / cavities, loose bark, cracks / splits, occluded bark, and gaps behind ivy stems (please note that this list is not exhaustive) were sought (Based on P16, *British Standard 8596:2015*¹⁷). Other factors such as orientation of the feature, its height from the ground, the direct surroundings and its location in respect to other features may enhance or reduce the potential value of the PRF. Signs indicating possible use by bats were also recorded such as bat droppings, odour, scratches, staining and audible sounds.

- 3.19 An assessment was made on the level of bat roosting potential offered by the trees, based on the presence of the features detailed above. Table 2 below outlines the suitability categories as per the Bat Survey Guidelines¹⁸ which now supersedes The British Standard Document¹⁴ which groups trees with moderate and high potential.

Table 1: Suitability of Trees for Bat Roosts - Based on Table 4.2 of Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines (4th ed.), The Bat Conservation Trust, London

Classification / Suitability	Description	Likely Further Survey Work
NONE	Either no PRFs in the tree or highly unlikely to be any.	None.
FAR	Further assessment required to establish if PRFs are present in the tree.	Aerial assessment of further GLTA required by a licenced or accredited bat licence worker.
PRF	A tree with at least one PRF present	PRF Inspection Survey (Aerial Assessment). If this is not possible alternative access methods such as a MEWP and/or nocturnal survey work must be considered.

- 3.20 Upon completion of the above assessment the PRF's can be assigned the following as an estimation from the GLTA, or if the PRF's can be fully inspected using an endoscope:
- PRF-I – PRF is only suitable for individual bats or very small numbers of bats due to size of lack of suitable surrounding habitats. No further survey work may be required but a precautionary working method statement may be appropriate.
 - PRF-M – PRF is suitable for multiple bats and may therefore be used by a maternity colony. These will require further aerial (close) inspection and / or nocturnal surveys which comprise 3 visits between May – September, with at least two in the period May – August. Each visit should be at least 3 weeks apart.

Foraging / Commuting Habitat

- 3.21 The potential for the Site and immediate surrounds to support foraging and commuting bats was also assessed, with particular regard being given to the presence of continuous treelines providing good connectivity in the landscape, and the presence of varied habitat such as scrub, woodland, grassland and open water in the vicinity.

¹⁷ British Standard (2015) BS 8596:2015 *Surveying for bats in trees and woodland – Guide*, October 2015.

¹⁸ Collins, J. (ed.) (2023) *Bat Surveys for Professional Ecologist: Good practice Guidelines* (4th edition), The Bat Conservation Trust, London.

Great Crested Newt (GCN) *Triturus cristatus***Aquatic Habitat**

- 3.22 OS mapping and online aerial imagery were analysed for the presence of on and off-site water bodies within 500m of the application Site in accordance with Natural England guidance¹⁹.

Terrestrial Habitat

- 3.23 An assessment of the suitability of the terrestrial habitats within the Site to support GCN was completed within the subject Site. Suitable terrestrial habitat includes shelter habitat such as scrub and rank vegetation and habitat that could provide suitable hibernation sites such as rubble piles, tussock grassland and compost heaps.

Reptiles

- 3.24 An assessment of the suitability of the habitats present to support common reptile species was completed at the time of the habitat survey. This involved a review of habitats and habitat structure suitable for the shelter of reptiles such as areas of scrub and woodpiles, grassland with well developed, varied structure; and also, the appropriate juxtaposition of areas suitable for basking shelter and forage/hunting. This assessment was based on the methodology detailed in the Herpetofauna Workers Manual (Gent and Gibson, 1998)²⁰, and Froglife Advice Sheet 10 – Reptile Survey (Froglife 1999)²¹.

Other species

- 3.25 Any sightings, evidence of or suitable habitats for other protected fauna, local Biodiversity Action Plan (BAP) species or otherwise notable species was recorded during the survey.

Survey Limitations

- 3.26 The survey was undertaken during the optimal survey period for habitats, between March – October therefore no limitations are anticipated.

¹⁹ Natural England: *Standing Advice Sheet: Great Crested Newts* Paragraph 4: 4.1

²⁰ Gent, A.H., & Gibson, S.D., eds 1998. *Herpetofauna Workers' Manual*. Peterborough, joint Nature Conservation Committee.

²¹ Froglife 1999. *Froglife Advice Sheet 10: Reptile Survey*. Froglife, London

4.0 **RESULTS**

DESK STUDY

- 4.1 A summary of relevant information provided by third party consultees is provided below and displayed on Figure 1. A notable and protected species summary table is presented in Appendix A (the original data is not included in this report).

Statutory Designated Sites

- 4.2 No statutory designated sites occur within the Site boundary.
- 4.3 No internationally designated sites occur within 10km of the Site.
- 4.4 No nationally designated sites were located within 2km of the Site boundary.
- 4.5 No regionally designated sites were located within 2km of the Site boundary.
- 4.6 One locally designated site was located within 1km of the Site boundary; Tong Moor Local Nature Reserve (LNR) (see Table 3).

Impact Risk Zones (IRZ)

- 4.7 Consultation with the MAGIC²² site check confirms that the Site does not lie within any risk zones.
- 4.8 Therefore, consultation with Natural England on the likely impacts of development on terrestrial SSSIs and the SACs, Spas, or Ramsar Sites that they underpin is not required.

Non-Statutory Designated Sites

- 4.9 No sites of local importance with non-statutory designations occur within the Site boundary.
- 4.10 One site of local importance with non-statutory designation occurs within 1km of the Site boundary; Tong Moor LWS.

Habitats of Principal Importance (HPI)

- 4.11 No mapped HPIs occur within the Site.
- 4.12 Six HPI parcels comprising of two habitat types occur within 1km of the Site (see Table 3).

Ancient Woodland and Ancient / Veteran / Notable Trees

- 4.13 No mapped areas of Ancient Woodland or Ancient / Veteran / Notable Trees occur within the Site.
- 4.14 No parcels of Ancient Woodland occur within 1km of the Site There are also no Ancient / Veteran / Notable Trees recorded within 1km of the Site.

²² <https://magic.defra.gov.uk/>

Table 3: Summary of Designated Sites and Notable Habitats

Site Name	Designation	Approximate Distance (m or km) and Direction (N – North, S – South, E – East, West – West) from the Site	Description (citation information, likely public access etc.)
Tong Moor	LNR / LWS	750m N	Tong Moor is a Local Nature Reserve to the north of Birkenshaw. Surrounding land use is mainly housing and gardens, with a dismantled railway line running along the southern boundary with <i>Acer pseudoplatanus</i> woodland. The site is publicly accessible with footpaths throughout the site.
Deciduous woodland	HPI	Closest 130m E	Three parcels occur within 1km of the site, the closest being 130m east
Good quality semi-improved grassland	HPI	Closest 730m N	Three parcels occur within 1km of the site, the closest being 730m north.

West Yorkshire Habitat Network (WYHN)

- 4.15 The West Yorkshire Wildlife Habitat network has been produced by combining District Wildlife Habitat Networks drawn up between 2011 and 2016 by Wakefield District Council and West Yorkshire Ecology Service (acting on behalf of Bradford, Leeds, Kirklees and Calderdale District Councils). The WYHN at its closest point is located 80m north of the Site boundary.

Local Biodiversity Action Plan (LBAP) - Habitats

- 4.16 Kirklees Local Biodiversity Action Plan²³ (BAP) focuses on protecting and enhancing key priority habitats, largely found on high moorlands and in riverine areas. Key habitats include blanket bog, upland heath, upland oak and mixed ash woodlands, ancient woodland, lowland acid grassland, species-rich grassland (hay meadows), lowland heath, reedbeds, scrubland, and riverine habitats.

Local Nature Recovery Strategy (LNRS)

- 4.17 Birkenshaw, located within the Kirklees district of West Yorkshire, follows the West Yorkshire Local Nature Recovery Strategy (WYLNRS).

Soil Type

- 4.18 The Site is located entirely within a parcel mapped as Soilscape 6²⁴:
- Drainage: Freely draining slightly acid loamy soils

²³ <https://bradleynewsdotorg.wordpress.com/wp-content/uploads/2012/06/biodiversityactionplan.pdf>

²⁴ <https://www.landis.org.uk/soilscapes/>

- Fertility: Low
- Landcover: Arable and grassland
- Habitats: Neutral and acid pastures and deciduous woodlands; acid communities such as bracken and gorse in the uplands
- Carbon: Low

Protected / Notable Species Records

- 4.19 Records of protected and notable species provided by desk study consultees are provided in Appendix A. Pertinent records are displayed on Figures 1 and 3.

Local Biodiversity Action Plan (LBAP) - Species

- 4.20 The Kirklees Local Biodiversity Action Plan (BAP) focuses on protecting key priority species of principal importance in the district. Specific species with action plans include water vole *Arvicola amphibius*, white-clawed crayfish *Austropotamobius pallipes*, great-crested newt *Triturus cristatus*, red wood ant *Formica rufa*, floating water plantain *Luronium natans*, pillwort *Pilularia globulifera*, and marsh helleborine *Epipactis palustris*.

HABITATS

- 4.21 The habitats recorded within the Site boundary during the habitat survey include:
- Poor semi-improved grassland;
 - Scattered scrub; and
 - Buildings and hardstanding.
- 4.22 The location of the habitats recorded and target notes are presented on Figure 2 and described below. The botanical species recorded in association with each habitat are listed in Appendix B.

Poor Semi-improved Grassland (g4 Modified grassland)

- 4.23 Two parcels of poor semi-improved grassland were present within the Site. The first (G1) was located in the northeastern corner of Site and contained large rubble piles (Photograph 1, TN2). The sward comprised of abundant cleavers *Galium aparine*, common nettle *Urtica dioica* and dandelion *Taraxacum officinale* agg., with frequent perennial ryegrass *Lolium perenne* and Yorkshire fog *Holcus lanatus*. Common mouse-ear *Cerastium fontanum*, willowherb species *Epilobium* sp. and spear thistle *Cirsium vulgare* were noted as rarities.
- 4.24 The second parcel (G2) was located in the southeastern corner of Site (Photograph 2). This area was being used for material storage with a skip and numerous pallets present (TN1). The sward was dominated by perennial ryegrass, with abundant Yorkshire fog and frequent broad-leaved dock *Rumex obtusifolius*. Common nettle and dandelion were occasional, with cleavers, common chickweed *Stellaria media* and meadow foxtail *Alopecurus pratensis* recorded as rare.



Photograph 1: Poor semi-improved grassland (G1) located in the northeast of Site (22.04.2026).



Photograph 2: Poor semi-improved grassland (G2) located in the southeast of Site (22.04.2026).

Scattered Scrub (10 scattered scrub)

- 4.25 Small areas of scattered scrub were present in association with the hardstanding and buildings onsite. This largely comprised of elder *Sambucus nigra* and butterfly bush *Buddleja davidii*.

Buildings / Hardstanding (u1b Developed land; sealed surface)

- 4.26 Five agricultural buildings / barns, with associated hardstanding were present within Site, B1-B5 (Photographs 3, 4 and 5). Full building descriptions and further photographs are provided in Appendix C. Much of the hardstanding was being used for construction material storage.
- 4.27 A hardstanding track, Russell Grove, ran from the Site to the adopted highway, Old Lane (Photograph 6).



Photograph 3: Building B1 viewed from the north (22.04.2026).



Photograph 4: Building B3 viewed from the south (22.04.2026).



Photograph 5: Building B4 viewed from the south (22.04.2026).



Photograph 6: Hardstanding track (22.04.2026).

FAUNA

Badger

- 4.28 From the desk study there were no records of badger *Meles meles* within 1km of the Site.
- 4.29 No evidence of badger was identified during the survey, and the Site would only provide very limited foraging and sett making opportunities, given the extent of buildings and hardstanding.

Bats

- 4.30 From the desk study there are records of up to seven bat species / species groups within 2km of the Site, comprising field and roost records of the following species; common pipistrelle *Pipistrellus pipistrellus*, Daubenton's *Myotis daubentonii*, Leisler's *Nyctalus leisleri*, noctule *Nyctalus noctule*, an unknown pipistrelle *Pipistrellus* sp., soprano pipistrelle *Pipistrellus pygmaeus* and an unknown bat species.
- 4.31 A search of the MAGIC online resource revealed there were six European Protected Species Licences (EPSL) relating to bats within 2km of the Site boundary:

- 525m south-west (2016-27192-EPS-MIT-1, *Pipistrellus pipistrellus*, 02/06/2017 to 31/01/2018);
- 525m south-west (2016-27192-EPS-MIT, *Pipistrellus pipistrellus*, 22/02/2017 to 22/02/2017);
- 1km south (EPSM2012-5116, *Pipistrellus pipistrellus*, 04/12/2012 to 31/03/2013).
- 1.3km south-west (2014-6160-EPS-MIT, *Pipistrellus pipistrellus*, 12/02/2015 to 30/09/2020).
- 1.3km south-west (2014-6160-EPS-MIT-1, *Pipistrellus pipistrellus*, 02/03/2015 to 30/09/2020).
- 2km south-east (EPSM2010-1911, *Pipistrellus pipistrellus* and *Pipistrellus pygmaeus*, 14/09/2010 to 31/08/2012).

Roosts – Trees & Structure/ Buildings

- 4.32 There were no trees with bat roosting potential within the Site.
- 4.33 Five agricultural buildings were present within the Site (B1-B5). These were assessed as providing negligible roosting potential. Full descriptions and photographs are provided in Appendix C.

Foraging / Commuting Habitat

- 4.34 The Site habitats (poor semi-improved grassland, scattered scrub, buildings / hardstanding) were largely unvegetated and sub-optimal for bat foraging and commuting.

Great Crested Newts (GCN)

- 4.35 From the desk study no records of GCN were provided by third party consultees.
- 4.36 A search of the MAGIC online resource revealed there were No European Protected Species Licences (EPSL) relating to GCN within 1km of the Site boundary. There are also no records of GCN surveys from Natural England Great Crested Newt datasets within 1km of the Site boundary:
- 4.37 The Site falls outside areas where District Level Licensing (DLL) is available.
- 4.38 Four waterbodies were identified within 500m of the Site boundary (Figure 3).

Table 4: Waterbodies, Ditches and Watercourses Identified within 500m of the Site (refer to Figure 3)

Ref (Figure 3)	OS Grid Ref	Description	Straight Line Distance (m) and Direction (N – North, S – South, E – East, West – West) from the Site	Distance (m) to the Site via Connective Habitat	Existing Records / Habitat Suitability / Connectivity to Site
P1	SE 21108 28377	Small pond along Kittle Point Beck	415m SE	>415m	Connective distance over 250m, the routine migratory range of GCN ^{25, 26, 27} . No Likely Potential Constraint.
Kittle Point Beck	-	Beck located to the east of Site	Closest distance is 130m NE	>130m	Likely to comprise flowing water, sub-optimal for breeding GCN.
Wormaids Drain	-	Drain that converges with Kittle Point Beck, creating Oakwell Beck further south.	Closest distance is 450m S	>450m	Likely to comprise flowing water, sub-optimal for breeding GCN. Connective distance over 250m, the routine migratory range of GCN ^{24, 25, 26} .
Lodge Beck	-	Beck that flows south-west.	Closest distance is 405m NW	>405m	Likely to comprise flowing water, sub-optimal for breeding GCN. Connective distance over 250m, the routine migratory range of GCN ^{24, 25, 26} .

- 4.39 Onsite habitats were largely sub-optimal for GCN (poor semi-improved grassland, scattered scrub, buildings / hardstanding). The piles of rubble (TN2) could provide some limited suitable habitat for GCN shelter; however, these were limited in extent.

Reptiles

- 4.40 From the desk study no records of reptiles were returned from third party consultees.
- 4.41 Onsite habitats were largely sub-optimal for reptiles (poor semi-improved grassland, scattered scrub, buildings / hardstanding). The piles of rubble / materials / pallets (TN1 and TN2) could provide some limited suitable basking habitat for reptiles; however, these were limited in extent.

Birds

- 4.42 From the desk study numerous notable bird records were returned from within 1km of the Site. The closest was a record of barn owl *Tyto alba* 389m east of Site. The onsite buildings were deemed sub-optimal for barn owl due to the closed nature of B1 and B2,

²⁵ Franklin, P.S (1993) The migratory ecology and terrestrial habitat preferences of the great crested newt *Triturus cristatus* at Little Wittenham Nature Reserve. M.Phil Thesis. De Montfort University. Dept of Applied Biology and Biotechnology.

²⁶ Oldham, R.S and Nicholson, M (1986) Status and Ecology of the warty newt *Triturus cristatus*. Final Report. Leicester Polytechnic under contract to Nature Conservancy Council.

²⁷ 5 Jehle, R (2000) The Terrestrial Summer Habitat of Radio-tracked Great Crested Newts *Triturus cristatus* and Marbled Newts *Triturus marmoratus*. Herpetological Journal 10 (4) 137-142.

lack of perching / nesting areas within building B4 and the general dilapidated state of buildings B3 and B5, which had no rooves.

- 4.43 Building B4 had evidence of roosting pigeons at the time of survey, and the buildings have the potential to support nesting birds.

5.0 DISCUSSION, CONCLUSIONS AND RECOMMENDATIONS

PROPOSALS

- 5.1 The proposals comprise the demolition of the existing buildings (B1-B5) and the creation of four residential dwellings.

DESIGNATED SITES

Statutory Designated Sites

- 5.2 Sites such as SPA and SAC are afforded protection under the Conservation of Habitats and Species Regulation 2017 (as amended). This legislation transposes European Council Directives 92/43/EEC (EC Habitats Directive) Directive 2009/145/EC (Wild Birds Directive) into domestic law. The purpose of this legislation is to provide protection for natural habitats, wild flora and fauna of international importance.
- 5.3 No sites of international importance with a statutory designation were present within the Site boundary, or within 10km of the Site.
- 5.4 No sites of national importance with a statutory designation were present within the Site boundary, or within 2km of the Site.
- 5.5 No sites of local importance with a statutory designation were present within the Site boundary. Tong Moor LNR was present 750m north of the Site.
- 5.6 Given the intervening distance, no construction phase impacts from accidental damage, dust, noise, accidental pollution event or direct lighting are anticipated on Tong Moor LNR. In addition, as the proposals are for only four dwellings, there are no anticipated operational phase impacts from increased recreational pressure.

Non-statutory Designated Sites

- 5.7 Local sites are not protected by law but do receive consideration in both national and local planning policy. Local sites have a role in meeting overall national biodiversity targets and appropriate weight should be attached to designated sites in making planning decisions.
- 5.8 No non-statutory designated sites were present within the Site boundary. One non-statutory designated site was located within 1km; Tong Moor LWS, which also has a statutory LNR designation. As discussed above, no impacts are anticipated to this site as a result of the proposals.

Habitats of Principal Importance (HPI)

- 5.9 There are three parcels of deciduous woodland located within 1km of the Site, the closest of which is located 130m east of Site and three parcels of good quality semi-improved grassland located 730m north of Site. Due to the distance from Site and the small scale of the development (four dwellings), no impacts on these HPIs are anticipated as a result of the development. No other HPIs are present within 1km of the Site boundary.

HABITATS

- 5.10 Habitats receive consideration through the planning system by:
- their inclusion in specific National planning policy: such as consideration in the National Planning Policy Framework (NPPF, 2024)²⁸ for veteran trees, ancient woodland, non-statutory sites, and ecological networks.
 - classification as a Habitat of Principal Importance (HPI) for the conservation of biodiversity under the Natural Environment and Rural Communities (NERC) Act 2006, from which are also derived Priority Habitats under local Biodiversity Action Plan (LBAP) and Priority Habitat for England under Biodiversity 2020²⁹,
 - their inclusion in specific local policy.
- 5.11 Habitats with low ecological value, which may be affected by the development, include poor semi-improved grassland, scattered scrub, buildings and hardstanding. These had limited value and therefore their loss is not considered a constraint to the proposals.
- 5.12 It is recommended that tree and hedgerow planting within the scheme uses native species.

FAUNA**Badgers**

- 5.13 Badgers are relatively common and widespread in England and whilst legally protected, the emphasis of The Protection of Badgers Act 1992 is focused on protection from persecution, rather than on conservation.
- 5.14 No badger records were returned within 1km of the Site. There is limited suitable habitat for badgers on Site and in the immediate surroundings. As such, their presence on site is considered unlikely and no impacts to this species is anticipated as a result of the development.

Bats

- 5.15 All species of UK bats and their roosts are listed on the Conservation of Habitats and Species Regulations 2017 (as amended) making it illegal to deliberately disturb any such animal or damage / destroy a breeding site or roosting place of any such animal. Bats are also afforded full legal protection under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended). Under this legislation it is illegal to recklessly or intentionally kill,

²⁸ Department for Levelling Up, Housing & Communities (December, 2024). National Planning Policy Framework. London.

²⁹ Biodiversity 2020: A strategy for England's wildlife and ecosystem services, August 2011, Department for Environment, Food and Rural Affairs.

injure or take a species of bat or recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection or disturb any animal whilst they are occupying such a place of shelter or protection.

- 5.16 From the desk study up to seven bat species / species groups were identified within 2km of the Site (common pipistrelle, soprano pipistrelle, a pipistrelle species, noctule, Leisler's, Daubenton's and an unidentified bat species) and there were six EPSLs relating to bats within 2km of the Site boundary.

Roosts – Trees & Structure/ Buildings

- 5.17 There were no trees with bat roosting potential within the Site.
- 5.18 The buildings onsite (B1-B5) were considered to be to provide negligible potential for roosting bats; therefore, roosting bats are likely absent and do not pose a constraint to the proposals.
- 5.19 Integrated bat boxes are recommended within the new dwellings to provide enhanced opportunities for roosting bats.

Foraging/commuting habitat

- 5.20 The Site habitats (poor semi-improved grassland, scattered scrub, buildings / hardstanding) were sub-optimal for bat foraging and commuting.
- 5.21 Gardens, trees and hedgerows proposed within the scheme will provide enhanced opportunities for foraging and commuting bats. Any proposed lighting scheme should be designed in accordance with standard guidance (ILP, 2023³⁰). Lighting should be designed and positioned to reduce spill onto newly created habitats, and be downwardly directional, of 1 lux or less, LED lamps and ideally set on motion sensors on short timers.

Great-crested newts

- 5.22 GCN are afforded legal protection under the Wildlife & Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). This legislation makes it illegal to deliberately disturb a GCN, damage / destroy a breeding site or resting place of a GCN, recklessly or intentionally kill, injure, or take a GCN, recklessly or intentionally damage or obstruct access to or destroy any place of shelter or protection, disturb a GCN whilst they are occupying such a place of shelter or protection.
- 5.23 No records of GCN were provided within 1km of the Site boundary.
- 5.24 Given the largely sub-optimal terrestrial habitats within the Site, lack of suitable breeding habitat within 250m and a lack of local records, GCN are likely to be absent from the Site and do not pose a constraint to the proposals.

Reptiles

- 5.25 All UK species of reptile are protected under the Wildlife and Countryside Act 1981 (as amended). They are listed as a Schedule 5 species which protects them from intentionally

³⁰ Guidance Note GN08/23 Bats and Artificial Lighting At Night, Bat Conservation Trust (BCT) and the Institute of Lighting Professionals

or recklessly killing or injuring these species. Sand lizard and smooth snake receive full protection under the Wildlife and Countryside Act 1981 (as amended) and Conservation of Habitats and Species Regulations 2017.

- 5.26 From the desk study no records of reptiles were returned from third party consultees.
- 5.27 Given the very limited extent of potentially suitable habitats within the site and a lack of local records, reptiles are likely to be absent from the Site and do not pose a constraint to the proposals.

Breeding birds

- 5.28 All wild bird species are protected while nesting by the Wildlife and Countryside Act (1981) (as amended). This legislation protects wild birds, their nests, and eggs from intentional harm; makes it illegal to intentionally kill, injure or take any wild birds; take, damage, or destroy the nest of a wild bird while the nest is in use or being built; or take / destroy an egg of a wild bird.
- 5.29 Any removal of buildings / scattered scrub may lead to disturbance of breeding birds and/or a loss of nesting and foraging resources which has the potential to impact the local bird population.
- 5.30 However, mitigation such as suitable timing of building demolition / vegetation clearance outside the nesting season (March – August inclusive) or else pre-clearance checks by an ecologist, would prevent harm to any nesting birds present.
- 5.31 Compensation for any loss of habitat could be provided by suitable native planting schemes including hedgerows and trees.
- 5.32 Integrated nest boxes are recommended within the new dwellings to provide enhanced opportunities for nesting birds.

General Best Practice Measures

- 5.33 To further minimise the risk of killing or injury of animals during site clearance and construction, the below safeguards should be implemented.
- Existing rubble and material piles to be dismantled in a precautionary manner.
 - Any excavations to be covered overnight to prevent any animals becoming trapped. Alternatively, ramps (e.g., planks) can be provided in excavations to allow animals to escape.
 - Any pipes over 200mm in diameter to be capped off at night to prevent animals entering.
 - Any trenches / pits to be inspected each morning to ensure no animals have become trapped overnight. In the unlikely event an animal is encountered it should be carefully relocated to an area of suitable retained habitat.
 - Materials such as netting and cutting tools not to be left in the works area where they might entangle or injure animals.

- No stockpiles of vegetation will be left overnight and if they are left then they will be dismantled by hand prior to removal or preferably stored on the ground in skips or on pallets.
- Chemicals should be stored in secure compounds.

6.0 BIODIVERSITY ENHANCEMENTS

- 6.1 In accordance with NPPF (2024), The Environment Act 2021, and Policy LP30 Biodiversity & Geodiversity of the Kirklees Local Plan (adopted 27 February 2019)³¹, the development should incorporate features to encourage biodiversity and retain and where possible enhance existing features of nature conservation value within the site.
- 6.2 Outlined below are further additional measures for consideration:
- New landscape planting including trees and shrubs to use native species which bear fruit and nectar; &
 - Installation of a variety of bird and bat boxes upon the new dwellings.

³¹ <https://www.wakefield.gov.uk/planning/planning-policy/wakefield-district-local-plan/>

APPENDIX A: SUMMARY OF PROTECTED AND NOTABLE SPECIES RECORDS

The species records have been filtered to comprise relevant protected and / or notable species within 1km (and bats, water vole and otter within 2km) of the Site.

Common name	Scientific Name	Conservation Status	Total Number of Records	Minimum Distance (m) and Direction (N – North, S – South, E – East, West – West) from the Site	Grid reference accuracy of nearest record	Date Range
Bat species						
Common pipistrelle	<i>Pipistrellus pipistrellus</i>	WCA (Sch5), Regs (Sch2), WYBAP, KBAP	Roost: 10 Field record: 13 Total: 23	Roost: 137m S Field record: 106m W	Roost: 1m Field record: 1m	2009 - 2024
Soprano pipistrelle	<i>Pipistrellus pygmaeus</i>	WCA (Sch5), NERC (SPI), Regs (Sch2), WYBAP, KBAP	Roost: 0 Field record: 2 Total: 2	Roost: N/A Field record: 1267m SW	Roost: N/A Field record: 1m	2007 - 2014
Pipistrelle species	<i>Pipistrellus spp.</i>	WCA (Sch5), Regs (Sch2)	Roost: 2 Field record: 0 Total: 2	Roost: 672m S Field record: N/A	Roost: 1m Field record: N/A	2006 - 2007
Noctule	<i>Nyctalus noctula</i>	WCA (Sch5), NERC (SPI), Regs (Sch2), WYBAP, KBAP	Roost: 2 Field record: 8 Total: 10	Roost: 519m SW Field record: 543m SW	Roost: 1m Field record: 1m	2007 - 2024
Leisler's bat	<i>Nyctalus leisleri</i>	WCA (Sch5), Regs (Sch2), WYBAP, KBAP	Roost: 2 Field record: 3 Total: 5	Roost: 528m SW Field record: 735m NW	Roost: 1m Field record: 1m	2006 - 2021
Nyctalus species	<i>Nyctalus spp.</i>	WCA (Sch5), Regs (Sch2)	Roost: 1 Field record: 0 Total: 1	Roost: 678m SW Field record: N/A	Roost: 1m Field record: N/A	2010
Daubenton's bat	<i>Myotis daubentonii</i>	WCA (Sch5), Regs (Sch2), WYBAP, KBAP	Roost: 0 Field record: 1 Total: 1	Roost: N/A Field record: 1718m SE	Roost: 100m Field record: N/A	2007
Unidentified bat species	<i>Vespertilionidae</i>	WCA (Sch5), Regs (Sch2), WYBAP, KBAP	Roost: 4 Field record: 4 Total: 8	Roost: 654m S Field record: 379m N	Roost: 100m Field record: 10m	1996 - 2018
Other mammal species (excluding badger)						
West European Hedgehog	<i>Erinaceus europaeus</i>	NERC (SPI), WYBAP, KBAP	2	916m S	10m	2019 - 2024

Common name	Scientific Name	Conservation Status	Total Number of Records	Minimum Distance (m) and Direction (N – North, S – South, E – East, West – West) from the Site	Grid reference accuracy of nearest record	Date Range
Bird species						
Starling	<i>Sturnus vulgaris</i>	BoCC (Red), NERC (SPI), WYBAP, KBAP	1	922m N	1km	1970 – 1988
Linnet	<i>Linaria cannabina</i>	BoCC (Red), NERC (SPI), WYBAP, KBAP	2	922m N	1km	1970 – 2015
Swift	<i>Apus apus</i>	BoCC (Red), WYBAP	1	846m E	1m	2008
Black-headed gull	<i>Chroicocephalus ridibundus</i>	BoCC (Amber)	2	607m NE	100m	1970 – 2019
Kestrel	<i>Falco tinnunculus</i>	BoCC (Amber), WYBAP, KBAP	1	922m N	1km	1970 – 1988
Mallard	<i>Anas platyrhynchos</i>	BoCC (Amber)	1	846m E	1m	2008
Barn owl	<i>Tyto alba</i>	BoCC (Green), WCA (Sch1_part1; Sch9_part1)	2	368m NE	1m	2020 – 2021

Status Key: Regs - The Conservation of Habitats and Species Regulations 2017 (*as amended*). WCA - The Wildlife and Countryside Act 1981 (*as amended*). Sch 1 - Schedule 1. Sch 2 – Schedule 2. Sch5 - Schedule 5. Sch8 - Schedule 8. Sch9 - Schedule 9. NERC - England Natural Environment and Rural Communities Act (2006) Section 41. SPI - Species of Principal Importance. BoCC - Birds of Conservation Concern. WYBAP – West Yorkshire Biodiversity Action Plan. KBAP – Kirklees Biodiversity Action Plan.

APPENDIX B: BOTANICAL SPECIES LIST

The habitat types were mapped within the site and a representative species list for each habitat type recorded. Species lists are not exhaustive of all flora present in each habitat type.

Common Name	Scientific Name	DAFOR
Poor semi-improved grassland (G1)		
Cleavers	<i>Galium aparine</i>	A
Common mouse-ear	<i>Cerastium fontanum</i>	R
Common nettle	<i>Urtica dioica</i>	A
Dandelion	<i>Taraxacum officinale</i> agg.	A
Perennial ryegrass	<i>Lolium perenne</i>	F
Spear thistle	<i>Cirsium vulgare</i>	R
Willowherb sp.	<i>Epilobium</i> sp.	R
Yorkshire fog	<i>Holcus lanatus</i>	F
Poor semi-improved grassland (G2)		
Broad-leaved dock	<i>Rumex obtusifolius</i>	F
Cleavers	<i>Galium aparine</i>	R
Common chickweed	<i>Stellaria media</i>	R
Common nettle	<i>Urtica dioica</i>	O
Dandelion	<i>Taraxacum officinale</i> agg.	O
Meadow foxtail	<i>Alopecurus pratensis</i>	R
Perennial ryegrass	<i>Lolium perenne</i>	D
Willowherb sp.	<i>Epilobium</i> sp.	R
Yorkshire fog	<i>Holcus lanatus</i>	A
Buildings / Hardstanding / Scattered Scrub		
Bramble	<i>Rubus fruticosus</i> agg.	R
Butterfly bush	<i>Buddleja davidii</i>	O
Common nettle	<i>Urtica dioica</i>	O
Dandelion	<i>Taraxacum officinale</i> agg.	O
Elder	<i>Sambucus nigra</i>	O
Willowherb sp.	<i>Epilobium</i> sp.	R
Yorkshire fog	<i>Holcus lanatus</i>	O

DAFOR: D=dominant, A=abundant, F=frequent, O=occasional, R=Rare, L=Locally

APPENDIX C: INTERNAL / EXTERNAL BAT BUILDING ASSESSMENTS

Building Reference Number	Building External Description / Potential Access Points / Evidence of Occupation	Building Internal Description / Potential Roost Features / Evidence of Occupation	Roost Potential Classification: Negligible, Low, Moderate, High or Confirmed Roost	Building Photographs
B1	Description: Single -storey, brick-built agricultural building with two, pitched roof sections covered with corrugated cement fibre sheets, with plastic skylight inserts. Cement fibre barge boards present. Potential Access Points: Missing sections of barge board on northern gable, so gap at wall plate into interior of building. Potential Roost Features: Barge board of northern aspect deemed too gappy for crevice dwellers. No other PRFs noted. Evidence: No evidence of bat occupation.	Description: No roof void present, interior of roof unlined with a metal frame. Light inside due to skylights. Used for storage. Potential Roost Features: No PRFs noted internally. Evidence: No evidence of bat occupation.	Negligible	

Building Reference Number	Building External Description / Potential Access Points / Evidence of Occupation	Building Internal Description / Potential Roost Features / Evidence of Occupation	Roost Potential Classification: Negligible, Low, Moderate, High or Confirmed Roost	Building Photographs
B2	Description: Single storey garage made from breezeblocks with a mono-pitched, corrugated cement fibre roof. Clad with climbing plants, including clematis on the western aspect. Potential Access Points: Open doorway and windows on eastern aspect. Potential Roost Features: Timber fascia boards present, which were well sealed with any minor gaps filled with debris / plant material so deemed unsuitable for crevice dwellers. Evidence: No evidence of bat occupation.	Description: No roof void present, interior of roof unlined with timber beams. Used for storage. Potential Roost Features: No PRFs noted internally. Evidence: No evidence of bat occupation.	Negligible	

Building Reference Number	Building External Description / Potential Access Points / Evidence of Occupation	Building Internal Description / Potential Roost Features / Evidence of Occupation	Roost Potential Classification: Negligible, Low, Moderate, High or Confirmed Roost	Building Photographs
B3	Description: Single storey, brick built agricultural building with barrel arch roof structure comprising of a metal frame with no roof covering. Potential Access Points: Building completely open, no roof. Potential Roost Features: Crack in wall on western aspect, re-mortared so some gaps present but they don't extend into wall cavity. Deemed unsuitable for roosting bats. Evidence: No evidence of bat occupation.	Description: Metal frame present but no roof covering and no roof void. Potential Roost Features: No PRFs noted in relation to the walls. Evidence: No evidence of bat occupation.	Negligible	

Building Reference Number	Building External Description / Potential Access Points / Evidence of Occupation	Building Internal Description / Potential Roost Features / Evidence of Occupation	Roost Potential Classification: Negligible, Low, Moderate, High or Confirmed Roost	Building Photographs
B4	Description: Large, open sided, single storey agricultural barn constructed of brick and corrugated cement fibre sheets. Roof has three pitched sections covered in corrugated cement fibre sheets. Cement fibre barge boards present, well-sealed. Potential Access Points: Open sided and large gaps in roof. Potential Roost Features: None noted. Evidence: No evidence of bat occupation.	Description: Metal frame present, roof unlined. No roof void. Very light and airy internally. Used for storage. Potential Roost Features: No PRFs noted. Evidence: No evidence of bat occupation. Lots of bird droppings from roosting pigeons.	Negligible	

Building Reference Number	Building External Description / Potential Access Points / Evidence of Occupation	Building Internal Description / Potential Roost Features / Evidence of Occupation	Roost Potential Classification: Negligible, Low, Moderate, High or Confirmed Roost	Building Photographs
B5	Description: Dilapidated single-storey agricultural building constructed from brick. Mono-pitched roof made from corrugated sheets with large missing sections. Open sided structure on western aspect. Potential Access Points: Open on all aspects. Potential Roost Features: None noted. Evidence: No evidence of bat occupation.	Description: Metal frame, roof unlined with no void. Most of the roof was missing. Potential Roost Features: None noted. Evidence: No evidence of bat occupation.	Negligible	



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Key

Site Boundary

Site Buffers

1km buffer

2km buffer

Designated sites

Local Nature Reserves (LNR)

Habitat of Principal Importance (HPI)

Deciduous woodland

Good quality semi improved grassland

Local Wildlife Sites

Local Wildlife Sites (LWS)

Habitat Networks

West Yorkshire Habitat Network

Protected and Notable Species

Common pipistrelle bat

Soprano pipistrelle bat

Pipistrelle bat species

Noctule bat

Leisler's bat

Nyctalus bat species

Daubenton's bat

Unidentified bat species

West European hedgehog

Starling

Linnet

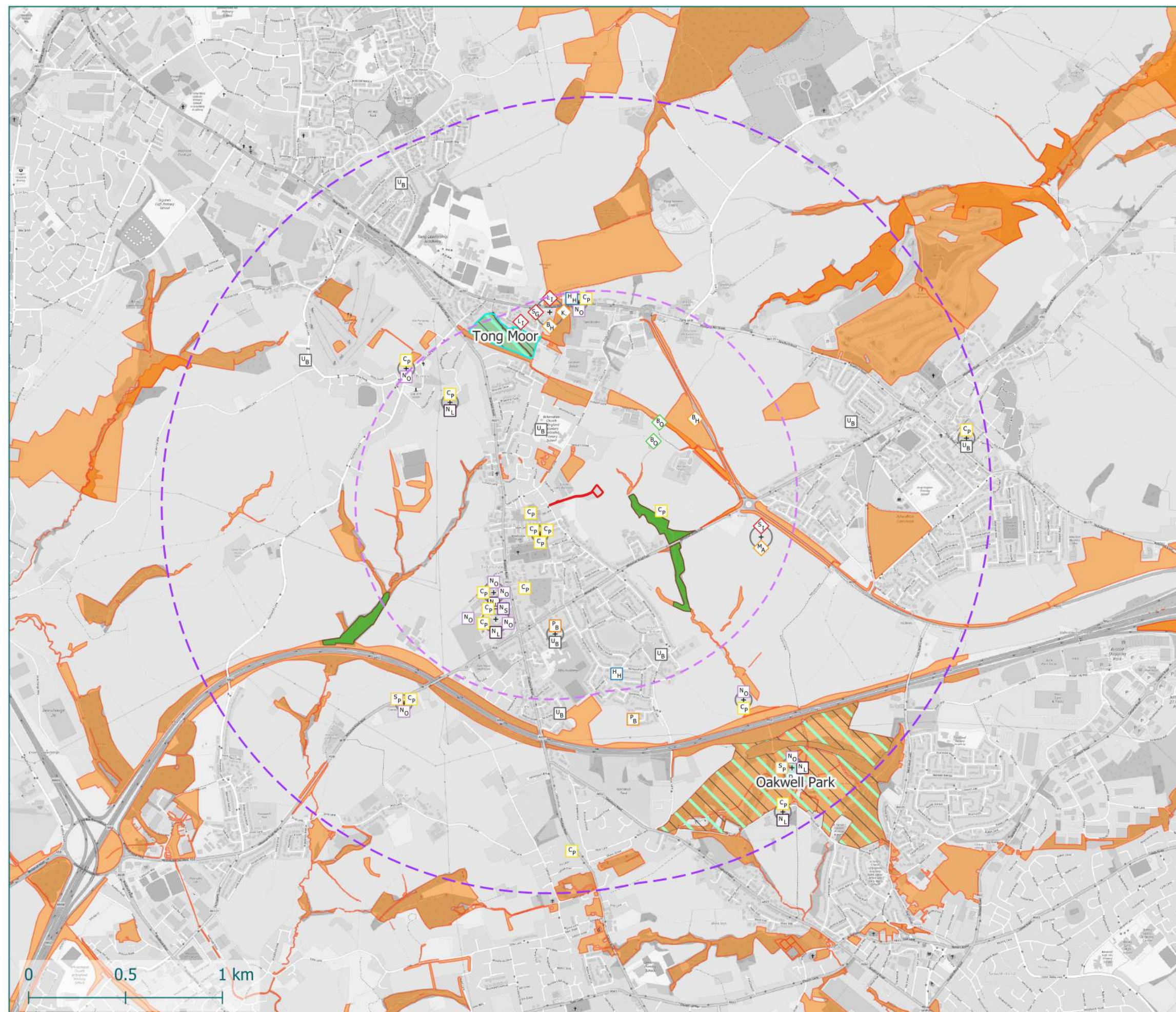
Swift

Black-headed gull

Kestrel

Mallard

Barn owl



Client: Broadleaf Properties Management Ltd

Project: Brown Hill Farm, Russell Grove, Birkenshaw

Title: Figure 1 - Site Location and Desk Study Results

Plan Reference: FE694_PEA01_01

Project Reference: FE694

Report Reference: PEA01

Author: CC

Date: 8/5/2026

Scale: 1:20,000

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Key

Site Boundary

Habitats

Buildings

Hardstanding

Poor semi-improved grassland

Fence

Scrub - scattered

Target note

Roof lines

Roof direction

Client: Broadleaf Properties Management Ltd
Project: Brown Hill Farm, Russell Grove, Birkenshaw
Title: Figure 2 - Habitat Plan

Plan Reference: FE694_PEA01_02
Project Reference: FE694
Report Reference: PEA01

Author: KEH
Date: 30/4/2026
Scale: 1:500

C:\Users\kate.haymes\OneDrive - Futures Ecology Ltd\Projects\FE694 Brown Hill Farm, Birkenshaw\QGIS\1_Plans\FE694_Project Plan.qgs
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Key

 Site Boundary

Site Buffers

 250m buffer

 500m buffer

Waterbodies

 Waterbody

 Waterbody Line

Client: Broadleaf Properties Management Ltd
Project: Brown Hill Farm, Russell Grove, Birkenshaw
Title: Figure 3 - Waterbody / Ditch / Watercourse Location Plan

Plan Reference: FE694_PEA01_03
Project Reference: FE694
Report Reference: PEA01

Author: KEH
Date: 30/4/2026
Scale: 1:5,000 @A3 

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