



Ecological Impact Assessment

Smallshaw Farm Spa

Smallshaw Cottages & Spa Ltd

Prepared by:

SLR Consulting Limited

Unit 2, Newton Business Centre, Thorncliffe Park
Estate, Newton Chambers Road, Chapeltown,
Sheffield, S35 2PH

SLR Project No.: 424.065681.00001

18 February 2026

Version: 3

Revision Record

Version	Date	Prepared By	Checked By	Authorised By
1	26 June 2024	Ellie Tew	Julia Kozłowska	Julia Kozłowska
2	18 December 2025	Peter Wigglesworth	Julia Kozłowska	Julia Kozłowska
3	18 February 2026	Peter Wigglesworth	Ellen Miller	Ellen Miller

Basis of Report

This document has been prepared by SLR Consulting Limited (SLR) with reasonable skill, care and diligence, and taking account of the timescales and resources devoted to it by agreement with Smallshaw Cottages & Spa Ltd (the Client) as part or all of the services it has been appointed by the Client to carry out. It is subject to the terms and conditions of that appointment.

SLR shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client. Reliance may be granted to a third party only in the event that SLR and the third party have executed a reliance agreement or collateral warranty.

Information reported herein may be based on the interpretation of public domain data collected by SLR, and/or information supplied by the Client and/or its other advisors and associates. These data have been accepted in good faith as being accurate and valid.

The copyright and intellectual property in all drawings, reports, specifications, bills of quantities, calculations and other information set out in this report remain vested in SLR unless the terms of appointment state otherwise.

This document may contain information of a specialised and/or highly technical nature and the Client is advised to seek clarification on any elements which may be unclear to it.

Information, advice, recommendations and opinions in this document should only be relied upon in the context of the whole document and any documents referenced explicitly herein and should then only be used within the context of the appointment.



Table of Contents

Basis of Report	ii
Acronyms and Abbreviations	v
1.0 Introduction	1
1.1 Background	1
1.2 Site Description	1
1.3 Details of the Proposed Development and Biodiversity Enhancements	1
1.4 Purpose of this report	1
1.5 Evidence of Technical Competence and Experience	2
1.6 Relevant Legislation and Policy	2
1.6.1 Barnsley Local Plan	2
2.0 Methodology	4
2.1 Scope	4
2.2 Baseline Data Collection	4
2.2.1 Desk Study	4
2.2.2 Field Surveys	4
2.2.3 Limitations	6
2.3 Assessment Methodology	6
2.3.1 Important Ecological Features	6
2.3.2 Impact Assessment	7
2.3.3 Significant Effects	8
2.3.4 Avoidance, Mitigation, Compensation and Enhancement	8
2.3.5 Biodiversity Net Gain Assessment	8
3.0 Baseline Ecological Conditions	10
3.1 Designated Sites	10
3.1.1 Statutory Designated Sites	10
3.1.2 Non-statutory Designated Sites	11
3.1.3 Priority Habitats	11
3.2 Habitats	12
3.2.1 Modified Grassland (horse grazed) (g4 103)	12
3.2.2 Modified Grassland (mown) (g4 106)	14
3.2.3 Modified Grassland (non-native species) (g4 523)	14
3.2.4 Built-up Area and Garden (vegetated garden) (u1 828)	15
3.2.5 Building (barn) (u1b5 833)	16
3.2.6 Building (u1b5)	18
3.2.7 Other developed land (road/ car park/ artificial sports pitches) u1b6 800/ 804/ 821) ...	18



3.2.8 Other Native Hedgerow (h2a6).....	20
3.3 Species	21
3.3.1 Plants (including Schedule 9 species)	21
3.3.2 Amphibians	21
3.3.3 Reptiles	21
3.3.4 Invertebrates	21
3.3.5 Birds.....	22
3.3.6 Mammals.....	23
3.4 Summary of Important Ecological Features	24
4.0 Assessment of Effects and Mitigation Measures	25
4.1 Habitats	25
4.1.1 Native Hedgerow	25
4.2 Species	26
4.2.1 Nesting Birds.....	26
4.2.2 Hedgehog.....	26
4.3 Proposed Biodiversity Compensation and Enhancement	26
4.3.1 Hedgerow.....	26
4.3.2 Other Neutral Grassland (g3c) – Meadow Mixture	27
4.4 Summary of Potential Effects	27

Tables in Text

Table 2-1: Guidelines for Assessing the Potential Suitability of Buildings for Bats	5
Table 3-1: Non-statutory designated sites	11
Table 3-2: Summary of habitats within Site	12
Table 3-3: Important Ecological Features.....	24
Table 4-1: Summary of Potential Impacts, Proposed Mitigation and Enhancement, and Time Constraints	27

Plates In Text

Plate 3-1: View of the grassland, taken facing northern boundary of the Site.	13
Plate 3-2: View of the grassland, taken facing northeast.	13
Plate 3-3: View of the mown modified grassland in the south of the Site. Photograph taken from the north, facing southeast.....	14
Plate 3-4: The small area of modified grassland also planted with non-native shrubs. Photograph taken from the north, facing south.	15
Plate 3-5: View of the vegetated garden in the northwest corner of the Site. Photograph taken from the south facing northwest.	16



Plate 3-6: View of the eastern end of the barn, where the agricultural storage is located. Photograph taken from the south facing north.	17
Plate 3-7: View of the entire barn, with the spa facilities and decking visible on the right of the image. Photograph taken from the north facing south.	17
Plate 3-8: View of the wood store on the southern boundary of the Site. Photograph taken from the north facing south.	18
Plate 3-9: The large area of tarmacked car parking in the centre of the Site. Photograph taken from the west, facing east.	19
Plate 3-10: View of the tennis court and gravelled landscaping, currently being used to store horse boxes. Photograph taken from the west, facing east.	19
Plate 3-11: Hawthorn hedgerow located in the north of the Site, adjacent to the tennis court. Photograph taken from the west, facing east.	20

Appendices

Drawing 1 UK Habitat Plan

Appendix A Planning Layout

Appendix B Relevant Legislation and Policy

B.1 Relevant Legislation

B.1.1 Environment Act 2021

B.1.2 Conservation of Habitats and Species Regulations 2017 (as amended)

B.1.3 Natural Environment and Rural Communities Act 2006

B.1.4 Protection of Badgers Act 1992

B.1.5 Wildlife and Countryside Act 1981

B.2 Relevant Planning Policy

Appendix C Desk Study Data

Appendix D Biodiversity Statutory Metric (Supplied Separately)

Acronyms and Abbreviations

EclA	Ecological Impact Assessment
GCN	Great Crested Newt
LWS	Local Wildlife Site
PRA	Preliminary Roost Appraisal
PRF	Potential Roosting Feature
UKHab	UK Habitat Survey



1.0 Introduction

1.1 Background

SLR Consulting Ltd was instructed by Smallshaw Cottages & Spa Ltd to prepare an Ecological Impact Assessment (EclA) and Biodiversity Net Gain (BNG) assessment of an approximately 0.58 ha Site at Smallshaw Cottages & Spa, off Hollin Lane, Millhouse Green, Sheffield, South Yorkshire, S36 9NH (approximate central OS grid reference SE 20691 04050), to inform a planning application for the extension of spa facilities and construction of stables in an existing barn structure, and the construction of an equestrian manège on adjacent land.

This report has been updated to reflect changes to the Site layout and adjusted accordingly.

1.2 Site Description

The application site (herein referred to as the 'Site') possesses a central barn which is currently already used for spa facilities. The barn also contains stables and storage space. To the east of the barn is a tennis court and beyond that dominated by modified grassland used for horse grazing, and the south of the barn is surrounded by hard standing used as parking spaces. Vegetated garden is situated to the west of the barn. The northeast of the barn is further dominated by modified grassland, which is also used for horse grazing and connected to the northeast section. A hedgerow is located to the north of the tennis court.

The Site is located to the west of the town of Penistone and is approximately 17km north of the city of Sheffield. Immediately surrounding the Site in all directions are fields used for livestock grazing. Small Shaw Dike is present 150m to the north of the Site boundary.

1.3 Details of the Proposed Development and Biodiversity Enhancements

The proposed development (Appendix A) involves removing the stables currently situated on the south of the central barn building and constructing new stables and associated manège east of the tennis court. The barn will be extending on the southern and eastern side to allow for new facilities to be constructed. The current tennis court and vegetated garden will remain unaffected. There will be some adjustments to the parking areas with extra bays fitted in some locations.

1.4 Purpose of this report

This report:

- Describes the baseline data collection and assessment methodologies used;
- Summarises the baseline ecological conditions and identified important receptors, where relevant;
- Identifies and describes all potentially significant ecological effects associated with the proposed development upon important receptors (or confirms that no potentially significant effects will occur);
- Sets out the mitigation and compensation measures required to ensure compliance with nature conservation legislation and/ or to address any potentially significant ecological effects, where relevant;



- Identifies how mitigation and/ or compensation measures will be delivered, where relevant;
- Provides an assessment of the significance of any residual effects to important receptors, and the legal and policy implications of the proposals; and
- Identifies ecological enhancement measures, where appropriate.

1.5 Evidence of Technical Competence and Experience

This report was written by SLR Consulting Ecologist Ms Ellie Tew. Ms Tew is a Qualified Member of the Chartered Institute of Ecology and Environmental Management (QCIEEM). Ms Tew has two year's relevant experience within ecological consultancy and has experience writing ecological impact assessments.

This report was reviewed by SLR Consulting Associate Ecologist Ms Julia Kozłowska. Ms Kozłowska is a competent botanist and is proficient in a variety of ecological survey techniques. Ms Kozłowska also holds a Natural England survey licence for great crested newt. Ms Kozłowska is experienced in ecological assessment and reporting including BNG and EclA.

The updated survey and report have been completed by SLR Consulting Ecologist Mr Peter Wigglesworth. Mr Wigglesworth has over three years' of experience in consulting and over five years' relevant ecological experience including experience with a variety of habitat and protected species surveys and report writing including EclA and BNG.

The updated survey and report have been reviewed by SLR Consulting Associate Ecologist Ms Ellen Miller QCIEEM. Ms Miller has over seven years' experience in consulting and is proficient in a variety of ecological survey techniques, ecological assessment and reporting.

1.6 Relevant Legislation and Policy

Relevant national Legislation and Policy has been provided in Appendix C. Relevant extracts from local Policy have been provided below:

1.6.1 Barnsley Local Plan¹

Barnsley Council adopted the Barnsley Local Plan in January 2019. The relevant policies have been outlined below.

Policy BIO1: Biodiversity and Geodiversity

Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:

- Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.
- Maximising biodiversity and geodiversity opportunities in and around new developments.

¹ [Local Plan \(barnsley.gov.uk\)](https://www.barnsley.gov.uk/local-plan)



- Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.
- Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.
- Protecting ancient and veteran trees where identified.
- Encouraging provision of biodiversity enhancements.

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

Development which adversely effects a European Site will not be permitted unless there is no alternative option and there are imperative reasons of overriding public interest (IROPI).



2.0 Methodology

2.1 Scope

The EclA relates to the proposed development and covers the assessment of potential impacts upon statutory and non-statutory designated sites and protected and notable habitats and species. The scope of this EclA, i.e. the collection of baseline data, evaluation of ecological resources and description and assessment of the significance of impacts, follows guidelines set out by CIEEM² and references therein.

Ecological surveys have been based upon the relevant guidance for each feature concerned; further details are provided in the following sections.

2.2 Baseline Data Collection

2.2.1 Desk Study

Barnsley Biological Records Centre (BBRC) were commissioned to undertake a search of statutory and non-statutory designated sites for nature conservation and protected/ notable species for the Site and land within a 2km radius of its centre. This data was obtained on the 10th June 2024.

Information on statutory designated sites for nature conservation and geological interest and granted European Protected Species Licences (EPSLs) for the Site and 2km radius, was also obtained from the MAGIC website managed by Natural England³.

2.2.2 Field Surveys

2.2.2.1 UK Habitat Survey and Condition Assessments

A UK Habitat Survey (UKHab) and mapping exercise⁴ of the Site was carried out by Ellie Tew on 30th May 2024 to identify the broad habitat types present, in accordance with the UK Habitat Survey (UKHab) v.2 methodology⁴.

The survey update took place on the 19th November 2025 by Peter Wigglesworth.

A Habitat Condition Assessment was also carried out in conjunction with the UKHab survey, through which the quality of habitats would be measured using standardised habitat condition assessment criteria contained within the Defra Statutory Biodiversity Metric⁵.

The survey additionally aimed to identify any potential ecological constraints to the proposed development. Habitats and features with potential to support protected and/ or conservation priority fauna, together with any field signs of such species were searched for. This included the following:

- A search for badger (*Meles meles*) setts and field signs within the survey area and 30m radius (where accessible);

² Chartered Institute of Ecology and Environmental Management (CIEEM) (2022) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine, September 2018. Version 1.2 – Updated April 2022

³ Natural England. (2023). Multi-Agency Geographic Information for the Countryside. www.magic.defra.gov.uk

⁴ UK Hab Ltd (2023). UK Habitat Classification Version 2.0 (at <https://www.ukhab.org>).

⁵ Defra (2023) Statutory biodiversity metric tools and guides. Available at: <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>



- An assessment of buildings within the survey area boundary to ascertain their potential for roosting bats, based on criteria within the fourth edition of the Bat Conservation Trust's Good Practice Guidelines⁶ (see Sections 2.2.2.2 – 2.2.2.3);
- An assessment of the survey area's potential to support breeding birds;
- An assessment of the survey area's potential to support great crested newt (*Triturus cristatus*);
- An assessment of the potential of the survey area to support reptiles; and
- An assessment of whether the survey area supports, or has potential to support, priority species or habitats, particularly those which are rare in the UK or West Yorkshire.

Searches were also made for invasive species, including those listed on Schedule 9 of the Wildlife and Countryside Act 1981, which includes Japanese knotweed (*Fallopia japonica*), giant hogweed (*Heracleum mantegazzianum*) and Himalayan balsam (*Impatiens glandulifera*).

2.2.2.2 Preliminary Bat Roost Appraisal (PRA) of Buildings

Two buildings are present within the Site. A PRA of these buildings was carried out on 30th May 2024 during the UKHab survey. The PRA was carried out from the outside of the buildings at ground level, and from the inside of the buildings where accessible. The surveyor searched for features in the buildings that could be used by roosting bats (Potential Roost Features (PRFs)). Each building was assigned a level of bat roost potential (none, negligible, low, medium or high, as described in Table 2-1). The number of PRFs and the level of potential for each building determines the required further survey effort.

Table 2-1: Guidelines for Assessing the Potential Suitability of Buildings for Bats

Potential	Description – Roosting Habitats in Structures
None	A complete absence of Potential Roost Features (PRF) such as crevices/ suitable shelter at all above ground and underground levels.
Negligible	Building without obvious PRFs, however where a small element of uncertainty remains given that bats can use small and apparently unsuitable features on occasion.
Low	Building with one or more PRF that could be used by individual bats opportunistically at any time of year, without providing enough space, shelter, protection, appropriate conditions or suitable surrounding habitat to be used on a regular basis by larger numbers of bats.
Moderate	Building with one or more PRF that could be frequently used by groups of bats due to their size, shelter, protection, conditions and surrounding habitat, but which are unlikely to support a roost of high conservation status (with respect to roost type, such as a maternity roost or significant hibernation roost).
High	Building with one or more PRF that is obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time, due to their size, shelter, protection, conditions and surrounding habitat. Structures assessed as having potential to

⁶ Collins, J. (ed.) (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. Fourth Edition. Bat Conservation Trust, London.



Potential	Description – Roosting Habitats in Structures
	support maternity roosts or significant hibernation roosts would fall into this category.

2.2.3 Limitations

2.2.3.1 Desk Study

Desk study data is unlikely to be exhaustive, especially in respect of species, and is intended mainly to set a context for the study. It is therefore possible that protected species not identified during the data search do in fact occur within the vicinity of the Site. Interpretation of maps and aerial photography has been conducted in good faith, using recent imagery, but it has not been possible to verify the accuracy of any statements relating to land use and habitat context outside of the field study area.

2.2.3.2 Field Surveys

An ecological study provides only a “snapshot” of the conditions prevailing at the time of survey. Lack of evidence of a particular species does not necessarily preclude them from being present on Site at a later date. Whilst it is considered unlikely that any significant evidence of activity by protected or notable species has been overlooked, due to the nature of the subjects of ecological surveys it is feasible that species that use the Site may not have been recorded by virtue of their seasonality, habit or random chance. It is considered unlikely however, that additional surveys of the Site at this time would materially alter the conclusions of this report.

The habitat survey was undertaken at an optimum time of year, in suitable weather conditions, as such no limitations apply.

The survey update took place during adverse conditions with snow upon the ground and outside the optimal season for botanical surveying.

2.3 Assessment Methodology

The ecological evaluation and impact assessment approach used in this report is based on Guidelines for Ecological Impact Assessment in the United Kingdom and Ireland (“CIEEM guidelines”)⁷.

2.3.1 Important Ecological Features

Ecological features can be important for a variety of reasons and the rationale used to identify them is explained in the text. Importance may relate, for example, to the quality or extent of the Site or habitats therein; habitat and/ or species rarity; the extent to which such habitats and/ or species are threatened throughout their range, or to their rate of decline.

2.3.1.1 Determining Importance

In accordance with the CIEEM guidelines only ecological receptors (habitats, species, ecosystems and their functions/ processes), which are considered to be important and potentially affected by the project should be subject to detailed assessment. It is not necessary to carry out detailed assessment of features that are sufficiently widespread, unthreatened and resilient to project impacts and will remain viable and sustainable,

⁷ [Guidelines for Ecological Impact Assessment \(EclA\) | CIEEM](#)



although these can be included in the assessment in order to demonstrate ecological enhancements, for example.

Ecological features are considered within a defined geographical context. For this project the following geographic frame of reference is used:

- International;
- National (i.e. UK);
- Regional (i.e. Yorkshire);
- County (i.e. South Yorkshire); and
- Local (i.e. 2 km).

For designated sites, importance should reflect the geographical context of the designation. For example, a Site of Special Scientific Interest would normally be considered nationally important.

In accordance with CIEEM guidelines the value of habitats has been measured against published selection criteria where available. Examples of relevant criteria include Annex 1 of the Habitats Directive, descriptions of priority habitats⁸, e.g. those included in Section 41 of NERC Act 2006, Local Wildlife Site Criteria, and Habitat Action Plans (HAPs) contained within the Local Biodiversity Action Plan.

In assigning a level of value to a species, it is necessary to consider its distribution and status. Reference has therefore been made to published lists and criteria where available. Examples of relevant lists and criteria include: species of European conservation importance (as listed on Annexes II, IV and V of the Habitats Directive), and UK priority species, e.g. Section 41 species and Birds of Conservation Concern⁹.

For the purposes of this assessment ecological features of Local importance or greater and/or subject to legal protection have been subject to detailed assessment. Effects on other ecological features are considered unlikely to be significant in legal or policy terms.

2.3.2 Impact Assessment

The impact assessment process involves the following steps:

- 1 Identifying and characterising impacts;
- 2 Incorporating measures to avoid and mitigate (reduce) these impacts;
- 3 Assessing the significance of any residual effects after mitigation;
- 4 Identifying appropriate compensation measures to offset significant residual effects (if required); and
- 5 Identifying opportunities for ecological enhancement.

Both direct and indirect impacts are considered. Direct ecological impacts are changes that are directly attributable to a defined action, e.g. the physical loss of habitat occupied by a species during the construction process. Indirect ecological impacts are attributable to an action which affects ecological resources through effects on an intermediary ecosystem, process or feature, e.g. the creation of roads which cause hydrological changes, which, in the absence of mitigation, could lead to the drying out of marshy grassland.

⁸ i.e. Priority habitats and species as listed in the UK and devolved administrations, as listed: <http://jncc.defra.gov.uk/page-5705>

⁹ Stanbury, A.J., Eaton, M.A., Aebischer, N.J., Balmer, D., Brown, A.F., Douse, A., Lindley, P., McCulloch, N., Noble, D.G. & Win, I. (2021) Birds of Conservation Concern 5: the population status of birds in the UK, Channel Islands and Isle of Man. British Birds, 114.



For the purposes of this assessment, in accordance with CIEEM guidelines, a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features or receptors'.

2.3.3 Significant Effects

The concept of ecological significance is addressed in paragraphs 5.24 through to 5.28 of CIEEM guidelines. Significance is a concept related to the weight that should be attached to effects when decisions are made. For the purpose of EclA, a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. Conservation objectives may be specific (e.g. for a designated site) or broad (e.g. national/local nature conservation policy) or more wide-ranging (enhancement of biodiversity). Effects can be considered significant at a wide range of scales from international to local and the scale of significance of an effect may or may not be the same as the geographic context in which the feature is considered important.

2.3.4 Avoidance, Mitigation, Compensation and Enhancement

Where potentially significant effects have been identified, the mitigation hierarchy has been applied, as recommended in the CIEEM Guidelines. The mitigation hierarchy sets out a sequential approach beginning with the avoidance of impacts where possible, the application of mitigation measures to minimise unavoidable impacts and then compensation for any remaining impacts. Once avoidance and mitigation measures have been applied residual effects are then identified along with any necessary compensation measures, and incorporation of opportunities for enhancement.

It is important for the EclA to clearly differentiate between avoidance mitigation, compensation and enhancement and these terms are defined here as follows:

- Avoidance is used where an impact has been avoided, e.g. through changes in scheme design;
- Mitigation is used to refer to measures to reduce or remedy a specific negative impact in situ;
- Compensation describes measures taken to offset residual effects, i.e. where mitigation in situ is not possible; and
- Enhancement is the provision of new benefits for biodiversity that are additional to those provided as part of mitigation or compensation measures, although they can be complementary.

2.3.5 Biodiversity Net Gain Assessment

The results of the UK Habitat survey and habitat condition assessments were analysed within the Statutory Biodiversity Metric¹⁰ to calculate the biodiversity value of the Site at baseline, and predicted value post-construction.

The Biodiversity Metric uses habitat as a proxy for biodiversity and its primary application is to provide planners and developments with a method of establishing how much and what type of habitats should be created or enhanced in order to ensure that the impacts of a development do not result in a net loss of biodiversity, and to provide a 10% net gain. Habitats are assigned the following 'multiplier scores' which affect their value:

- Distinctiveness: A measure of the type, importance and relative rarity of a habitat;

¹⁰ DEFRA (2024). The Statutory Biodiversity Metric. [The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf](https://www.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/123456/The_Statutory_Biodiversity_Metric_-_User_Guide_.pdf) ([publishing.service.gov.uk](https://www.publishing.service.gov.uk))



- Condition: A measure of the present, or predicted, condition of a habitat type; and
- Strategic significance: How a habitat/area is regarded within Local Planning Policy.

Results of the Biodiversity Net Gain Assessment are provided in the accompanying BNG Report¹¹.

¹¹ SLR Consulting. (2024). Biodiversity Net Gain Assessment. Smallshaw Cottages & Spa Ltd..



3.0 Baseline Ecological Conditions

Section 3.0, in part, makes reference to the BBRC data search, a copy of which has been provided as Appendix C.

3.1 Designated Sites

3.1.1 Statutory Designated Sites

The Site and its immediate surroundings do not contain any statutory designated sites. The nearest statutory designated site is Spring Meadows, Alderman's Head and Cow Croft Meadows Site of Special Scientific Interest (SSSI), which is located 3km to the southeast of the Site. This SSSI is designated for its areas of species-rich unimproved neutral grassland and the associated plant assemblage it supports. Given the distance between the application Site and this SSSI, the lack of ecological pathways, and that the SSSI is designated only for sessile species, it can be scoped out from further assessment.

Little Don Stream Section SSSI is located 3.8km northeast of the application Site. This SSSI is designated due to its geological importance. Given the distance between the two sites, it is considered that the proposed development will have no effect on this SSSI and this is therefore scoped out of further assessment.

South Pennine Special Protected Area (SPA) is located 3.5km to the southwest of the Site. This SPA is designated for supporting nationally important breeding populations of merlin (*Falco columbarius*) and golden plover (*Pluvialis apricaria*). It also qualifies by supporting a diverse assemblage of breeding birds including golden plover, lapwing (*Vanellus vanellus*), dunlin (*Calidris alpina*), snipe (*Gallinago gallinago*), curlew (*Numenius arquata*), redshank (*Tringa totanus*), common sandpiper (*Actitis hypoleucos*), short-eared owl (*Asio flammeus*), whinchat (*Saxicola rubetra*), wheatear (*Oenanthe oenanthe*), ring ouzel (*Turdus torquatus*) and twite (*Carduelis flavirostris*).

Dark Peak SSSI is also located 3.5km to the southwest of the Site. This SSSI is designated for a variety of reasons, namely the habitats it supports such as blanket peats, heather dominated heathland and acid grasslands. It is also incredibly important for several bird species, namely golden plover, meadow pipit, dunlin, curlew, red grouse (*Lagopus lagopus*), short-eared owl, twite, merlin, peregrine (*Falco peregrinus*), ring ouzel, wheatear, whinchat, tree pipit (*Anthus trivialis*), redstart (*Poenicrus phoenicurus*), wood warbler (*Phylloscopus sibilatrix*), pied flycatcher (*Ficedula hypoleuca*), dipper (*Cinclus cinclus*), grey wagtail (*Motacilla cinerea*), and common sandpiper.

The proposed development is very small scale, and will only result in the loss of a small amount of modified grassland. Furthermore, the small scale construction will not cause disturbance significantly elevated from the current farm machinery already present on the Site. The surrounding habitat comprises of similar grazed modified grassland and the development will adhere to the following guidelines to ensure this surrounding area will remain unaffected by the development:

- CIRIA C532, 'Control of water pollution from construction sites: guidance for consultants and contractors' (2001).
- CIRIA C741, 'Environmental good practice on site guide' (2015 4th Ed.).

It is considered that the proposed development will not have an effect outside of the proposed red line boundary and as such statutory sites, including the South Pennine SPA and Dark Peak SSSI have been scoped out of further assessment.



3.1.2 Non-statutory Designated Sites

The Site does not contain non-statutory designated areas, however there are four non-statutory designated Local Wildlife Sites (LWS) within 2km, described in Table3-1 below.

Table 3-1: Non-statutory designated sites

Site Name and Designation	Description	Distance from Site ¹²
Small Shaw and High Bank LWS	Made up of three small separate sites. Small Shaw Bank in the west (closest to the proposed development Site) is dominated by western gorse dwarf shrub heath with scattered trees. Small Shaw Dike flows at the bottom of the slope. Notable species include linnet and yellowhammer (<i>Emberiza citrinella</i>).	0.15 km to the north
Whitley Edge LWS	Habitats comprised on semi-improved grassland, gorse heath, acid grassland, marsh and open water surrounded by broadleaved plantation. Noted for breeding populations of skylark (<i>Alauda arvensis</i>), linnet (<i>Carduelis cannabina</i>), reed bunting (<i>Emberiza schoeniclus</i>), curlew (<i>Numenius arquata</i>) and lapwing (<i>Gallinago gallinago</i>).	1.2 km to the west
Royd Moor Reservoir LWS	Upland reservoir surrounded by a complex fringe of acidic habitats. Notable species include sessile oak, bluebell (<i>Hyacinthoides non-scripta</i>), wood horsetail (<i>Equisetum sylvaticum</i>) (all ancient woodland indicators), linnet, reed bunting and great crested newt.	1.4 km to the northeast
Ingbirchworth Reservoir LWS	Upland reservoir with surrounding habitats including acid shrub heath, acid grassland, and broadleaved woodland. Sessile oak (<i>Quercus petraea</i>) is noted to be on site as an ancient woodland indicator species.	1.7 km to the north

Whitley Edge LWS, Royd Moor Reservoir LWS, and Ingbirchworth Reservoir LWS are all over 1km away from the Site, and no clear pathways for ecological effects have been identified. Small Shaw & High Bank LWS is situated just 150m north of the Site. However, as outlined above (Section 3.1.1.) the proposed development is to be relatively small scale and will not be encroaching significantly northwards towards the LWS. No hydrological disturbance to Small Shaw Dike is predicted when CIRIA C532 is followed. Therefore, the identified LWS within a 2km radius of the Site are unlikely to be affected by the proposals and are scoped out from further assessment.

3.1.3 Priority Habitats

There are several parcels of priority habitat within 2km of the Site boundary. The closest are adjacent parcels of upland heathland and lowland heathland located 150m north of the Site, associated with Small Shaw & High Bank LWS. Due the small scale of the proposed development, the lack of significant encroachment towards the LWS and these parcels of priority habitat, and the good practice guidelines which will be followed during construction, it

¹² At closest point, measured 'as the crow flies'.



is considered that these are unlikely to be affected by the proposals and have therefore been scoped out from further assessment. The nearest parcel of deciduous woodland is 1.18km to the west of the Site. Due the distances between the Site and this parcel of deciduous woodland and the lack of ecological pathways between them, this has also been scoped out of further assessment.

3.2 Habitats

A summary of the habitats and their extent and condition, within or adjacent to the Site is provided in Table 3-2 below.

Table 3-2: Summary of habitats within Site

Baseline Habitat (UKHab Code(s))	Baseline Condition	Extent
Habitats within Site		
Modified Grassland (g4)	Poor	0.256 ha
Built-up Area and Garden (u1)	N/A	0.044 ha
Buildings (u1b5)	N/A	0.058 ha
Other Developed Land (u1b6)	N/A	0.237 ha
Individual Trees	Moderate	0.041 ha
Linear Habitats within Site		
Other Native Hedgerow (h2a6)		0.005 km

3.2.1 Modified Grassland (horse grazed) (g4 103)

There is an area of modified grassland to the north, northeast, and east of the Site. This area is used to graze horses, and although it is not heavily grazed, it does show signs of poaching along field boundaries in addition to damage from heavy farm machinery. Abundant grass species include Yorkshire fog (*Holcus lanatus*), rough meadow grass (*Poa trivialis*) and perennial ryegrass (*Lolium perenne*), with occasional cock's foot (*Dactylis glomerata*), soft brome (*Bromus hordeaceus*) meadow foxtail (*Alopecurus pratensis*) and marsh foxtail (*Alopecurus geniculatus*).

Herbaceous species comprise of frequent white clover (*Trifolium repens*), meadow buttercup (*Ranunculus acris*) and broad-leaved dock (*Rumex obtusifolius*), occasional common nettle (*Urtica dioica*), willowherb sp. (*Epilobium* sp.), ribwort plantain (*Plantago lanceolata*), chickweed (*Stellaria media*), daisy (*Bellis perennis*), and rare occurrences of herb Robert (*Geranium robertianum*).

The grassland is considered to be in poor ecological condition as it fails essential condition A, and conditions B and D of the condition assessment.

The modified grassland has not been included for further assessment, as it comprises of common widespread species and is assessed as being of less than local importance.





Plate 3-1: View of the grassland, taken facing northern boundary of the Site.



Plate 3-2: View of the grassland, taken facing northeast.



3.2.2 Modified Grassland (mown) (g4 106)

An area of modified grassland is present adjacent to the southern boundary of the Site. This area was mown short at the time of survey, and is clearly heavily managed. Several trees have been planted along the perimeter of this grassland. This grassland is dominated by perennial ryegrass, with occasional white clover, dandelion (*Taraxacum sp.*), and creeping buttercup (*Ranunculus repens*). Spear thistle (*Cirsium vulgare*) occurs rarely.

The grassland is considered to be in poor ecological condition as it fails essential condition A, and conditions B and E of the condition assessment.

This modified grassland has not been included for further assessment, as it comprises of common widespread species and is assessed as being of less than local importance.



Plate 3-3: View of the mown modified grassland in the south of the Site. Photograph taken from the north, facing southeast.

3.2.3 Modified Grassland (non-native species) (g4 523)

A small parcel of modified grassland also exists in the centre of the Site, located between the car parking area and the tennis court. This area of grassland is dominated by perennial ryegrass but is also planted with ornamental non-native shrubs, including cherry laurel (*Prunus laurocerasus*) and Siberian dogwood (*Cornus alba 'siberia'*).

This modified grassland has not been included for further assessment, as it comprises of common widespread species and is assessed as being of less than local importance.





**Plate 3-4: The small area of modified grassland also planted with non-native shrubs.
Photograph taken from the north, facing south.**

3.2.4 Built-up Area and Garden (vegetated garden) (u1 828)

In the northwest corner of the Site, there is an area of heavily managed vegetated garden. This area consists of ornamental planting, mown lawn and stone path. It includes a single sycamore tree in moderate condition.

This area is not subject to a DEFRA condition assessment and has been excluded from further assessment.





**Plate 3-5: View of the vegetated garden in the northwest corner of the Site.
Photograph taken from the south facing northwest.**

3.2.5 Building (barn) (u1b5 833)

In the centre of the Site there is a large barn. This barn has been partially converted in its western extent to form spa facilities, with a deck extending out to the north of the building. There are also three stables and a tack room attached to the southern side of the building. The eastern side of the barn remains as an agricultural shed.





Plate 3-6: View of the eastern end of the barn, where the agricultural storage is located. Photograph taken from the south facing north.



Plate 3-7: View of the entire barn, with the spa facilities and decking visible on the right of the image. Photograph taken from the north facing south.



3.2.6 Building (u1b5)

A second smaller building is present on the southern boundary of the Site. This is a simple wood store built of wooden panels with a corrugated metal roof and with one open side on its northern extent.



Plate 3-8: View of the wood store on the southern boundary of the Site. Photograph taken from the north facing south.

3.2.7 Other developed land (road/ car park/ artificial sports pitches) u1b6 800/ 804/ 821)

The remainder of the Site is made up of other developed land. This consists of a tarmac road facilitating access from Hollin Lane, tarmacked car parking areas, gravelled landscaping and a tennis court.





**Plate 3-9: The large area of tarmacked car parking in the centre of the Site.
Photograph taken from the west, facing east.**



Plate 3-10: View of the tennis court and gravelled landscaping, currently being used to store horse boxes. Photograph taken from the west, facing east.



3.2.8 Other Native Hedgerow (h2a6)

A length of hedgerow is present in and north of the Site. This hedgerow is dominated by hawthorn (*Crataegus monogyna*). Only a small proportion of the hedgerow lies within the Site and is expected to be affected by the development.

The hedgerow is considered to be in Good condition, as it only fails conditions C2.

The hedgerow is assessed as being of local importance due to its ability to support a range of protected and notable species, and to act as general wildlife corridors. Native hedgerow is also a priority habitat type. The hedgerow has therefore been brought forward for further assessment.



Plate 3-11: Hawthorn hedgerow located in the north of the Site, adjacent to the tennis court. Photograph taken from the west, facing east.



3.3 Species

3.3.1 Plants (including Schedule 9 species)

The desk study data from BBRC included a total of 32 records of seven plant species. Of this total, nine relate to three species of Schedule 9 non-native invasive plant species including Japanese knotweed, Himalayan balsam, and New Zealand pygmy weed (*Crassula helmsii*).

No signs of Schedule 9 non-native invasive species were recorded during the ecological walkover on the 30th May 2024. Furthermore, due to the Site only supporting plant species that are common and widespread, all plants have therefore been excluded from further assessment.

3.3.2 Amphibians

There are 13 records of amphibians within 2km of the Site provided by BBRC dating from between 1983 to 2023. These comprise of three records of common frog (*Rana temporaria*), six records of common toad (*Bufo bufo*), and four records of great crested newt (GCN) (*Lissotriton vulgaris*). All records of GCN are associated with Royd Moor Reservoir LWS, located 1.4km northeast of the Site. None of these records relate to the Site or its immediate surroundings. The closest record is of a common toad, located within Small Shaw & High Bank LWS.

The Site itself does not contain any ponds or other waterbodies suitable for breeding amphibians. Aerial photography and OS maps did not identify any ponds within 250m of the Site, however Small Shaw Dike is located 150m to the north of the Site, within Small Shaw & High Bank LWS. The dike was not surveyed for GCN as it is a flowing upland stream and does not provide suitable breeding habitat for GCN. Furthermore, the proposed development does not extend towards the dike significantly from the existing barn structure and will result in the loss of a small area of modified grassland. No disturbance or construction will occur beyond the red line boundary.

There are no great crested newt European Protected Species Applications or great crested newt class survey licence returns within 2km of the Site on the Magic application.

The Site is very unlikely to support GCN or other amphibians given the lack of suitable breeding habitat on-site or within 250m. Amphibians have therefore been removed from further assessment.

3.3.3 Reptiles

There were no records of reptiles provided by BBRC within 2km of the Site.

The Site is comprised predominantly of developed land or grazed modified grassland, and therefore represents low quality habitat for reptiles. Furthermore, there are no suitable basking spots or hibernacula on Site to act as shelter. Due to this lack of suitable habitat, reptiles have been excluded from further assessment.

3.3.4 Invertebrates

BBRC returned 126 records of four species of invertebrates including cinnabar moth (*Tyria jacobaeae*), small heath butterfly (*Coenonympha pamphilus*), wall butterfly (*Lasiommata megera*), and white-letter hairstreak (*Satyrrium w-album*).

The Site is comprised predominantly of developed land or species-poor modified grassland and is therefore unlikely to support a rare or notable invertebrate assemblage. It is therefore assessed as being of less than local importance to invertebrates. As such, invertebrates are



unlikely to be significantly impacted upon by the proposals and are not discussed further in this report.

3.3.5 Birds

A total of 1445 records were returned for 95 species of birds within a 2km radius of the Site centroid. Of these 39 are on the BoCC red list namely common scoter (*Melanitta nigra*) curlew, dotterel (*Charadrius morinellus*), dunlin (*Calidris alpina*), fieldfare (*Turdus pilaris*), goldeneye (*Bucephala clangula*), greenfinch (*Chloris chloris*), grey partridge (*Perdix perdix*), hen harrier (*Circus cyaneus*), herring gull (*Larus argentatus*), house martin (*Delichon urbicum*), house sparrow (*Passer domesticus*), lapwing (*Vanellus vanellus*), lesser black-backed gull (*Larus fuscus*), lesser redpoll (*Acanthis cabaret*), lesser spotted woodpecker (*Dendrocopos minor*), linnet (*Carduelis cannabina*), merlin (*Falco columbarius*), mistle thrush (*Turdus viscivorus*), pochard (*Aythya ferina*), purple sandpiper (*Calidris maritima*), red-necked grebe (*Podiceps grisegina*), redpoll (*Carduelis flammea*), ringed plover (*Charadrius hiaticula*), ruff (*Calidris pugnax*), skylark (*Alauda arvensis*), spotted flycatcher (*Muscicapa striata*), starling (*Sturnus vulgaris*), swift (*Apus apus*), tree pipit (*Anthus trivialis*), twite (*Linaria flavirostris*), whimbrel (*Numenius phaeopus*), whinchat (*Saxicola rubetra*), white-fronted goose (*Anser albifrons*), willow tit (*Parus montanus*), woodcock (*Scolopax rusticola*), yellow wagtail (*Motacilla flava*), and yellowhammer (*Emberiza citrinella*).

A further 47 species are on the BoCC Amber List, namely arctic tern (*Sterna paradisea*), avocet (*Recurvirostra avosetta*), barnacle goose (*Branta leucopsis*), black-headed gull (*Chroicocephalus ridibundus*), bullfinch (*Pyrrhula pyrrhula*), common gull (*Larus canus*), common sandpiper (*Actitis hypoleucos*), dipper (*Cinclus cinclus*), dunnoek (*Prunella modularis*), fulmar (*Fulmarus glacialis*), great black-backed gull (*Larus marinus*), great northern diver (*Gavia immer*), green sandpiper (*Tringa ochropus*), grey plover (*Pluvialis squatarola*), grey wagtail (*Motacilla cinerea*), greylag goose (*Anser anser*), Iceland gull (*Larus glaucoideus*), kestrel (*Falco tinnunculus*), mallard (*Anas platyrhynchos*), meadow pipit (*Anthus brachyrhynchus*), moorhen (*Gallinula chloropus*), oystercatcher (*Haematopus ostralegus*), pink-footed goose (*Anas brachyrhynchus*), quail (*Coturnix coturnix*), redshank (*Tringa iliacus*), redstart (*Phoenicurus phoenicurus*), redwing (*Turdus iliacus*), reed bunting (*Emberiza schoeniclus*), rook (*Corvus frugilegus*), sandwich tern (*Sterna sandvicensis*), sedge warbler (*Acrocephalus schoenobaenus*), shoveler (*Anas clypeata*), snipe (*Gallinago gallinago*), snow bunting (*Plectrophenax nivalis*), song thrush (*Turdus philomelos*), sparrowhawk (*Accipiter nisus*), stock dove (*Columba oenas*), tawny owl (*Strix aluco*), teal (*Anas crecca*), wheatear (*Oenanthe oenanthe*), whitethroat (*Curruca communis*), whooper swan (*Cygnus cygnus*), wigeon (*Anas penelope*), willow warbler (*Phylloscopus trochilus*), woodpigeon (*Columba palumbus*), wren (*Troglodytes troglodytes*), and yellow-legged gull (*Larus michahellis*).

During the UK Habitat survey swallow, house sparrow, wren, woodpigeon, and carrion crow (*Corvus corone*) were identified within the Site.

The northern hedgerow offers suitable nesting habitat for common bird species such as blackbird (*Turdus merula*), wren, woodpigeon and other tree/ bush nesting birds. The barn and stables provide opportunities for nesting birds, especially species such as swallow, and nesting swallow and house sparrow were observed on Site during the ecological walkover.

The Site is unlikely to support a bird assemblage of local importance or greater as the vast majority of the Site is comprised of developed land. The areas of modified grassland are of poor quality. However, given the presence of suitable bird nesting habitat in the hedgerow and barn and the protected status of active nests, breeding birds have been brought forward for further assessment in this EclA.



3.3.6 Mammals

3.3.6.1 Bats

The desk study returned 23 records for bat within 2km of the Site centroid. These are dated between 1983 and 2019. In order of most to least abundant, these were: common pipistrelle (*Pipistrellus pipistrellus*) (4 records), unidentified pipistrelle (*Pipistrellus* sp.) (4 records), Daubenton's (*Myotis daubentonii*) (4 records), unidentified 'Bat' (3 records), brown long eared (*Plecotus auritus*) (3 records), noctule (*Nyctalus noctula*) (2 records), natterer's bat (*Myotis nattereri*) (2 records), and unidentified *Nyctalus* sp. (1 record).

There are some small trees within the Site boundary, however these offer no roosting potential to bats.

The barn, stables and wood store are all assessed as having negligible potential for roosting bats. The main barn building is well sealed along the roof edges and the roof is constructed of metal sheeting, offering no roosting opportunities for bats. The roof of the stables is constructed of wooden beams and roof felt but is poorly sealed at the edges and gaps between the internal building and external weather are frequent, causing the any gaps to be very exposed and offer little shelter. The wood store is a simple wooden structure with a roof constructed of a single layer of metal sheeting and does not offer any roosting opportunities.

The Site offers low quality habitat for foraging and commuting bats, although the hedgerow may have some potential.

It is concluded that the Site offers little potential for bats, and no further bat roosting or activity surveys are necessary. Bats have therefore been excluded from further assessment.

3.3.6.2 Badger

There are six records provided by BBRC of badger within 2km of the Site centroid dated between 1996 and 2021. Of these records, five pertain to latrines and four to setts. The closest record is of a sett from 1998 and is located within Smallshaw Bank LWS.

No sign of badgers was found during the ecological walkover on the 30th May 2024. Where accessible, the land surrounding the Site within a 30m radius was also searched and no evidence of badgers was found here either. Badgers have therefore been excluded from this further assessment.

3.3.6.3 Otter and Water Vole

There were no records of otter (*Lutra lutra*) provided by BBRC within 2km of the Site.

There was one record of water vole (*Arvicola amphibius*) provided by BBRC within 2km of the Site, dated from 1982 and located within Royd Moor Reservoir LWS.

There are no watercourses within the Site or immediately adjacent to the Site. Otter and water vole are therefore very unlikely to be present within the Site, and have therefore been omitted from further assessment.

3.3.6.4 Other Mammals

There were 14 records of hedgehog (*Erinaceus europaeus*) provided by BBRC from 1982, 1983 and 2013. All records are only supplied with the same six-digit grid reference code, and all refer to road casualties.

Three records were returned for mountain hare (*Lepus timidus*) from 1983 and 1986. The closest record is located 1.75km southwest of the Site boundary.



The hedgerow within the Site provides suitable habitat to support hedgehog, and therefore hedgehog have been included in further assessment.

Given the habitats present on Site, being comprised predominantly of either developed land or modified grassland, mountain hare are not considered to be affected by the proposed development and as such have been excluded from further assessment.

3.4 Summary of Important Ecological Features

Table 3-4 summarises the important ecological features in need of specific assessment as part of this EclA.

Table 3-3: Important Ecological Features

Ecological Feature	Scale at which Ecological Feature is Important	Comments on Legal Status and/or Importance
Hedgerow	Local	Native hedgerows are considered a priority habitat, have intrinsic value and are likely to support a range of protected and notable species, and to act as general wildlife corridors.
Nesting Birds	Local	All species are protected whilst nesting under the Wildlife and Countryside Act 1981 (as amended) (some species are also protected from disturbance whilst nesting under Schedule 1); some species are NERC Act 2006 Section 41 species of principal importance and/ or local priority species.
Hedgehog	Local	NERC Act 2006 Section 41 species of principal importance



4.0 Assessment of Effects and Mitigation Measures

The following design principles and “designed-in” mitigation have informed the assessment of impacts.

- Within the design of the proposal good practice environmental and pollution control measures are employed with regard to current best practice guidance such as, but not limited to, the following:
 - CIRIA C532, ‘Control of water pollution from construction sites: guidance for consultants and contractors’ (2001).
 - CIRIA C741, ‘Environmental good practice on site guide’ (2015 4th Ed.).
- The following landscaping measures are proposed:
 - All new hedgerow is planted as native hedgerow including the hedgerow around the new horse manège. Seeding of 0.156 ha with Emorsgate EM2 general meadow mixture¹³, or similar;

The planning layout is provided in Appendix A.

The following section describes the predicted effects and proposed mitigation measures, focussing on the important ecological features identified in Section 3.4. Potential direct and indirect effects during the construction phase as well as the operational phase are assessed.

4.1 Habitats

4.1.1 Native Hedgerow

4.1.1.1 Potential Impacts

The 5 metres of hedgerow in the northeast of the Site will be removed to allow for the construction of the new buildings.

4.1.1.2 Proposed Mitigation Measures

The proposed planting of 138 metres of native hedgerow planting will compensate for this loss.

4.1.1.3 Significance of Residual Effects

With the above mitigation measures put in place, no contravention of relevant wildlife legislation is anticipated, and impact upon hedgerows is considered to be positive.

Together the proposed hedgerow planting shall deliver a net positive impact, although not significant at the local level.

¹³ [EM2 Standard General Purpose Meadow Mixture - Emorsgate Seeds \(wildseed.co.uk\)](https://www.wildseed.co.uk/em2-standard-general-purpose-meadow-mixture)



4.2 Species

4.2.1 Nesting Birds

4.2.1.1 Potential Impacts

The Site has potential to support small numbers of nesting birds within the hedgerow, and within the barn and stables. This hedgerow will be removed, and the building will be undergoing construction to facilitate the development, with the stable block being removed entirely. Therefore, if unmitigated, construction activities have the potential to cause injury or mortality of breeding birds, and damage or destruction of eggs or nests during construction.

4.2.1.2 Proposed Mitigation

To avoid the killing/ injury of birds and damage/ destruction of active nests during vegetation clearance and barn construction, Site clearance and vegetation removal would ideally take place outside of the main bird breeding season (which, for most species, extends from March to August inclusive). If this is not feasible, a search for active nests would first be undertaken by a suitably qualified ecologist within the 24 hours prior to vegetation clearance. If an active nest was identified, it would be left in situ until the breeding attempt was concluded and the young had fledged.

The hedgerow planting within the Site will provide opportunities for a limited range of urban and sub-urban bird species, both as a feeding and nesting resource.

4.2.1.3 Significance of Residual Effects

With the above measure in place, no contravention of relevant wildlife legislation is anticipated, and impacts upon birds are considered to be non-significant.

4.2.2 Hedgehog

4.2.2.1 Potential Impacts

In the absence of mitigation, there is a risk of harm to hedgehog during construction, should animals become trapped in footings or other on-Site hazards.

4.2.2.2 Proposed Mitigation

Where possible, all trenches, pits and other diggings at the Site will be closed before nightfall. Where these must be left over night, they should be covered and sealed, or an escape ramp should be provided using wood planking or suitably compacted earth. All pipework and ironworks should be sealed or covered overnight. Alternatively, such trenches, pipes or other workings may be fenced off to prevent hedgehogs coming into contact with them.

4.2.2.3 Significance of Residual Effects

With the above measure in place, no contravention of relevant wildlife legislation is anticipated, and impacts upon hedgehog are considered to be non-significant.

4.3 Proposed Biodiversity Compensation and Enhancement

4.3.1 Hedgerow

A total of 138 metres of native hedgerow shall be planted within the Site.



The planted hedgerow will provide habitat for foraging birds, bats and small mammals, as well as providing important early-season nectar and pollen for invertebrates, and strengthening ecological connection across the Site.

4.3.2 Other Neutral Grassland (g3c) – Meadow Mixture

An area of approximately 0.156 ha in the east of the Site boundaries is currently poor-quality modified grassland. These areas will be reseeded with Emorsgate EM2 general meadow mixture¹⁴, or similar, and managed appropriately, to encourage species diversity to develop.

The meadow area will provide habitat for invertebrates and small mammals, and therefore a foraging resource for birds and bats.

4.4 Summary of Potential Effects

A summary of potential impacts, proposed mitigation, and time constraints is provided for each important ecological feature included in the assessment in Table 4-1.

Table 4-1: Summary of Potential Impacts, Proposed Mitigation and Enhancement, and Time Constraints

Ecological Feature	Potential Impacts	Proposed Mitigation, Compensation and Enhancement	Residual Effects
Hedgerow	Removal of 5m of native hedgerow	A total of 138m of native hedgerow will be planted in the around the horse manège in the east of the Site.	Positive, not significant
Hedgehog	Risk of harm to hedgehog during construction should animals become trapped in footings or other on-Site hazards.	Where possible, all trenches, pits and other diggings at the Site will be closed before nightfall. Where these must be left over night, they should be covered and sealed, or an escape ramp should be provided using wood planking or suitably compacted earth. All pipework and ironworks should be sealed or covered overnight. Alternatively, such trenches pipes or other workings may be fenced off to prevent hedgehogs coming into contact with them.	Not significant, and no contravention of wildlife legislation.

¹⁴ [EM2 Standard General Purpose Meadow Mixture - Emorsgate Seeds \(wildseed.co.uk\)](https://www.wildseed.co.uk/em2-standard-general-purpose-meadow-mixture)



Ecological Feature	Potential Impacts	Proposed Mitigation, Compensation and Enhancement	Residual Effects
Breeding Birds	Risk of harm to nesting birds caused by vegetation clearance taking place during the nesting bird season (March to August inclusive).	Clearance/pruning of vegetation/structures suitable for nesting birds will take place outside of the March to August nesting bird season to avoid impacts on nesting birds. If any suitable bird nesting habitat requires removal during the nesting season, this will be preceded by an inspection for nesting birds by the ECoW. If active nests are found to be present, clearance must stop until the young have fledged.	Not significant, and no contravention of wildlife legislation.



Drawing 1 UK Habitat Plan

Ecological Impact Assessment

Smallshaw Farm Spa

Smallshaw Cottages & Spa Ltd

SLR Project No.: 424.065681.00001

18 February 2026





LEGEND

Site Boundary

Individual Tree Location

Primary Habitat Classification

Heathland and Shrub - Hedgerows

h2a6 - Other Native Hedgerow

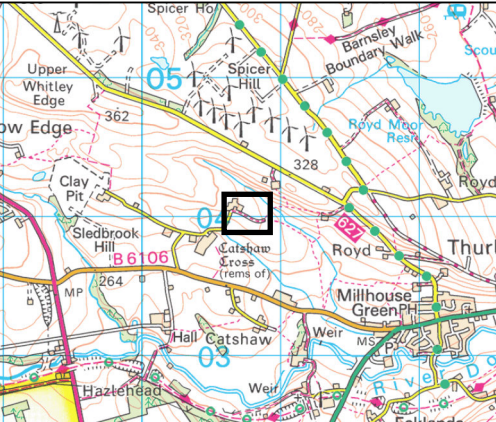
Grassland - Modified Grassland

g4 - Modified Grassland

Urban - Built-up Areas and Gardens

u1 - Built-up Area and Gardenu1b5 - Buildingu1b6 - Other Developed Land

- Secondary Codes:**
- 103 - Horse Grazed
 - 106 - Mown
 - 200 - Tree
 - 201 - Young Trees - Planted
 - 523 - Non-native
 - 800 - Road
 - 804 - Car Park
 - 821 - Artificial Sports Pitches
 - 828 - Vegetated Garden
 - 833 - Barn



SMALLSHAW
COTTAGES &
SPA LTD

SMALLSHAW COTTAGES AND SPA
BIODIVERSITY NET GAIN UPDATE

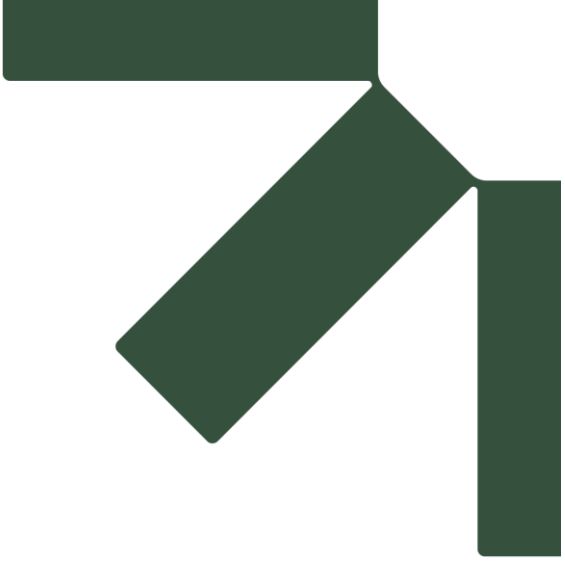
BIODIVERSITY NET GAIN ASSESSMENT

UK HABITAT SURVEY RESULTS

DRAWING 1

Scale1:1,000 @ A3

DateFEBRUARY 2026



Appendix A Planning Layout

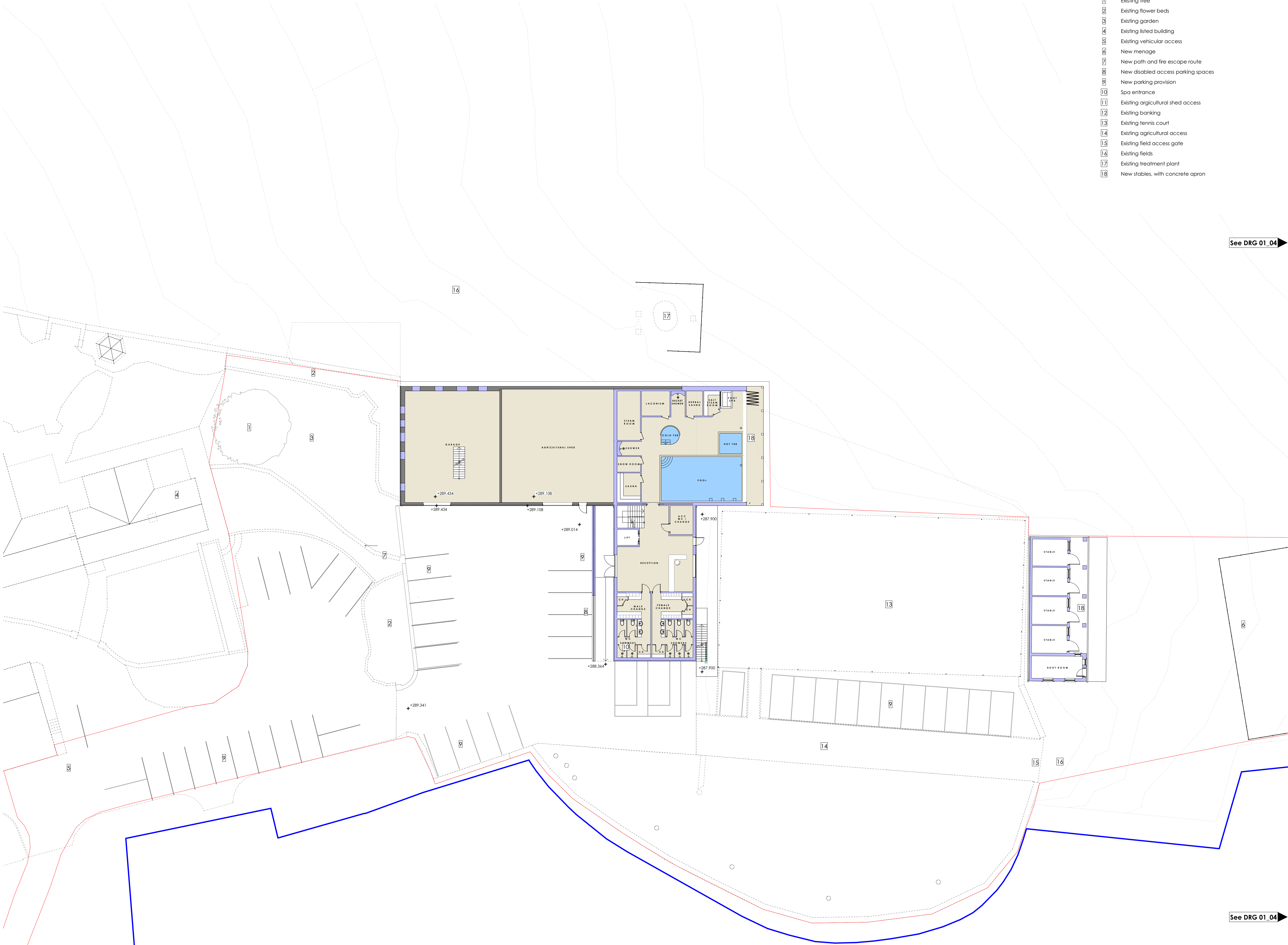
Ecological Impact Assessment

Smallshaw Farm Spa

Smallshaw Cottages & Spa Ltd

SLR Project No.: 424.065681.00001

18 February 2026



Materials key

- 1 Existing tree
- 2 Existing flower beds
- 3 Existing garden
- 4 Existing listed building
- 5 Existing vehicular access
- 6 New menage
- 7 New path and fire escape route
- 8 New disabled access parking spaces
- 9 New parking provision
- 10 Spa entrance
- 11 Existing argicultural shed access
- 12 Existing banking
- 13 Existing tennis court
- 14 Existing agricultural access
- 15 Existing field access gate
- 16 Existing fields
- 17 Existing treatment plant
- 18 New stables, with concrete apron

See DRG 01_04

General Notes

THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

© WAKE MORLEY ARCHITECTS LIMITED 2024. THIS DRAWING AND ITS CONTENTS HAS BEEN PRODUCED FOR THE CLIENT ONLY AND IS NOT INTENDED FOR ANY OTHER PERSON OR FOR ANY OTHER PURPOSE THAN THE DRAWING STATUS. NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS MAY BE REPRODUCED, COPIED, MODIFIED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHTTECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR-DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

Key Plan

Revisions

Rev	Description	Drw	Chk	Date
G	Updated following client meeting	TM	TH	18/07/2025
F	Updated following client meeting	TH		16/05/2024
E	Updated following client meeting	TH		13/05/2024
D	Updated following client meeting	TH		01/05/2024
C	Pre-app response	TH		26/04/2024
B	Updated for planning	TH		29/04/2023
A	Updated following client meeting	TH		07/06/2023

Drawing Status:

PLANNING

Client:

MR BOOTH.

Project:

SMALLSHAW FARM SPA,
HOLLIN LANE, MILLHOUSE GREEN,
SHEFFIELD, S36 9NH

Drawing:

PROPOSED SITE PLAN (PART 1).

Project No:

1552

Drawing No:

01_01G

Scale: (BA1)

1:200

Date:

MAY 2023

Drawn by:

TM

Checked by:

TH

[illegible]

Drawing Status

PLANNING

Client:

MR BOOTH

Project:

**SMALLSHAW FARM SPA,
HOLLIN LANE, MILLHOUSE GREEN,
SHEFFIELD, S36 9NH**

Drawing

PROPOSED SITE PLAN (PART 2).

Project No: _____ Drawing No: _____

1552

Scale: @A1 Date: Drawn by: Checked by:

1:200 JAN 2026 TH



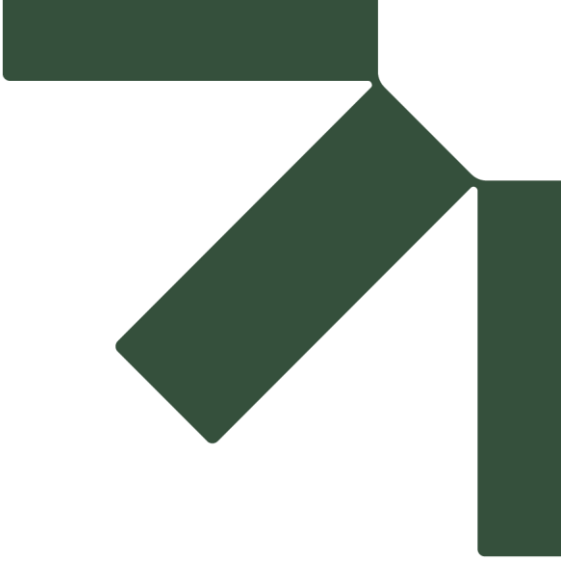
Wake Morley Architects

RIBA 

Chartered Practice

tel 01484 681755

1 Dunford Road, Holmfirth, West Yorkshire HD9 2DP



Appendix B Relevant Legislation and Policy

Ecological Impact Assessment

Smallshaw Farm Spa

Newett Homes

SLR Project No.: 424.065681.00001

18 February 2026

B.1 Relevant Legislation

A summary of legislation relevant to (onshore) biodiversity in England and Wales is provided below. Note that the summary provided here is intended for general guidance only and the original legislation should be consulted for definitive information.

B.1.1 Environment Act 2021

The Environment Act has wide ranging provisions including those around:

- Environmental governance;
- Environmental regulation;
- Waste and resource efficiency;
- Air quality and environmental recall;
- Water;
- Nature and biodiversity; and
- Conservation covenants.

Of particular relevance is Part 6 of the Act which introduces “biodiversity gain in planning” and will apply in England to planning applications under the Town & Countryside Act and the Planning Act. Schedule 14 now requires that biodiversity gain be a condition of planning permission in England. These changes will be enacted through subsequent secondary legislation or regulations. This part of the Act also changes the responsibilities that Government or public bodies have by strengthening the existing NERC Act biodiversity duty. Public authorities are now required to seek to conserve and enhance biodiversity in the exercise of their functions.

B.1.2 Conservation of Habitats and Species Regulations 2017 (as amended)

The Conservation of Habitats and Species Regulations 2017 (as amended) (the Habitats Regulations) consolidate the Conservation of Habitats and Species Regulations 2010 with subsequent amendments. The Regulations transpose Council Directive 92/43/EEC, on the conservation of natural habitats and of wild fauna and flora (EC Habitats Directive), into national law. Under the Habitats Regulations it is an offence to deliberately capture, kill or disturb¹⁵ wild animals listed under Schedule 2 of the Regulations as well as damage or destroy a breeding site or resting place of such an animal (even if the animal is not present at the time). European Sites, including Special Areas of Conservation (SACs) and Special Protection Areas (SPAs), are also protected under the Habitat Regulations, and any proposal that could affect them will require an Habitats Regulations Assessment (HRA).

B.1.3 Natural Environment and Rural Communities Act 2006

Section 40 of the NERC Act 2006 places a duty on public authorities to have regard to the purpose of conserving biodiversity in the exercise of their functions. Public authorities include government departments, local authorities and statutory undertakers.

¹⁵ Disturbance, as defined by the Conservation of Habitats and Species Regulations 2010, includes in particular any action which impairs the ability of animals to survive, breed, rear their young, hibernate or migrate (where relevant); or which affects significantly the local distribution or abundance of the species.



Section 41 of the Act (Section 42 in Wales) requires the publication of a list of habitats and species publish which are of principal importance for the purpose of conserving biodiversity. The Section 41 list is used to guide authorities in implementing their duty to have regard to the conservation of biodiversity.

B.1.4 Protection of Badgers Act 1992

The Protection of Badgers Act 1992 makes it illegal to kill, injure or take a badger or to intentionally or recklessly interfere with a badger sett. Sett interference includes disturbing badgers whilst they are occupying a sett or obstructing access to it.

B.1.5 Wildlife and Countryside Act 1981

The Wildlife and Countryside Act 1981, as amended by the Countryside and Rights of Way (CROW) Act 2000 and the Natural Environment and Rural Communities (NERC) Act 2006, consolidates and amends existing national legislation to implement the Convention on the Conservation of European Wildlife and Natural Habitats (Bern Convention) and Council Directive 79/409/EEC on the Conservation of Wild Birds (Birds Directive), making it an offence to:

- Intentionally kill, injure or take any wild bird or their eggs or nests (with certain exceptions) and disturb any bird species listed under Schedule 1 to the Act, or its dependent young while it is nesting;
- Intentionally kill, injure or take any wild animal listed under Schedule 5 to the Act;
- intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any wild animal listed under Schedule 5 to the Act;
- intentionally or recklessly disturb certain Schedule 5 animal species while they occupy a place used for shelter or protection;
- Pick or uproot any wild plant listed under Schedule 8 of the Act; or
- Plant or cause to grow in the wild any plant species listed under Schedule 9 of the Act.

B.2 Relevant Planning Policy

A summary of national planning policy relevant to (onshore) biodiversity in England and Wales is provided below. Note that the summary provided here is intended for general guidance only and the original policy documents should be consulted for definitive information. For local planning policy relevant to biodiversity the relevant local plans should be consulted.

The National Planning Policy Framework (NPPF)¹⁶ sets out guidance for local planning authorities and decisionmakers in how to apply planning policies when drawing up plans and making decisions about planning applications. Along with Government Circular 06/053, the broad policy objectives in relation to the protection of biodiversity and geological conservation in England through the planning system are set out. Specific policies relating to habitats and biodiversity are set out in paragraphs 131, 174 and 179-182 of the NPPF.

Paragraph 131 states that:

¹⁶ Department for Levelling Up, Housing and Communities (2023) National Planning Policy Framework
<https://www.gov.uk/government/publications/national-planning-policy-framework--2>



“Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are treelined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users”

Paragraph 179 states that:

“To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.”

Paragraph 180 states that:

“When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- b) development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- c) development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons and a suitable compensation strategy exists; and
- d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.”

Paragraphs 181-182 relate to European sites (referred to as habitats sites) and state:

“The following should be given the same protection as habitats sites:

- a) potential Special Protection Areas and possible Special Areas of Conservation;
- b) listed or proposed Ramsar sites; and
- c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of Conservation, and listed or proposed Ramsar sites.



The presumption in favour of sustainable development does not apply where the plan or project is likely to have a significant effect on a habitats site (either alone or in combination with other plans or projects), unless an appropriate assessment has concluded that the plan or project will not adversely affect the integrity of the habitats site.”





Appendix C Desk Study Data

Ecological Impact Assessment

Smallshaw Farm Spa

Smallshaw Cottages & Spa Ltd

SLR Project No.: 424.065681.00001

18 February 2026



Appendix D Biodiversity Statutory Metric (Supplied Separately)

Ecological Impact Assessment

Smallshaw Farm Spa

Smallshaw Cottages & Spa Ltd

SLR Project No.: 424.065681.00001

11 February 2026



Making Sustainability Happen