wildlife corridor remains along the northern side of the site to allow continued access along this area there will be no impact on badgers during the proposed works.

4.5. The River Don flows along the northern site boundary of the site. The river in this area is assessed as unsuitable for water vole and no field signs were found. It is also proposed to leave a 5m buffer between the site and the river. Therefore, there will be no impact on water voles during the proposed works.

4.5.1. The river provides potential for foraging and commuting otters. The roots of the large trees along the river bank also form voids which could potentially be used by otters for a holt. No otter holt or field signs were identified during this survey. It is also proposed to leave a 5m buffer between the site and the river. Therefore, there will be no impact on otters during the proposed works.

4.5.2. A thorough crayfish survey could not be carried out as it is outside the survey season. There are recent records of the invasive signal crayfish in the River Don to the east of the survey area. It is therefore very unlikely that the native white clawed crayfish will be present. It is also proposed to leave a 5m buffer between the site and the river. Therefore, there will be no impact on white clawed crayfish during the proposed works.

4.6. One pond was identified within 500m of the survey area on an Ordnance Survey Map of the area. This pond lies 55m to the northeast on the opposite side of the River Don which forms a barrier to the movement of amphibians. Therefore, there will be no impact on great crested newts during the proposed works.

4.7. Ten buildings were identified within the survey area. Buildings 1, 2, 3, 4, 5 and 6 are all assessed as providing **negligible** potential for roosting bats. Buildings 7, 8, 9 and 10 are all assessed as unsuitable for roosting bats. Therefore, works to demolish the buildings will have no impact on roosting bats.

4.7.1. Along the northern side of the site, on the top of the river bank, there are a number of mature trees and most of these trees have rot holes or ivy cover which could provide potential for roosting bats. It is proposed to leave a 5m buffer between the site and the river which will leave these trees unaffected. Therefore, if a sensitive lighting scheme is put in place to prevent light shining to the north at the trees and the river corridor there will be no impact on roosting bats during the proposed works.

4.8. The survey area appears to provide high potential for foraging and commuting bats along the wooded river corridor along the northern site boundary. It is proposed to leave a 5m buffer between the site and the river which will leave a foraging and commuting corridor. Therefore, if a sensitive lighting scheme is put in place to prevent light shining to the north at the trees and the river corridor there will be no impact on foraging or commuting bats.

4.9. The vegetation within the survey area provides opportunities for nesting birds during the nesting season, which extends from March to September, inclusive, each year. Vegetation clearance within the nesting bird season will have an impact on any birds nesting within the work site.

4.9.1. No nests were identified within any of the buildings, although there is potential for birds to access and nest the open buildings. Therefore, demolition of the buildings within the nesting bird season will have an impact on any birds nesting within the work site.

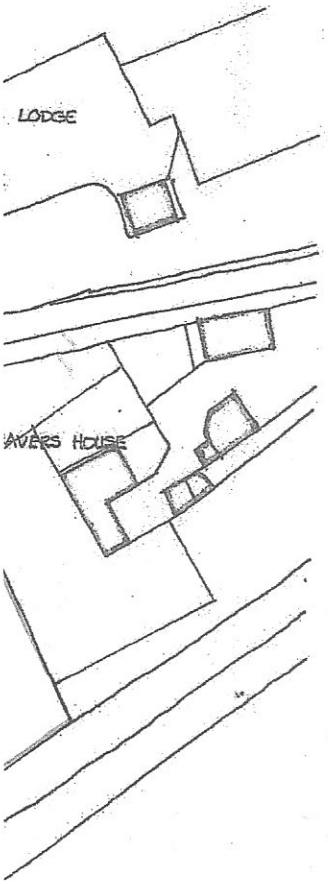
4.10. The survey area provides potential habitat for reptiles due to abundant refugia and basking sites. However, the site is a used farm yard and regularly disturbed. It is assessed that the works will have a low impact on any reptiles within the area.

4.11. No suitable dormouse habitat was identified during this survey. The survey area is also outside the natural range of this species. Therefore, there will be no impact on dormice during the proposed works.

4.12. No red squirrels or red squirrel field signs were identified during this survey and there is no suitable habitat within the survey area. The survey area is also outside the natural range of this species. Therefore, there will be no impact on red squirrels during the proposed works.

4.13. No non-native invasive species of plant listed under Schedule 9 of The Wildlife and Countryside Act 1981 were identified within the survey area. However, at this time of year invasive species have died back for the winter and have not yet started to grow so species could have been missed. Therefore, if there are any invasive species present there is a chance that they could be spread to other areas during the proposed works.

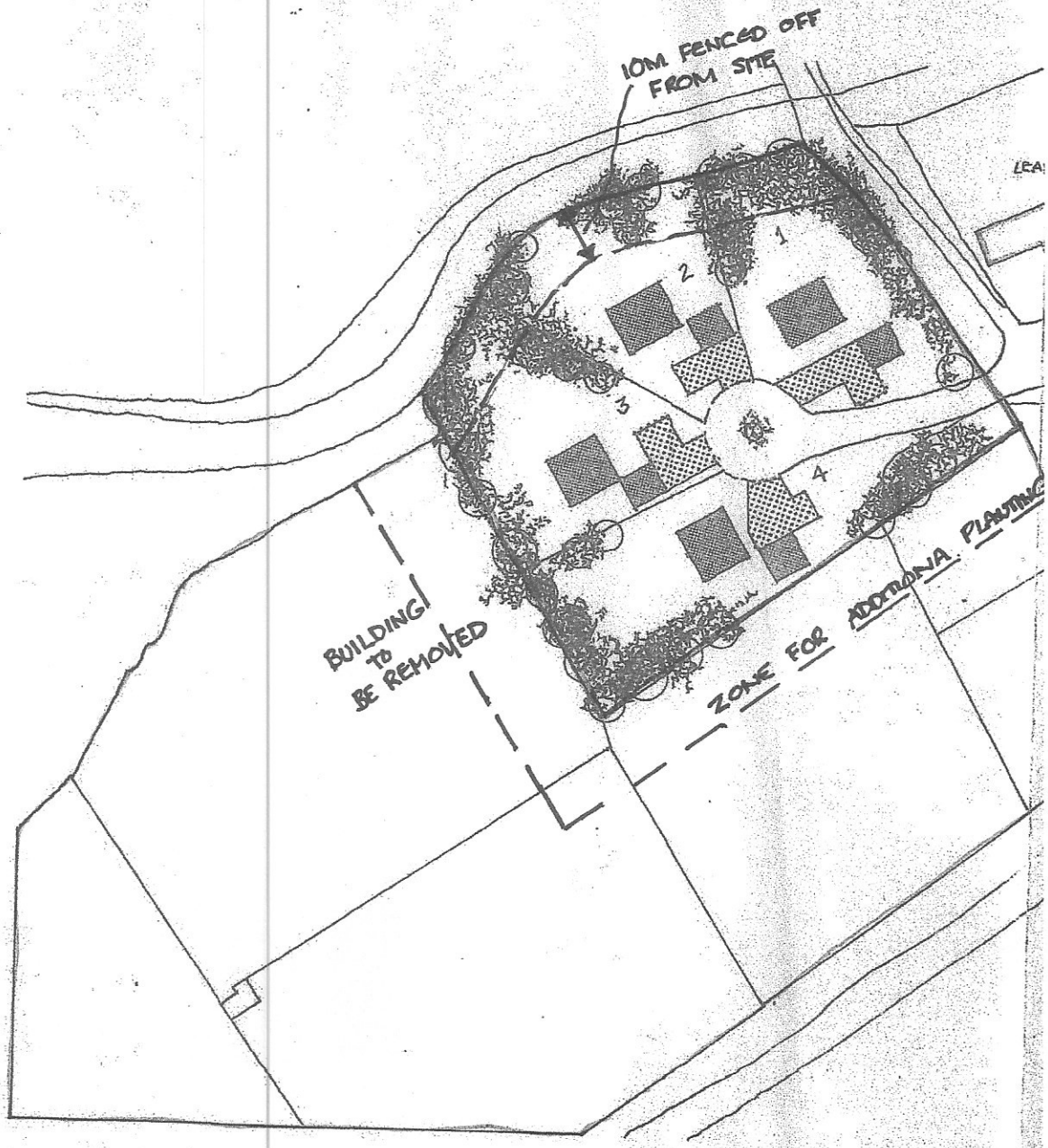
****

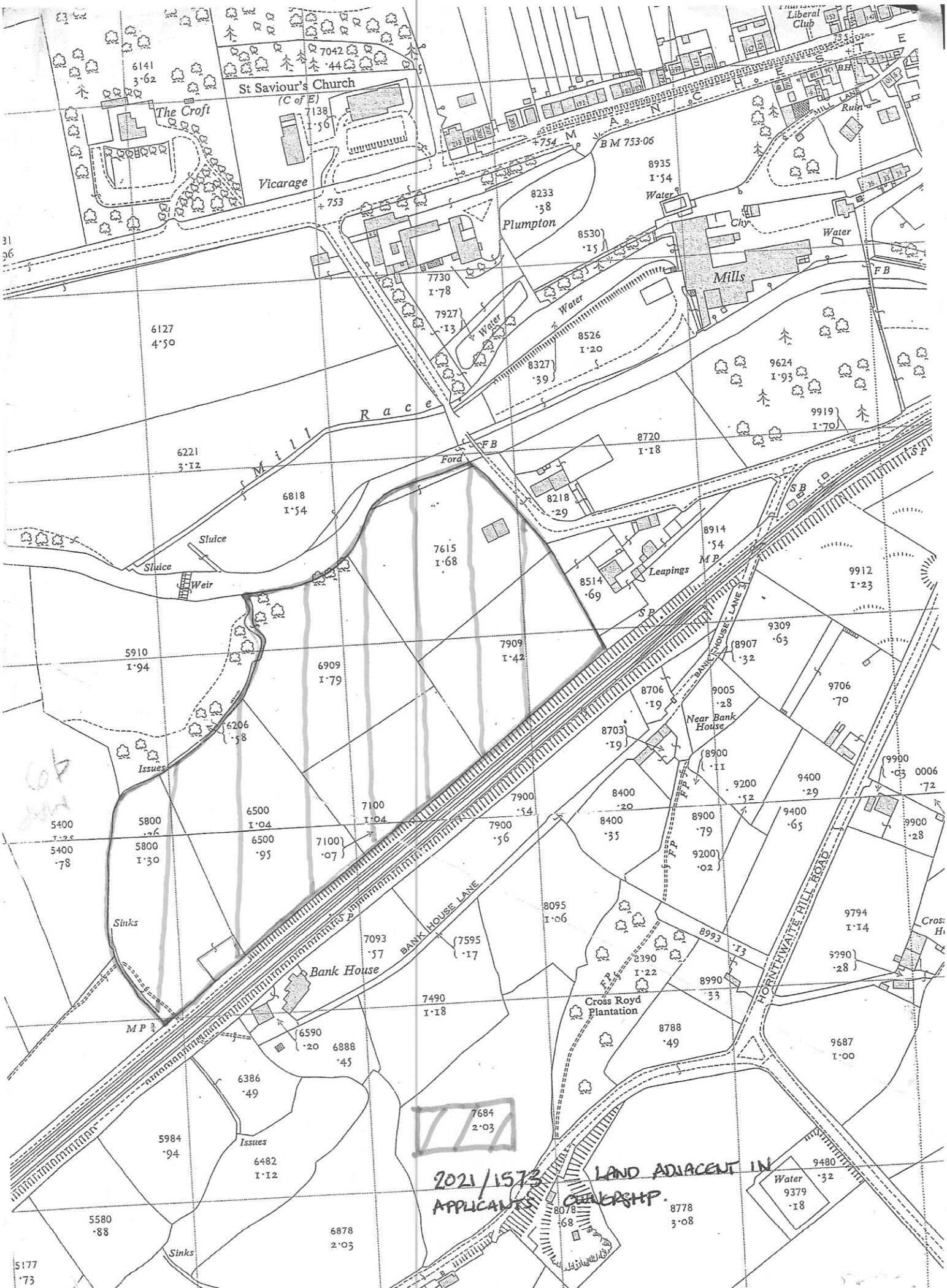


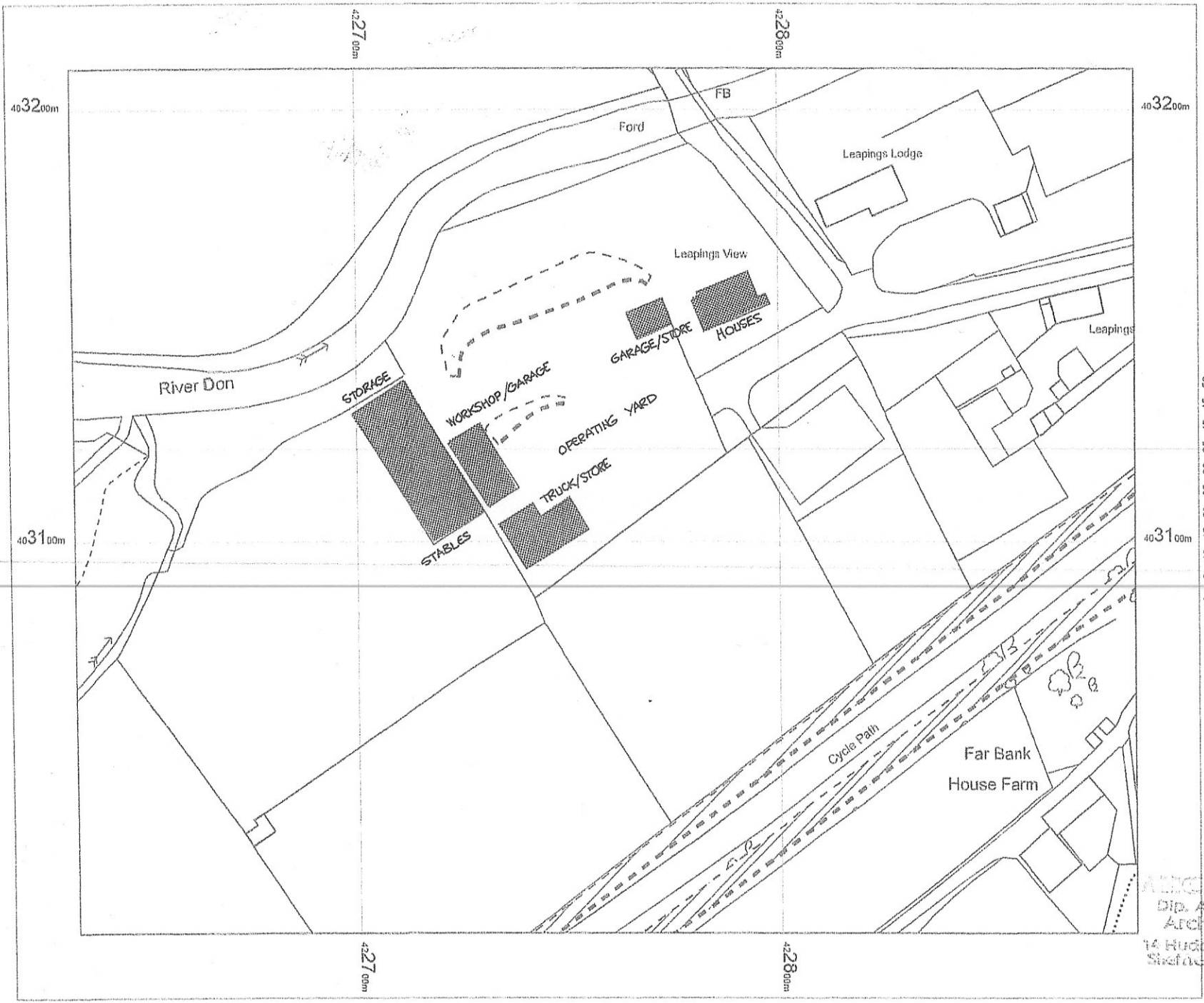
EW AND REPLACEMENT HOUSING AT LEAPING VIEW - THURLSTONE
IOTIONAL LAYOUT.
RG A1 1:1250 5/11/2021
AMENDED JULY 2023

Michael A. Clyr
Architect, Town Planner, Pr
DIP.ARCH. DIP. T.P. A

14 Huddersfield Road, Inchi


10M FENCED OFF
FROM SITE
1
2
3
4
BUILDING
TO
BE REMOVED
ZONE FOR ADDITIONAL PLANTING


St Saviour's Church
(C of E)
The Croft
Vicarage
Plumpton
Mills
Water
Mill Race
Ford
Sluice
Weir
Leapings
Near Bank House
Bank House
Bank House Lane
Cross Royd Plantation
Hornthwaite Hill Road
Sinks
Issues
Ruin
Chy
FB
SP
MP
FP
2021/1573 LAND ADJACENT IN APPLICANTS OWNERSHIP.



BUILDINGS TO BE REMOVE

DRG A2 1:250 8/2021

OS MasterMap 1250/2500/100
sca
22 February 2015,
M4P-004037
Orchard Booksh

1:1250 scale print at A4, Centr
422759 E, 403110

©Crown Copyright Ordnan
Survey. Licence no. 1000250

Mapping sourced from Ordnance Survey

MICHAEL A GIMNC
Dip. Arch. Dip. T. P. A.R.I.B.A.
Architect & Town Planner
14 Huddersfield Road, Ingbirchwor
Stocksbridge S36 7GF Tel: 01226 76636