

Preliminary Ecological Appraisal

Survey site:

54 Victoria Street, Clayton West, Huddersfield, HD8 9NW

Client:

Paul Johnston – Red Sky Estate Ltd

Survey date:

05/05/2025

Project:

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

The construction of three terraced dwellings with associated area of hardstanding and garden.

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

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation – 2024.](#)

Site Location and Context					
The survey site is centred on National Grid Reference SE 25502 10840 and has an area of approximately 0.06ha. The site is situated within an estate along a residential street within Clayton west, ~10 miles southeast of Huddersfield town, West Yorkshire. As a result, the site is surrounded by residential dwellings and associated gardens along all aspects. Clayton west railway station is located is ~0.40km north of the site. Within the wider landscape there are habitats of elevated ecological value including, areas of deciduous woodland and grassland. Water bodies can be found nearby, such as the river Dearne located ~0.25km to the northwest. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles. A site location is available in appendix 2.					
Survey Details					
The site survey was undertaken by David Hill-Chambers MSc, BSc (Hons), Graduate Ecologist, Accredited agent of Natural England Bat Licence Number 2024-12491-CL18-BAT					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain(mm)
05/05/2025	8	78	90	13	0
Executive Summary					
The survey site comprises a mix of common and widespread habitats including vegetated gardens with introduced shrubs, developed and artificial surfaces, mixed native scrub, and 11 scattered trees—two of which (T6 and T7) are mature Sycamores with potential bat roost features. Although the habitats on-site are not designated as habitats of principal importance under Section 41 of the NERC Act (2006), the mature trees and mixed scrub offer ecological value, especially in connectivity to nearby lowland deciduous woodland. The site provides moderate suitability for commuting and foraging bats; while roosting potential is limited to the two mature trees and a drystone wall. Overall, the site is of low ecological value for reptiles, amphibians, badgers, birds (excluding common nesting birds), and other protected species due to its urban context and fragmented connectivity to higher-quality habitats.					
Key recommendations include a close-up inspection of potential bat roost features in trees T6 and T7 before felling, adherence to BS 5837 for retained trees, and implementation of precautionary methods during construction to protect potential wildlife such as hedgehogs and badgers. Rhododendron, an invasive species, should be removed or controlled to prevent its spread. Enhancements include the incorporation of bat and bird boxes into the new					

development and measures to support hedgehog movement and sheltering. A biodiversity net gain plan, as required by the Environment Act 2021, must accompany the planning application to deliver a minimum 10% net gain.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report. There were no specific limitations to the survey.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, pond map in appendix 3, proposal plan in appendix 4 and photos in appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However, the site also contains mature trees which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km.

On-site habitat descriptions**u1b – Developed land/sealed surface**

Present on site is an area of developed land sealed surface in the form of a driveway. A garage was previous present on site, with the foundation of the garage still present, contributing to the area of hardstanding.

u1c – Artificial unvegetated, unsealed surface

Running parallel and behind the area of development sealed surface is an area of artificial unvegetated, unsealed surface, which appears to have been created recently given the piles of building refuse present on site.

u1 – Built-up areas and gardens [vegetated garden 828, introduced shrubs 847]

A large section of the site comprises the vegetated garden associated with 54 Victoria Street. The garden comprised an lawn bordered by introduced shrubs. Species present with the lawn and shrub layer include:

- **Cock's Foot** *Dactylus glomerata*
- **Common Dandelion** *Taraxacum officinale*
- **Common Nettle** *Urtica dioica*
- **Red-flowering currant** *Ribes sanguineum*
- **Spanish Bluebell** *Hyacinthoides hispanica*
- **Dicots** *Magnoliopsida*
- **Hanging Sedge** *Carex pendula*
- **Red Fescue** *Festuca rubra*
- **Cleaver** *Galium aparine*
- **Chives** *Allium schoenoprasum*
- **Laurustinus Viburnum** *Viburnum tinus*
- **Japanese Skimmia** *Skimmia japonica*
- **Cherry Laurel** *Prunus laurocerasus*
- **Mexican Orange** *Choisya ternata*

u1e – Built linear features

Present of site is a stone wall. The wall is built using flat, roughly coursed sedimentary stone, likely sandstone or slate, laid without mortar in a traditional dry-stone style. The stones are stacked in horizontal layers with a generally tight fit, relying on weight and friction for stability. The top of the wall is finished with larger coping stones laid flat to help shed water and secure the structure.

h3h – Mixed scrub

Located topographically lower than the rest of the site is an area of more dense vegetation classified as mixed scrub. Species composition includes:

- **Dogwood** *Cornus sanguinea* (D)
- **Hawthorn** *Crataegus monogyna* (F)
- **Sycamore saplings** *Acer pseudoplatanus* (F)
- **Horse chestnut saplings** *Aesculus hippocastanum* (R)
- **Wood Aven** *Geum urbanum* (R)
- **Cow Parsley** *Anthriscus sylvestris* (A)
- **Cleaver** *Galium aparine* (F)
- **Ground Ivy** *Glechoma hederacea* (O)
- **Rhododendron** *Rhododendron arboreum* (R)
- **Honeysuckle** *Lonicera periclymenum* (R)

The scrub parcel is considered a good example of its habitat type, characterised by a diverse mix of predominantly native species, including more than three woody species with no single species dominating. The structure includes both saplings and more mature shrubs, with multiple vertical layers and occasional clearings within the scrub. Although invasive rhododendron is present, the overall composition remains largely native. The scrub lacks a well-defined edge due to its integration with the surrounding vegetated garden (**Moderate condition**).

u 32 and h 32 – Scattered trees

Located within the areas of vegetated garden and mixed scrub are 11 scattered trees. Species, include diameter at breast height (DBH) is given in centimetres:

	<table><tr><td>T1</td><td>Holly <i>Ilex aquifolium</i></td><td>8.5cm</td><td>T2</td><td>Pear <i>Pyrus communis</i></td><td>24cm</td></tr><tr><td>T3</td><td>Wild Cherry <i>Prunus avium</i></td><td>33cm</td><td>T4</td><td>Rowan <i>Sorbus aucuparia</i></td><td>37cm</td></tr><tr><td>T5</td><td>Silver Birch <i>Betula pendula</i></td><td>22cm</td><td>T6</td><td>Sycamore <i>Acer pseudoplatanus</i></td><td>106cm</td></tr><tr><td>T7</td><td>Sycamore <i>Acer pseudoplatanus</i></td><td>62cm</td><td>T8</td><td>Rowan <i>Sorbus aucuparia</i></td><td>8cm</td></tr><tr><td>T9</td><td>Silver Birch <i>Betula pendula</i></td><td>14cm</td><td>T10</td><td>Hawthorn <i>Crataegus monogyna</i></td><td>16cm</td></tr><tr><td>T11</td><td>Hawthorn <i>Crataegus monogyna</i></td><td>11cm</td><td></td><td></td><td></td></tr></table> All trees within the area are considered native and either stand as individual specimens or contribute to a continuous canopy without any significant gaps. None of the trees show signs of anthropogenic damage or disturbance. Trees T5 and T6 are mature examples of their species, both exhibiting multiple ecological niches such as lifted bark and knotholes. The remaining trees are too immature to have developed such features. The canopy of all trees predominantly overhangs areas of vegetated garden or scrub below (Good condition T6&7 – Moderate condition T1-T5 and T8-T11). Local notable habitats Patches of lowland mixed deciduous woodland (LMDW) are present in close proximity to the site. The closest is located ~0.25km to the southwest with a second patch ~0.47km to the east. The trees on-site likely have functional connectivity to these patches of woodland, given their proximity to the site and the presence of numerous trees throughout the garden landscape. LMDW is classed as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Two patches of traditional orchards are present within 2km of the site, ~0.42km to southeast and ~0.73km to east. No further priority habitats are in proximity to the site.	T1	Holly <i>Ilex aquifolium</i>	8.5cm	T2	Pear <i>Pyrus communis</i>	24cm	T3	Wild Cherry <i>Prunus avium</i>	33cm	T4	Rowan <i>Sorbus aucuparia</i>	37cm	T5	Silver Birch <i>Betula pendula</i>	22cm	T6	Sycamore <i>Acer pseudoplatanus</i>	106cm	T7	Sycamore <i>Acer pseudoplatanus</i>	62cm	T8	Rowan <i>Sorbus aucuparia</i>	8cm	T9	Silver Birch <i>Betula pendula</i>	14cm	T10	Hawthorn <i>Crataegus monogyna</i>	16cm	T11	Hawthorn <i>Crataegus monogyna</i>	11cm			
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Foreseen Impacts	On-site habitats The proposed development will result in the loss of areas of vegetated garden with introduced shrubs in addition to removal of 7 of the 11 trees currently on site. This will result in a net loss in biodiversity at the site.																																				

	Notable habitats No impacts to any notable habitats are anticipated due to the small scale and distance of the proposed development from such habitats as well as the urban location of the site with surrounding physical barriers.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats None required. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.
Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site. The site lies within the impact risk zone for Denby Grange Colliery Ponds ~4.27km northeast and Seckar Woods ~7.23km east of the site.

	Statutory designated sites (within 10km) There is 1 national network site (SAC, SPA, Ramsar) located within 10km, as detailed below: Denby Grange Colliery Ponds Is a special area of conservation (SAC) that supports a breeding population of Great crested newt <i>Triturus cristatus</i> (Annex II species). This waterbody in north-east England, created by coal-mining activity, has consistently yielded high counts of great crested newt <i>Triturus cristatus</i> in recent years. The pond is surrounded by wooded slopes, with adjacent anthropogenic habitat associated with the previous mining activities. A large new pond was created recently to help support the population, which was previously reliant on a single breeding site. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from West Yorkshire Ecology Records Centre.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers. The site lies within the impact risk zone for Denby grange colliery ponds and Seckar woods. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites

	None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	Rhododendron (<i>Rhododendron arboreum</i>) was identified on the site, which is listed as an invasive, non-native species under Schedule 9 of the Wildlife and Countryside Act 1981.
<i>Foreseen Impacts</i>	Construction activities have the potential to contribute to the spread of Rhododendron (<i>Rhododendron arboreum</i>), particularly through the movement of contaminated soil or plant material, disturbance of existing vegetation.
<i>Recommendations</i>	Any plants present on Schedule 9 of the Wildlife and Countryside Act 1981 are prohibited from release into the wild due to their capacity to cause ecological, environmental or socio-economic harm. Where Schedule 9 species are grown in private gardens, larger scale gardens, estates and amenity areas reasonable measures will be taken to confine them to the cultivated area so as to prevent their spreading to the wider environment and beyond the landowner's control. As such, not preventing the spread of Rhododendron (<i>Rhododendron arboreum</i>) currently present on site, into the wild (i.e. surrounding areas), this could constitute an offence. As such it is recommended that Rhododendron (<i>Rhododendron arboreum</i>) is be dug up, including roots, and disposed of in line with appropriate controlled waste measures, or controlled during construction works to prevent the spread off-site.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including lawn, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.

Bats																
Summary of Survey Findings	EPSL data															
	A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are 2 EPSLs within a 2km radius of site as detailed below:															
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2016-21936-EPS-MIT</td><td>Common Pipistrelle</td><td>~0.47km west</td><td>Destruction of a resting place</td></tr><tr><td>EPSM2009-761</td><td>Common Pipistrelle</td><td>~0.51km east</td><td>Destruction of a resting place</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2016-21936-EPS-MIT	Common Pipistrelle	~0.47km west	Destruction of a resting place	EPSM2009-761	Common Pipistrelle	~0.51km east	Destruction of a resting place
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There are no Special Areas of Conservation designated for bats within 10km of the site.																
Foraging and commuting habitat																
The vegetated garden with ornamental shrub, mixed scrub and trees all provide opportunities for foraging and commuting bats. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. The mixed scrub to the rear of the site is well connected to further areas of vegetation outside of the site boundary which are linear in nature and would be a suitable commuting route for local bats. The surrounding areas consist of residential dwellings with associated gardens which will provide opportunities for bats to forage and commuting. Beyond these residential dwellings, within 2km of the site are more ideal habitats such as arable land and deciduous woodland. These areas provide elevated ecological value for bats to forage and commuting. Therefore, the given the size of the site and habitats present within the wider area, the site is assessed to provide moderate suitability for foraging and commuting bats.																

	Roosting habitat u1e – Built linear features The stone wall running partially along the southern boundary of the site, between the vegetated garden and the area of mixed scrub, was assessed for its potential to support roosting bats, taking into account its construction and apparent age. Numerous gaps between the flat stones were identified, which could offer suitable roosting opportunities for crevice dwelling bat species. These features were inspected using torchlight; however, no evidence of bat presence such as droppings, urine staining, oil marks, or insect remains, was recorded. The wall is of double thickness throughout, with the section between the garden and mixed scrub sealed at the rear due to a change in topography. Trees T6 is a mature Sycamore located within the mixed scrub, east of the vegetated garden (SE 25500 10816). The tree has a DBH of 106cm and a height of exceeding 15 metres. Two potential roost features were identified during the assessment as detailed below: Potential PRF 1 – Located at least 10 metres from ground level, facing east was a knothole. An inspection of this feature was undertaken from ground level to ascertain whether this knothole provided a suitable roosting site for individuals or multiple bats. However, given the height of the feature, it was not possible to determine its suitability. Potential PRF 2 – A large area of lifted bark was observed facing east, situated at least 10 metres above ground level. This feature was assessed from ground level to determine its suitability for roosting bats. Based on this inspection, it was concluded that the extent of the lifting could offer a suitable roosting opportunity for a group of bats. T7 is a mature Sycamore located within the mixed scrub, east of the vegetated garden (SE 25501 10810). The tree has a DBH of 62cm and a height exceeding 15 metres. One potential roost feature was identified during the assessment as detailed below:
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	Potential PRF 1 - Located at least 10 metres from ground level, facing east was a knothole. An inspection of this feature was undertaken from ground level to ascertain whether this knothole provided a suitable roosting site for individuals or multiple bats. However, given the height of the feature, it was not possible to determine its suitability.
<i>Foreseen Impacts</i>	Foraging and commuting habitat The areas of vegetated garden, mixed scrub and all but 4 of the 11 trees on site are scheduled to be removed during development. However, given the size of the site and the present of large more suitable habitats in the local area, the loss of these habitats is likely inconsequential to foraging and commuting bats. Roosting habitat u1e – Built linear features The drystone wall is scheduled to be retained post development, with only stairs being constructed along part of its length. The addition of these stairs is likely to have little impact on the wall and its suitability for roosting bats. Trees Trees T6 and T7 are scheduled for removal to facilitate the proposed development. Should roosting bats be present, the felling of these trees could result in the disturbance, injury, or potential death of individual bats. As all bat species and their roosts are legally protected, the removal of these trees carries a risk of committing an offence under relevant wildlife legislation, should bats be present at the time of works. Artificial lighting The development is not believed to involve a significant increase in the amount of artificially light on site.
<i>Recommendations</i>	Foraging and commuting habitat No further surveys are required.

	Roosting habitat u1e 114 – Built linear features, dry stone wall Given the extent of the impact anticipated, further surveys are considered disproportionate to the likely impact. Trees A close-up inspection of the PRFs identified will be required to determine their suitability for bats. This will either involve a tree climbing team or a MEWP to access the features and should be carried out by a class 2 licenced ecologist. The inspection will involve a detailed inspection of all features using a torch and endoscope. Following this inspection, the features will then be re-classified based on their suitability for roosting bats. Depending on the results of the close-up inspection further surveys may be required to determine bat presence/likely-absence or a recommendation to remove the trees under a precautionary working method statement. Artificial lighting None required. Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.
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Birds	
<i>Summary of Survey Findings</i>	Trees and vegetation No bird nests were identified within the vegetated garden, scrub or trees on site. Only the trees are considered suitable for nesting birds as the ornamental shrub and mixed scrub is considered not dense enough to support ground nesting birds, however, they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Trees The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests if present. Barn owls None foreseen. Overwintering birds None foreseen.

<i>Recommendations</i>	Buildings/trees Tree removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on retained buildings will provide additional nesting habitat for birds e.g. Schwegler No 17 Swift Nest Box (buildings) Schwegler 1SP Sparrow Terrace (buildings) Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand.

	Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole. Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data and local records A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability The vegetated garden and small area of scrub are considered sub-optimal habitat. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site. Wider landscape The wider landscape which included areas of deciduous woodland and grassland offer elevated ecological value for reptiles to forage and find shelter and may represent important resources for local reptile populations. These areas, however, are not considered connected to the site given the present of urban development (buildings and kerbs roads) between them.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.

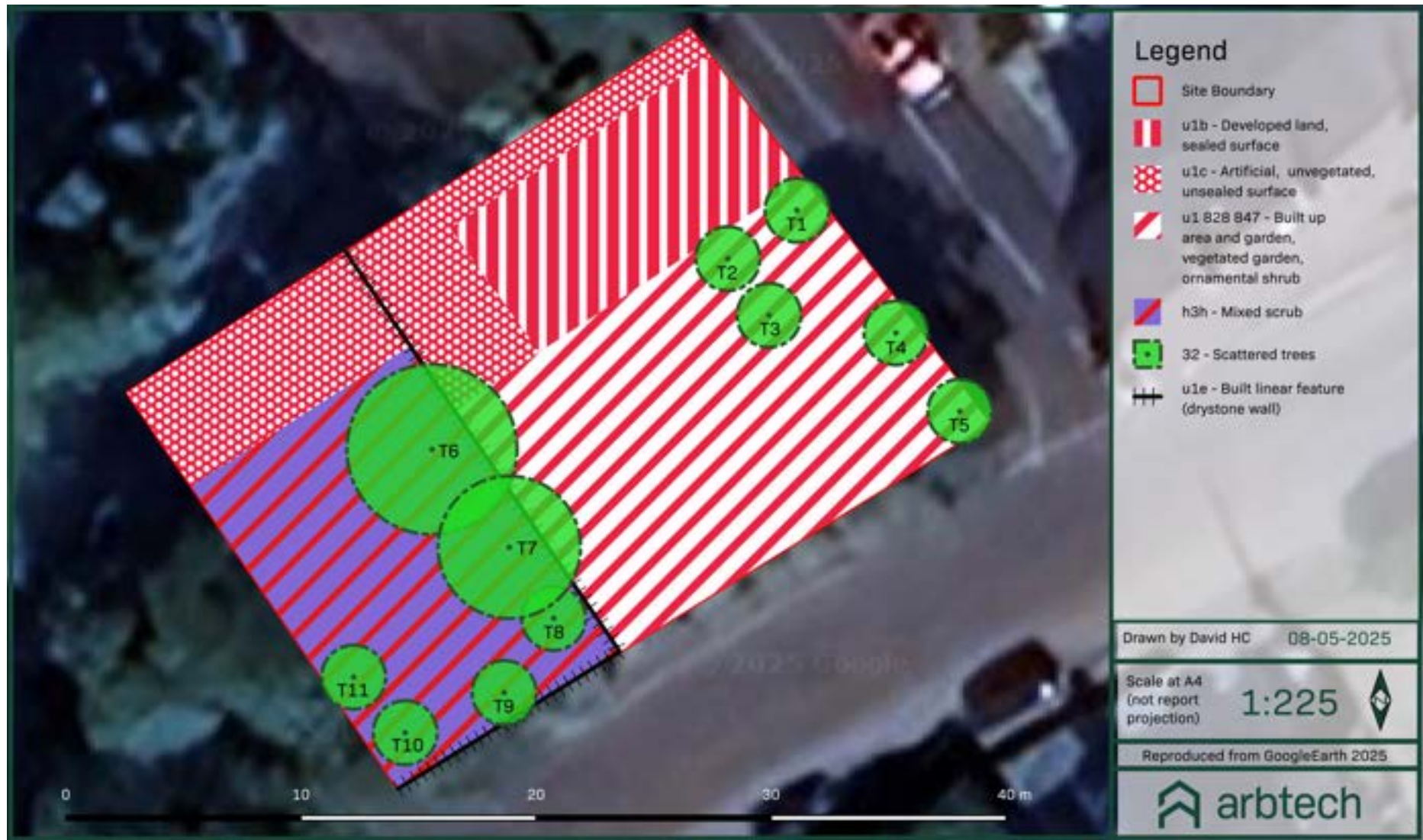
Amphibians																
Summary of Survey Findings	EPSL and survey data															
	A review of the MAGIC database returned two granted EPSL records for great crested newts within 2km of the site, ~0.42km west and ~0.55km northwest. There were 4 positive class survey licence returns present within 2km of the site.															
	<table><tr><th>EPSL reference</th><th>Bat species affected</th><th>Distance from site</th><th>Impacts allowed by licence</th></tr><tr><td>2015-13045-EPS-MIT</td><td>Great Crested Newt</td><td>~0.42km west</td><td>Damage/Destruction of a resting place</td></tr><tr><td>EPSM2010-1728</td><td>Great Crested Newt</td><td>~0.55km northwest</td><td>Impact unknown</td></tr></table>				EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence	2015-13045-EPS-MIT	Great Crested Newt	~0.42km west	Damage/Destruction of a resting place	EPSM2010-1728	Great Crested Newt	~0.55km northwest	Impact unknown
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EPSM2010-1728	Great Crested Newt	~0.55km northwest	Impact unknown													
Aquatic habitat suitability (including ponds within 500m)																
Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001).																
There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of two ponds within 500m; the first pond (P1) is located ~0.35km southeast of the site and is situated in a patch of LDW within a residential south of Cliffe view. The second pond (P2) is located ~0.47km northeast of the site and is surrounded by a miniature railway line (whistlestop valley attraction) with clayton west station to the north. These landscape features are likely to represent a significant barrier to dispersal due to heavy traffic flow and high kerbs along the road, eliminating connectivity to the site for great crested newts.																
A pond map showing approximate pond locations is provided in Appendix 3.																

	Terrestrial habitat suitability Areas of ornamental shrub and mixed scrub may provide foraging and sheltering opportunities for amphibians. No hibernation opportunities were identified on-site. However, given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the area of mixed scrub is connected functionally to areas of mixed scrub outside the site boundaries. The mixed scrub is therefore considered suitable for badger sett excavation and foraging habitat.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. The area of mixed scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to bat roosts, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations.

	In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data and local records A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability Habitats on site are assessed to provide foraging, commuting, and nest building opportunities for dormice in the form of mixed scrub and trees. However, the site is enclosed by urban infrastructure including roads and significant residential development. These landscape features fragment suitable dormice habitat in the wider landscape and are likely to limit dispersal opportunities to the site. Furthermore, the site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The vegetated garden and mixed scrub provides opportunities for foraging and commuting hedgehogs. The mixed scrub also connects to further suitable habitats within the surrounding landscape. The piles of building material on site also provides areas for hedgehogs to shelter. As hedgehogs are known to inhabit urban areas, their presence on site is likely.

<i>Foreseen Impacts</i>	Areas of vegetated garden and mixed scrub will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Planting fruit bearing trees and species-rich grassland to increase foraging opportunities. • Creation of brash piles or installation of hedgehog houses in shady areas. • Installation of gaps under boundary fencing to enable hedgehogs to move freely through the site.

Appendix 1: Survey/Habitat map



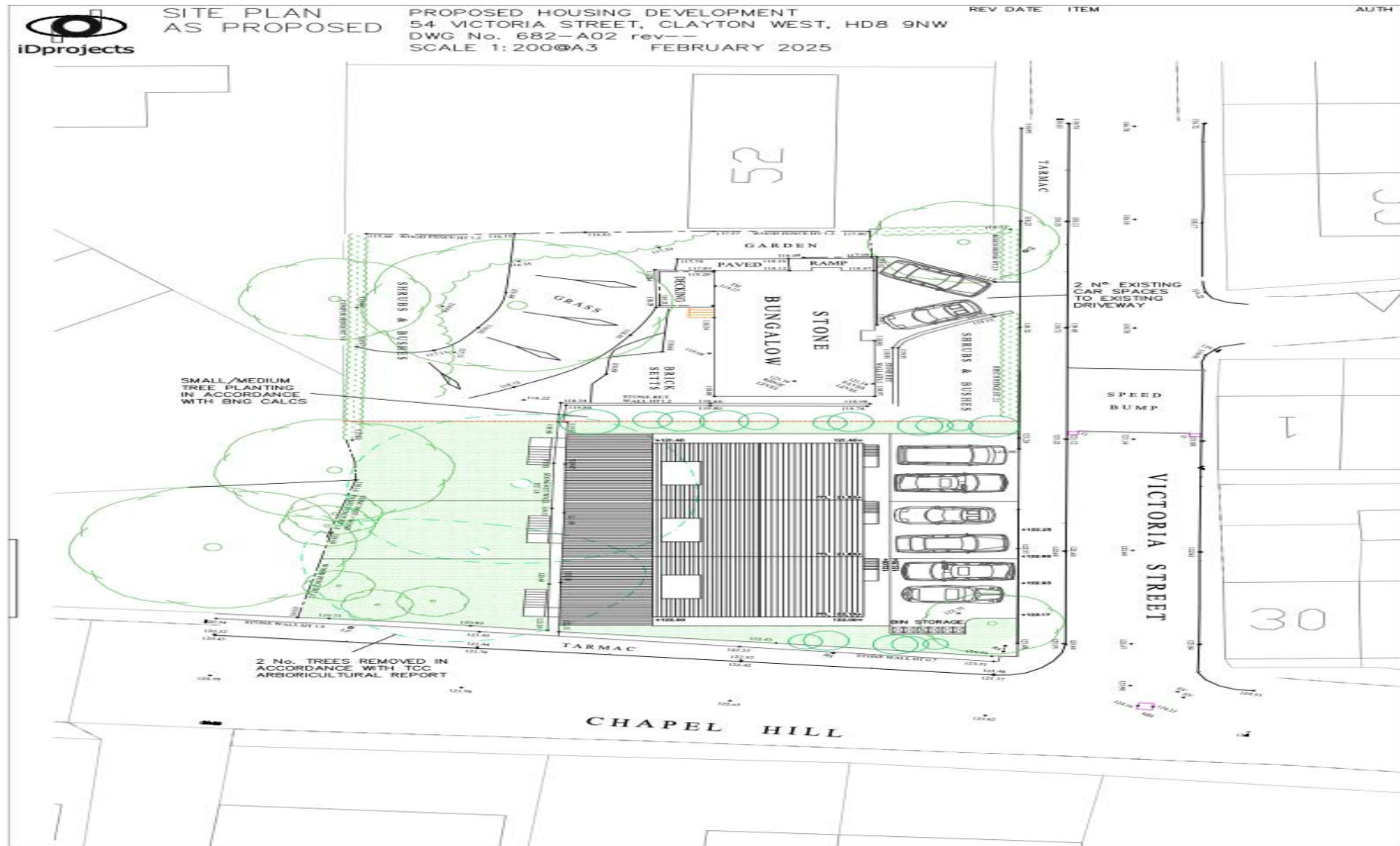
Appendix 2: Location map



Appendix 3: Pond map



Appendix 4: Proposed plan



Appendix 5: Habitat Photos



Image 1: Developed land, sealed surface



Image 2: Artificial, unvegetated, unsealed surface



Image 3: Vegetated garden with ornamental shrubs



Image 4: Mixed scrub



Image 5: Built linear feature (drystone wall)



Image 6: Built linear feature (drystone wall)



Image 7: Example of potential roost feature for crevice dwelling bats within the drystone wall



Image 8: Example of potential roost feature for crevice dwelling bats within the drystone wall



Image 9: Potential roost feature (knothole) present on T6



Image 10: Potential roost feature (lifted bark) present on T6



Image 11: Potential roost feature (knothole) present on T7



Image 12: Rhododendron present within the mixed scrub



Image 13: T1 (Holly)



Image 14: T2 (Pear)



Image 15: T3 (Wild Cherry)



Image 16: T4 (Rowan)



Image 17: T5 (Silver Birch)



Image 18: T6 (Sycamore)



Image 19: T7 (Sycamore)



Image 20: T8 (Rowan)



Image 21: T9 (Silver Birch)



Image 22: T10 (Hawthorn)



Image 23: T11 (Hawthorn)

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