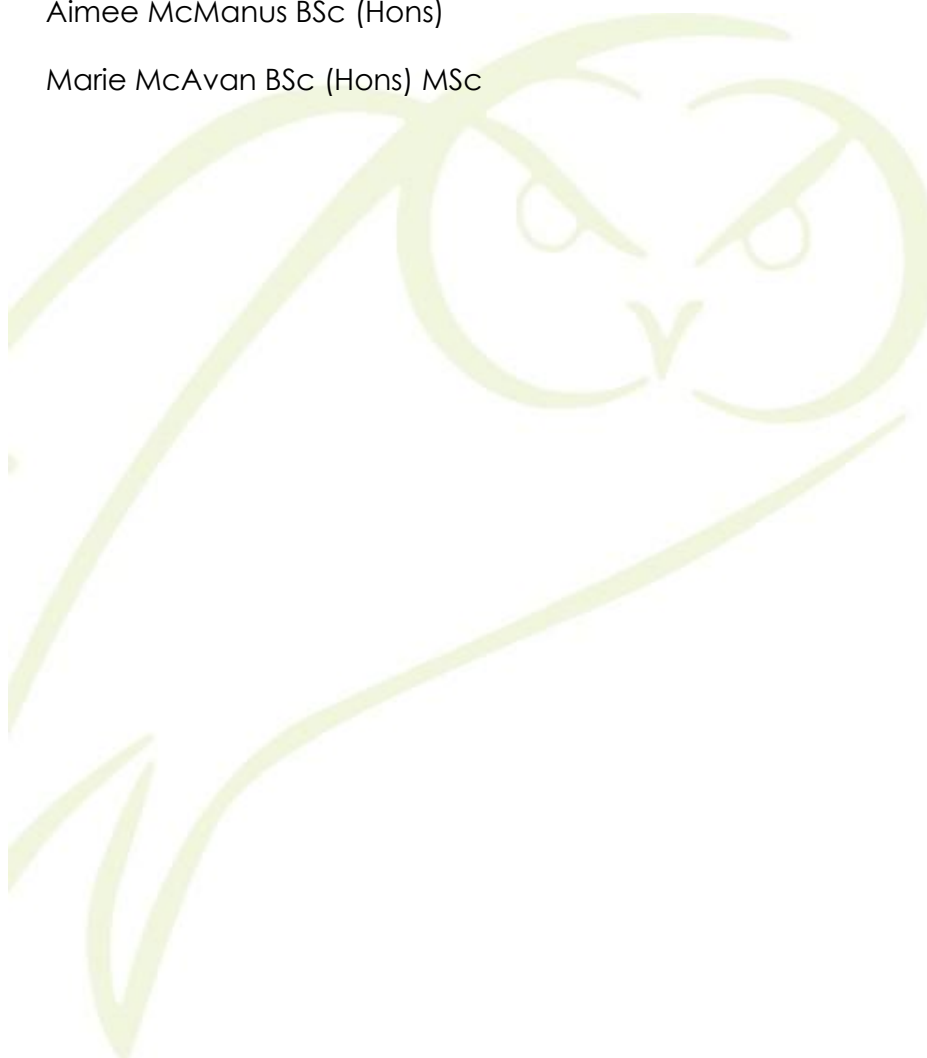


Preliminary Ecological Appraisal (PEA) Survey Report	
For:	Mr Richard Auty
Site:	Land to the rear of 49 Hopton Lane, Mirfield, WF14 8JN
Report Date:	9 th December 2025
Report Reference:	SQ-3921

Surveying Ecologists:

Aimee McManus BSc (Hons)

Marie McAvan BSc (Hons) MSc



Land to the rear of 49 Hopton Lane
 Mirfield
 WF14 8JN

Client:	Mr Richard Auty
Site Name:	Land to the rear of 49 Hopton Lane, Mirfield, WF14 8JN
Grid Reference:	SE 19362 18814
Report:	Preliminary Ecological Appraisal
Date of Survey:	25 th November 2025
Surveying Ecologists:	Aimee McManus BSc (Hons) Marie McAvan BSc (Hons) MSc

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
0	Draft	Submission for Review	27 th November 2025	Aimee McManus BSc (Hons) – Estrada Ecology Ltd	Emily Southern BSc (Hons) – Estrada Ecology Ltd
1	V1	Final	9 th December 2025	Aimee McManus BSc (Hons) – Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd

One species listed on Schedule 9 (II) of the Wildlife and Countryside Act 1981 (as amended) was recorded within the site. No species listed on Schedule 8 of the Wildlife and Countryside Act 1981 were recorded within the site. Recommendations are given in the conclusion of the report.

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



1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) of the Land to the rear of 49 Hopton Lane, Mirfield, WF14 8JN.

1.2 The site habitats consist of:

- Building
- Developed Land, Sealed Surface
- Vegetated garden
- Scattered trees

1.3 It is understood that the proposed works involve redeveloping the existing garden at 49 Hopton Lane to create a self-build residential plot.

1.4 Report Objectives:

- Present the findings of the ecological survey.
- Assess the potential of existing on-site habitats to support protected or notable species.
- Evaluate any likely ecological impacts on protected and notable species or habitats because of the proposed development.
- Provide recommendations for any further species-specific survey and mitigation measures that may be required; and
- Provide habitat enhancement recommendations in line with the National Planning Policy Framework (NPPF, 2024).

1.5 Site Location and Wider Area

1.5.1 The site is located in Mirfield, West Yorkshire, with the property being surrounded by extensive farmland to the north. It lies approximately 6 miles west of Wakefield and 5 miles southeast of Huddersfield.

1.5.2 The survey site's central OS grid reference is SE 19362 18814.

1.5.3 The site lies within a predominantly rural landscape, with surrounding land use comprising scattered residential properties, farm buildings, and large areas of open agricultural land. Woodland blocks, hedgerows, and small watercourses are also present within the wider landscape.

5 Survey Results

5.1 Field Survey Results

5.1.1 Habitat Overview

5.1.1.1 A summary of the habitats recorded (Appendix One) during the site inspection is listed as follows:

Table 2: Recorded Habitats within the Site Boundaries.

Habitat	UK HABS Codes	
	Primary	Secondary
Building	u1b5	-
Developed Land, Sealed Surface	u1b	-
Vegetated Garden	u	828
Scattered Trees	u	32

5.1.1.2 A list of all species recorded on the site during the survey can be found in Appendix Two.

5.1.2 Building

5.1.2.1 One building is present within the site boundary, which is proposed for demolition under the current planning proposals.

5.1.2.2 The building comprises a single-storey detached wooden shed with a felt-lined roof. Although the structure is weathered and shows minor deterioration, no gaps, crevices or internal voids suitable for roosting bats were identified. The shed is therefore assessed as having negligible bat roost suitability, and no further bat-related recommendations are required for this structure. The shed also provides no suitable features for breeding birds, including species such as swift (*Apus apus*) and swallow (*Hirundo rustica*).

Figure 2: Building



Figure 3: Vegetated Garden and Scattered Trees



(Copse, immediately adjacent to the site boundary)

5.2 Desktop Survey Results

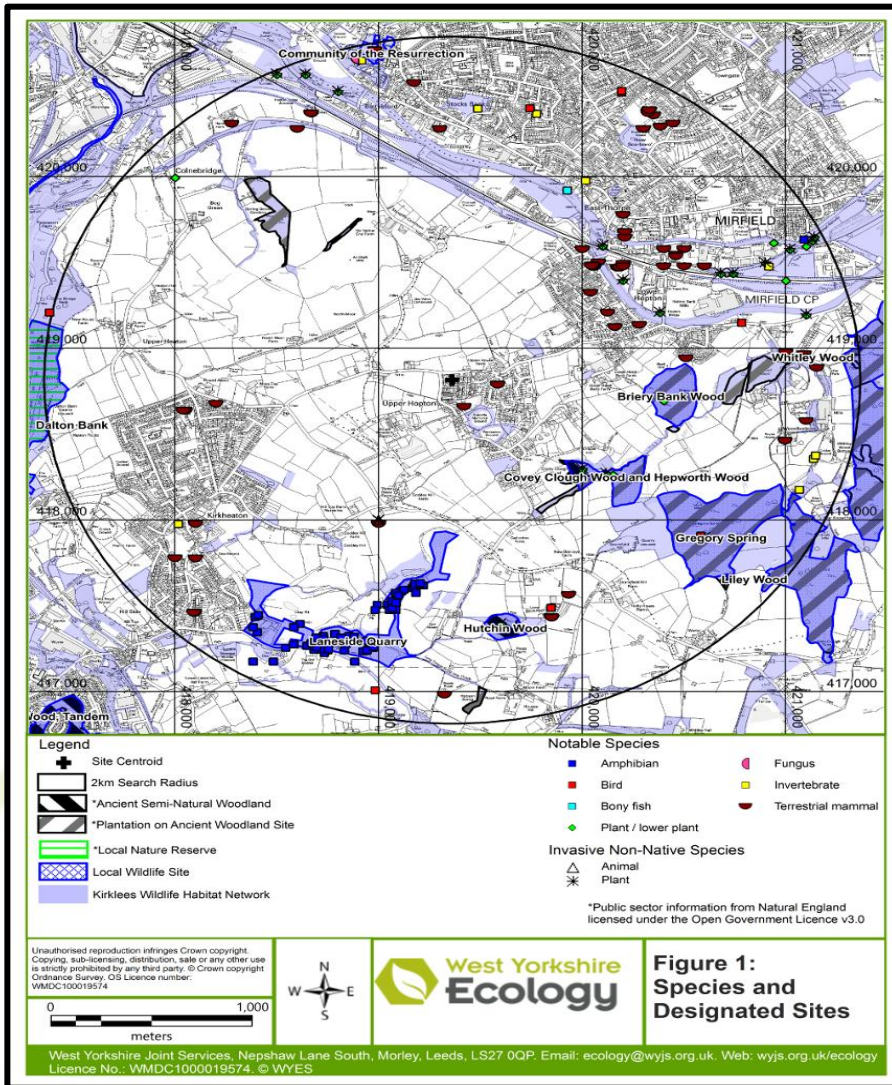
5.2.1 A total of 748 records were returned from West Yorkshire Ecology Service for a 2 km radius from the central grid reference, and 37 records from West Yorkshire Bat Group for a 2 km radius. The list of protected and notable species data records is available upon request. In summary, the following records were returned:

Table 3: Records found within the search radius.

Species	Records	Notes
Bats	158	Four records for unidentified <i>Myotis</i> species, dated in 2010-2017. Five records for Natterer's bat (<i>Myotis nattereri</i>) dated 2014-2017. Six records for lesser noctule / Leisler's bat (<i>Nyctalus leisleri</i>) dated 1993-2020. Thirty records for noctule (<i>Nyctalus noctula</i>) dated 2010-2024. Nine records for brown long-eared bat (<i>Plecotus auritus</i>) dated 2005-2019. Four records for soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) dated in 2013. Sixteen records for unspecified pipistrelle species (<i>Pipistrellus sp.</i>) dated 1993-2016. Sixty-two records for common pipistrelle (<i>Pipistrellus pipistrellus</i>) dated between 2001 and 2024. Twelve records for unspecified <i>Vespertilionidae</i> dated 1993-2019. One record for Daubenton's bat (<i>Myotis daubentonii</i>) dated in 2021. One record for whiskered/Brandt's bat (<i>Myotis mystacinus/brandtii</i>) dated in 2017. One record for long-eared bat species (<i>Plecotus sp.</i>), dated in 2014. Six records for lesser noctule (<i>Nyctalus leisleri</i>), dated between 1995 and 2017. One record for unidentified bat (<i>Chiroptera</i>), dated in 2021.
Badger	~	Any records pertaining to Eurasian badger have been omitted from this report due to the sensitivity of the data. Full consideration has been given to any information returned.
Hedgehog	5	Five records returned for hedgehogs dated 2017-2020.
Otter	0	No records returned for otter.
Water vole	0	No records returned for water vole.
Reptiles	0	No records returned for reptiles.
Amphibians	555	Twenty-two records for common frog dated 2008-2017. Thirty-three records for common toad dated 2001-2017. Three-hundred and seventeen records for great crested newt dated 2002-2017. One-hundred and eight three records for smooth newt dated 2002-2020.

5.2.2 Consultation with MAGIC returned five European Protected Species Mitigation Licenses within a 2 km radius from grid.

Figure 4: Non-Statutory Sites within the Search Radius



(West Yorkshire Ecology, 2025)

5.3 Priority Habitats and Priority Species

5.3.1.1 No priority habitats were recorded within the redline site boundary.

5.3.1.2 Three priority habitats were recorded outside the redline site boundary but within the search radius as displayed in table 6 below.

Table 6: Priority Habitats outside the Site Boundary but within the Search Radius

Habitat Type	Habitat Description
Deciduous Woodland	Multiple parcels are present within the search radius, the closest being 431 metres northeast.
Ancient woodland	Multiple parcels present, the closest being 763 metres southeast.
Traditional orchard	A couple of parcels present, the closest being 525 metres south.

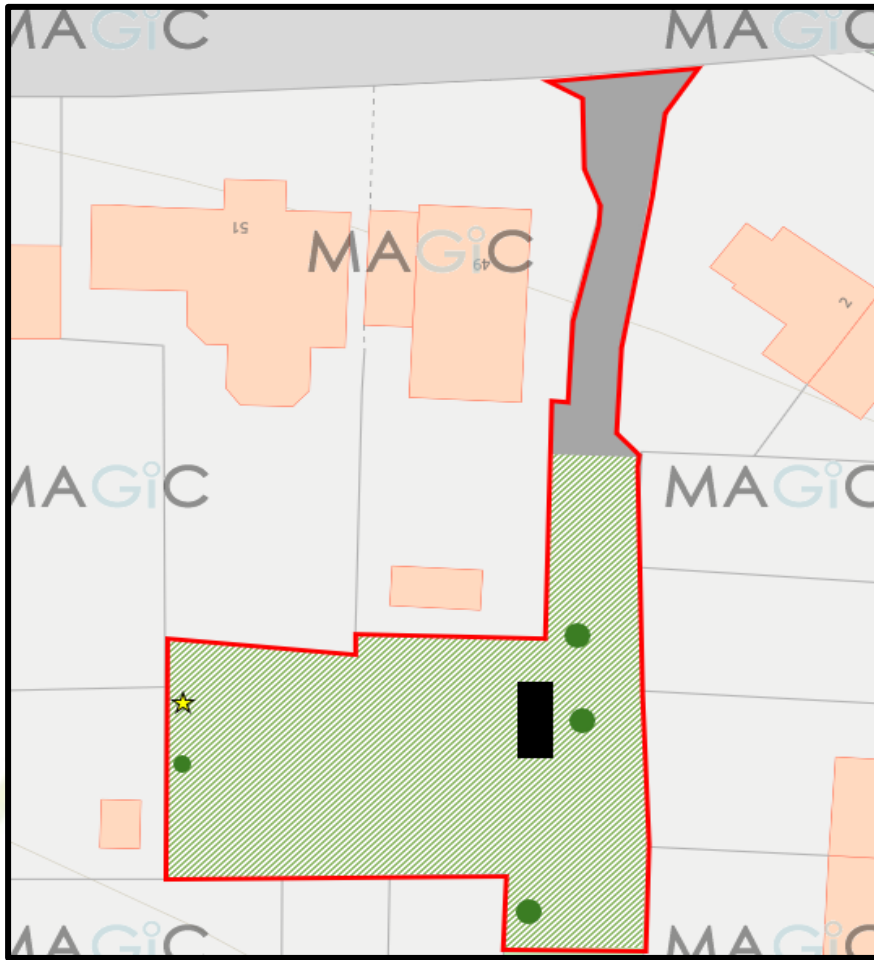
- Bat and bird boxes integrated into the scheme design to enhance roosting provision over the wider site.
- A planting scheme should be implemented within the scheme to create a greenspace within the site. Plantings should comprise native species of high biodiversity value.
- Boundary features should be kept open and allow passage for small mammals such as hedgehogs.







7.3 In line with national policy, developments submitted for planning after the 12th of February 2024, with some exceptions, are expected to achieve a 10% net gain minimum increase in site biodiversity value from the existing baseline assessment.

7.4 It has been advised that the development proposals fall under the exemption of Statutory Biodiversity Net Gain requirements as Self-Build and Custom applications. Consequently, no post-development BNG calculations have been produced at this stage.



Appendix One : UK Habitats Classification Map



UK Habitats Classification Habitat Map Key	
	Site Boundary
	Developed Land; Sealed Surface
	Building
	Vegetated Garden
	Scattered trees
	Target Note – Schedule 9 (II) Invasive plant species – <i>Rhododendron ponticum</i>

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