

Land off South View, Darfield
Ecological Impact Assessment
26th June 2026



Prepared by:

Middleton Bell Ecology, School House, Green Moor, Sheffield, S35 7DQ

Document ref: MBE/ECO/2026/002/01				
Purpose and Description	Originated	Checked	Reviewed	Date
For Planning	R Bell MCIEEM <i>R Bell</i>	G Slack MCIEEM <i>Greg Slack</i>	R Bell MCIEEM <i>R Bell</i>	26/06/2026

Disclaimer

This report is issued to the client for the sole use and for the intended purpose as stated in the agreement between the client and Middleton Bell Ecology (MBE) under which this work was completed, or else as set out within the report. This report may not be relied upon by any other party without the express written agreement of MBE. The use of this report by unauthorised third parties is at their own risk and MBE accepts no duty of care to any such party.

MBE has exercised due care in preparing this report, it has not, unless specifically stated, independently verified information provided by others. No other warranty, express or implied, is made in relation to the content of this report and MBE assumes no liability for any loss resulting from errors, omissions or misrepresentation made by others.

Any recommendations, opinion or finding stated in this report is based on circumstances and facts as they existed at the time that MBE performed the work. Nothing in this report constitutes legal opinion. If legal opinion is required, the advice of a legal professional should be secured.

Site Name South View	Site Address Darfield, Barnsley S73 9LW
Local Authority Barnsley Metropolitan Borough Council	Grid Reference SE 41160 04303
Surveyors Robert Bell MCIEEM & Peter Middleton MCIEEM	Dates of Survey 19/05/2025, 16/08/2023 & 16/07/2020
Soilscape Freely draining slightly acid loamy soils	Designation of Site None
UK Habitat Classification habitats on Site Habitats: g3c6 – <i>Lolium-Cynosurus</i> neutral grassland, g4 – modified grassland, u1b5 – buildings, u1b6 – other developed land, h2a – other native hedgerow Secondary codes: 10 – scattered scrub, 32 – scattered trees, 33 – line of trees, 81 – ruderal or ephemeral, 102 – sheep grazed, 103 – horse grazed	
Protected/Notable Species, Constraints on Site Nesting birds, hedgehog, various bat species	
HPIs and SPIs under NERC Act 2006 Hedgerow, birds (house sparrow, linnet, swift), various bat species	

Contents

1. Summary.....	4
2. Introduction	5
3. Site Description	5
4. Methodology.....	7
5. Ecological Baseline	9
6. Assessment.....	22
7. References.....	25
Appendix 1. Landscape Masterplan	26
Appendix 2. Relevant Legislation and Policy.....	27
Appendix 3. Designated Sites Map	30
Appendix 4. UK Habitat Classification Plan.....	31
Appendix 5. Plant Species Recorded on Site	32
Appendix 6. Habitat Condition Assessment Sheets (Other Than Trees)	34
Appendix 7. Individual Tree Condition Assessment Table.....	35
Appendix 8. Tree Constraints Plan.....	36
Appendix 9. Biodiversity Metric Headline Results	37
Appendix 10. Proposed Habitat Plan For Metric.....	38
Appendix 11. Bat Box, Bird Box and Hedgehog Hole Plan.....	39
Appendix 12. Bats and Roofing Membranes	40

1. Summary

- 1.1.1 This Ecological Impact Assessment (EclA) of Land Off South View, Darfield was commissioned by James Roberts of JR Planning on behalf of the client, Jason Hughes, on 5th July 2023. An update walkover survey was commissioned on 14th May 2025
- 1.1.2 The survey was commissioned to inform a planning application for a residential development comprising 30 units.
- 1.1.3 No impacts upon designated sites are anticipated because of the nature and scale of the development and distance from the designated site.
- 1.1.4 All habitats and species present were considered to be of no greater than Site level importance.
- 1.1.5 The likely unmitigated impacts of the development were considered to comprise:
 - The net loss of 2.95 grassland and 0.15 individual tree Habitat Units, with an increase of 0.53 urban Habitat Units, and 0.31 Hedgerow Units.
 - Damage to the root systems of existing hedgerow plants and trees as a result of construction works.
 - A small loss of foraging habitat for hedgehogs, bats, birds, and invertebrates.
 - The loss of bird nesting habitat and the potential removal of active birds' nests.
 - Increased lighting affecting nocturnal species such as hedgehogs, bats, nocturnal invertebrates and some birds.
 - Biosecurity risks as a result of bringing in plants, seeds and soil for landscaping.
- 1.1.6 The following mitigation, compensation and enhancements are details:
 - Implementation of root protection zones for retained trees and shrubs.
 - Implementation of the Landscape Masterplan and development and implementation of a Landscape Management Plan. Plants to be sourced from UK nurseries and imported soil to meet appropriate British Standards. Peat free compost to be used.
 - The removal of vegetation and demolition of buildings outside the nesting bird season (March-August), or following a check for active nests to be undertaken by an ecologist.
 - The inclusion of hedgehog holes, bat boxes and swift bricks within each new dwelling on the development.
 - The use of bat safe roofing membranes.
 - Lighting restrictions to protect nocturnal species.
- 1.1.7 The proposed development is expected to result in a loss of 2.56 Habitat Units (a 52.44 % net loss), with a projected gain of 0.31 Hedgerow Units (a 46.27 % net gain).
- 1.1.8 The results of this survey and report are considered to be valid for a period of 24 months. After this time Middleton Bell Ecology should be contacted to determine the need for update survey

2. Introduction

- 2.1.1 This Ecological Impact Assessment (EclA) of Land Off South View, Darfield was commissioned by James Roberts of JR Planning on behalf of the client, Jason Hughes, on 5th July 2023. An update walkover survey was commissioned on 14th May 2025 and a revision of biodiversity metric calculations commissioned on 1st June 2026.
- 2.1.2 A previous Preliminary Ecological Appraisal covering the majority of the site was undertaken in 2020 (MBE, 2020), with the findings of the original survey considered when writing this report.
- 2.1.3 The survey was commissioned to inform a planning application for a residential development comprising 30 units (Application Reference Number 2025/0127). The proposed Landscape Masterplan is shown in Appendix 1. Outline planning permission was granted in 2020 (Application Reference Number: 2020/1284) for an application to construct 20 dwellings on the larger western section of the site. The new application includes the field to the northeast and comprises a changed layout and increased number of proposed dwellings.
- 2.1.4 The purpose of this report is to present the findings of a UK Habitat Classification survey together with determining the potential for, or presence of, protected and notable species. An appended map of the site shows the habitats present. Where impacts can be confidently determined, recommendations in relation to avoiding, mitigating and compensating for these impacts are included in this report, together with biodiversity enhancement recommendations. Proposed scheme impacts have also been calculated using The Statutory Biodiversity Metric (Defra, 2023).
- 2.1.5 Key legislation relating to designated sites, protected species, and habitats is detailed in Appendix 2. The implications of legislation are detailed in the body of the report where applicable.

3. Site Description

- 3.1.1 The application site is located in a largely residential area off South View in the village of Darfield, approximately 6.5 km east-southeast of Barnsley town centre. The site consists of approximately 1.15 ha of land located on a north-south orientated slope in the valley of the River Dove. The land comprised predominantly *Lolium-Cynosurus* neutral grassland/pasture and was composed of a large rectangular western field (Field 1, Appendix 3), including a separate compound with a small belt of grassland to the north (Field 2) and a connected northeastern field (Field 3). Aside from areas of pasture, a central compound (located south of Field 2) comprised mainly modified grassland, together with some dilapidated buildings, a small former orchard and various abandoned vehicles. In the eastern corner of the site was a second small compound comprising several storage buildings and other developed land. A native hedgerow was present on the site's western boundary, with a second smaller hedgerow in the centre of the site. A treeline was present on the eastern boundary of the central compound. Further scattered individual trees were present on the northern boundary/embankment of the western field and on the edge and within the central compound. Areas of scattered scrub and scattered bracken were also present in the western field.
- 3.1.2 With the exception of pasture fields adjacent to the western boundary, residential development and associated roads surround the site. Beyond the residential area,

located c. 300 m south of Snape Hill Road is the River Dove and the connected River Dearne floodplain including the Broomhill Flash and Wombwell Ings wetlands. The site had good connectivity to undeveloped land to the west, however housing was located on the opposite side of South View to the north, with housing to the south and Snape Hill Road, with additional housing to the east.

- 3.1.3 The site falls within National Character Area 38: The Nottinghamshire, Derbyshire and Yorkshire Coalfield. This National Character Area comprises a generally low-lying area, with hills and escarpments above wide valleys, the landscape embraces major industrial towns and cities as well as villages and countryside. Over half of the NCA is currently designated as greenbelt land; this maintains some distinction between settlements and represents areas that are often under pressure for development and changes in land use. The landscape is dotted with many pockets and patches of habitat where species find refuge. This is often on land that was once worked for minerals or occupied by major industry.
- 3.1.4 The naturally occurring soils in the area comprise freely draining slightly acid loamy soils.

Figure 1. The site location, as indicated by red line



4. Methodology

4.1 Data Consultation

4.1.1 Barnsley Biological Records Centre were contacted in 2024 to request the following information for locations within a 1.5 km radius of the site:

- Protected and notable species records.
- The boundaries of non-statutory designated sites of nature conservation interest.

4.1.2 A search of the Multi-Agency Geographical Information for the Countryside website was undertaken to determine the following:

- The boundaries of statutory designated sites of nature conservation interest.
- The locations of historic European Protected Species (EPS) licences granted by Natural England.
- The presence of great crested newt *Triturus cristatus* records included in either the Class Survey Licence Returns or 2017-2019 Pond Surveys datasets.

4.2 Field Survey

4.2.1 The site was re-surveyed on 19th May 2025, following a survey on 16th August 2023 using the UK Habitat Classification survey methodology (UKHab Ltd., 2023). Both survey visits were undertaken by Robert Bell (MCIEEM). A preceding survey covering the majority of the site was undertaken by Peter Middleton (MCIEEM) on 16th July 2020, who surveyed the site using the extended Phase 1 habitat survey methodology (JNCC, 2010).

4.2.2 Robert Bell is a competent botanist with more than 16 years' experience of undertaking botanical surveys including appraisals of Local Wildlife Sites (LWSs) in Barnsley. Peter Middleton is a competent botanist who was a major contributor to the South Yorkshire Plant Atlas (Wilmore *et. al.*, 2011). He has more than 20 years' experience of undertaking botanical surveys including appraisals of Local Wildlife Sites (LWSs) in Barnsley, Doncaster and East Yorkshire, as well as National Vegetation Classification (NVC) survey in the Yorkshire Dales National Park.

4.2.3 The surveyors methodically covered the site, searching for notable, rare or scarce plant species and evidence of protected species including bats and species of nature conservation importance (including a search of suitable features for signs of bats). Features of interest are presented on the UK Habitat Classification plan, using Secondary Codes and Target Notes.

4.2.4 Aerial photographs (Google Earth, Bing Mapping, and ESRI imagery) and Ordnance Survey mapping were studied to consider the wider context and to look for ecological features that would not be evident on the ground during the walkover survey. This is particularly useful for identifying wildlife corridors and ponds.

4.2.5 Habitats of Principal Importance (HPIs) and Species of Principal Importance (SPIs) included on Section 41 of the Natural Environment and Rural Communities (NERC) Act 2006 were recorded. Any priority species and habitats included on the Local Biodiversity Action Plan (LBAP) were also noted if present.

4.3 Method of Assessment

- 4.3.1 In line with CIEEM guidelines (CIEEM, 2017) the survey results were used to identify any ecological constraints to the proposed development, any further surveys, and any mitigation measures likely to be required. Opportunities for ecological enhancement measures were also included where possible.
- 4.3.2 The value and sensitivity of ecological features present on site were determined based on the guidance provided within 'Guidelines on Ecological Impact Assessment in the UK and Ireland' (CIEEM, 2018). Individual ecological receptors (habitats and species that could be affected by the development) were assigned a geographic level of importance for nature conservation. The highest level is international, decreasing through national, regional, county, local and lastly site importance.

4.4 Biodiversity Calculation

- 4.4.1 The Statutory Biodiversity Metric (Defra, 2023) was used to calculate the ecological impact of this scheme. This metric uses habitat as a proxy for wider biodiversity with different habitat types scored according to their relative biodiversity value. This value is then adjusted depending on the condition and location of the habitat, to calculate 'biodiversity units'. The Statutory Biodiversity Metric incorporates similar but separate calculations for habitats that require a different method of measurement such as hedgerows, lines of trees, rivers, streams and street trees. Calculations are undertaken in a purpose designed spreadsheet, which provides the main output of the process.

4.5 Survey Limitations

- 4.5.1 No limitations to an effective UK Habitat Classification survey were encountered.

5. Ecological Baseline

5.1 Data Consultation

- 5.1.1 The locations of statutory and non-statutory designated sites are shown in Appendix 3. Designated sites present within 1.5 km of the site are detailed in Table 1.

Table 1. Designated sites

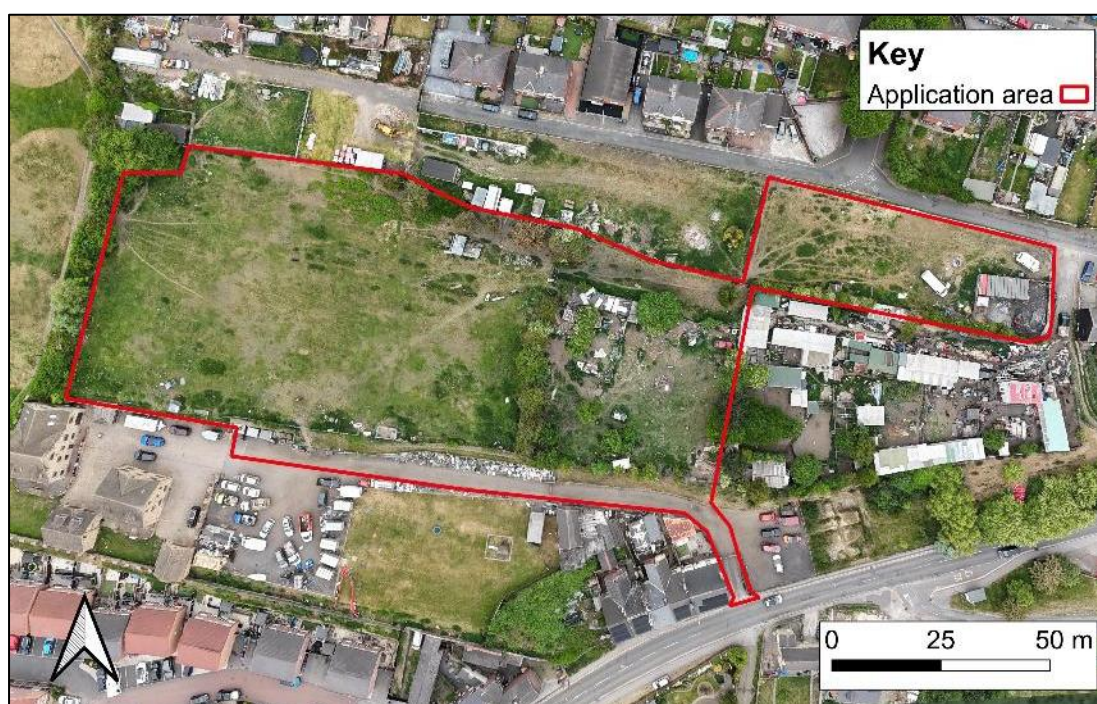
Designation	Name	Interest	Distance and direction to site
Site of Special Scientific Interest (SSSI)	Dearne Valley Wetlands	Dearne Valley Wetlands comprises a number of discrete sites which together support nationally important assemblages of breeding birds of lowland damp grassland, lowland open water and their margins and scrub, plus nationally important numbers of some individual species of breeding water birds.	312 m south

- 5.1.2 The site is included in the Dearne Valley Nature Improvement Area which covers a single extensive area taking in parts of Barnsley, Doncaster and Rotherham. Nature Improvement Areas are large, discrete areas where a local partnership has a shared vision for their natural environment. Due to the site's presence within the Dearne Valley Nature Improvement Area the site was considered to be located within an area 'formally identified in local strategy' when undertaking calculations using The Statutory Biodiversity Metric.
- 5.1.3 No ancient woodland was present within 1.5 km of the site.

5.2 Habitats

- 5.2.1 The arrangement of site habitats is shown on the UK Habitat plan in Appendix 4, whilst a full list of plant species recorded is provided in Appendix 5.
- 5.2.2 Site habitats are not considered to be of greater than site level importance to nature conservation.
- 5.2.3 An aerial/drone image of the site, taken in May 2025, is shown in Figure 2. A detailed description of the site and adjacent habitats and the site's potential to support protected and notable species is provided in this section of the report.
- 5.2.4 The condition assessments associated with each habitat are included in either Appendix 6 (all habitats but individual trees), or Appendix 7 (individual trees).

Figure 2. Drone image of the site taken in May 2025



g3c6 – *Lolium-Cynosurus* neutral grassland

- 5.2.5 The area of g3c6 – *Lolium-Cynosurus* neutral grassland was split into three blocks labelled Fields 1, 2 & 3 in Appendix 4.

Field 1

- 5.2.6 Field 1 comprised an area of horse grazed pasture present on sloping ground with an embankment at the northern edge. At the time of survey the sward was uneven in height with numerous signs of nutrient enrichment and evidence of prolonged grazing by horses. Grass species present included abundant perennial rye grass *Lolium perenne* together with frequently occurring Yorkshire fog *Holcus lanatus* and creeping bent *Agrostis stolonifera*. Occasionally occurring grasses included false oat grass *Arrhenatherum elatius*, soft brome *Bromus hordeaceus*, wall barley *Hordeum murinum*, cocksfoot *Dactylis glomerata* and rough meadow grass *Poa trivialis*. Herb species included frequently occurring autumn hawkbit *Scorzoneroides autumnalis*, nettle *Urtica dioica* and creeping thistle *Cirsium arvense* with occasionally occurring species comprising white clover *Trifolium repens*, common chickweed *Stellaria media*, ragwort *Jacobaea vulgaris*, meadow buttercup *Ranunculus acris*, yarrow *Achillea millefolium*, cow parsley *Anthriscus sylvestris*, broad-leaved dock *Rumex obtusifolius*, and wormwood *Artemisia absinthium*. Bracken *Pteridium aquilinum* was locally frequent within this area of grassland. The condition of this area of grassland appeared to have declined since the 2020 survey visit, with the sheep's sorrel *Rumex acetosella*, a species indicative of less nutrient enriched often acid soils, recorded as abundant in 2020 but no more than rarely occurring in 2023 and 2025. No fine leaved grasses typical of acid grassland were present and there were areas showing nutrient enrichment of the soil where species such as nettle and broad leaved dock were locally abundant. The recorded species richness recorded across three 1 m² quadrats in May 2025 comprised an average of 7 species/m².

- 5.2.7 The grassland in Field 1 was considered to be in poor condition (Defra, 2023). This area of grassland was not considered to comprise a good representation of the habitat type due to excess of herb species indicative of suboptimal condition. In addition the cover of bare ground exceeded 5 % (see Figure 2), cover of species indicative of sub-optimal condition exceeded 5 % (nettles actually comprised c.20 % cover) and there was less than 10 species/m². The sward height was however varied and bracken cover was less than 20 % (Appendix 6).

Field 2

- 5.2.8 Field 2 comprised a steep embankment to the north of the central compound. The species composition in this area was very similar to that in Field 1. This area had a higher proportion of sheep sorrel than Field 1 in 2020, although this species was rarely occurring in May 2025. Additional species recorded from this area comprising spear thistle *Cirsium vulgare* and red dead nettle *Lamium purpureum*. The recorded species richness in this area averaged 6 species/m².
- 5.2.9 The grassland in Field 2 was considered to be in poor condition (Defra, 2023). This area of grassland was not considered to comprise a good representation of the habitat type due to excess of herb species indicative of suboptimal condition. In addition cover of species indicative of sub-optimal condition exceeded 5 %, there was less than 10 species/m² and bare ground exceeded 5 % cover (see Figure 2). The sward height was however varied and bracken cover was less than 20 %.

Field 3

- 5.2.10 Field 3 was a small field in the northeast corner of the site which comprised fairly level ground. This area was not included in the 2020 survey. Grass species recorded from this area comprised frequent Yorkshire fog, creeping bent and wall barely, together with occasional perennial rye grass and soft brome *Bromus hordeaceus*. Herb species present included abundant nettle and frequent white clover, together with occasional broad-leaved plantain *Plantago major*, autumn hawkbit and creeping thistle. The recorded species richness recorded across three quadrats in May 2025 averaged 5.3 species/m².
- 5.2.11 The grassland in Field 3 was considered to be in poor condition (Defra, 2023). This area of grassland was not considered to comprise a good representation of the habitat type due to excess of herb species indicative of suboptimal condition. In addition, bare ground comprised more than 5 % cover (see Figure 2), cover of species indicative of sub-optimal condition exceeded 5 % and there was less than 10 species/m². The sward height was however varied and bracken cover was less than 20 %.

Verge to south of Field 1 and central compound

- 5.2.12 A narrow banked verge to the driveway of a dwelling outside the site in its southwest corner supported a similar species composition to Field 1 (Figure 2). This grassland was also considered to be in poor condition (Defra, 2023). This area of grassland was not considered to comprise a good representation of the habitat type due to excess of herb species indicative of suboptimal condition. In addition, the cover of bare ground exceeded 5 %, cover of species indicative of sub-optimal condition exceeded 5 % (nettles actually comprised c.20 % cover) and there was less than 10 species/m². The sward height was however varied and bracken cover was less than 20 %.

Plate 1. Looking west across Field 1 in May 2025



Plate 2. Looking east across Field 1 in August 2023



Plate 3. Area of nutrient enrichment in Field 1, evidenced by nettle abundance in August 2023



Plate 4. Field 2 in May 2025



Plate 5. Looking east across Field 3 in August 2023



Plate 6. Looking west across Field 1 in May 2025. Mature scrub is present on the embankment on the right of the shot, with bracken visible as a patch of bright green growth beyond the scrub



12 – scattered bracken

- 5.2.13 A small area of bracken was present adjacent to the mature hawthorn scrub in the northeast corner of Field 1 (Plate 6).

32 – scattered trees

- 5.2.14 Scattered mature hawthorn *Crataegus monogyna* scrub with some garden privet *Ligustrum ovalifolium* and elder *Sambucus nigra* were present at TN1 (Appendix 4; Plate 6) in the northeast corner of Field 1. For the purposes of The Statutory Biodiversity Metric these shrubs were included as eight small individual trees due to their having a diameter at breast height of more than 7.5 cm (but less than 30 cm).
- 5.2.15 Additional scattered trees on the site included a small silver birch at the northeast corner of Field 2, one small field maple at the northern end of H1. Within the compound in the centre of the site were two small apple *Malus domestica* and one small pear *Pyrus communis* (see TN2, Appendix 4), together with one small pedunculate oak *Quercus robur*. One medium sized goat willow *Salix caprea* was located on the northern boundary of the central compound.
- 5.2.16 Trees were assessed against the Condition Assessment Criteria detailed in The Statutory Biodiversity Metric (Defra, 2023), with the results of these assessments detailed in Appendix 6. The tree numbering system referred to in Appendix 7 has been taken from the Tree Constraints Plan for the site, which is reproduced in Appendix 8. The findings of the Arboricultural Report and Impact Assessment (AWA, 2024) for the site were considered when assessing tree condition.

g4 – modified grassland

- 5.2.17 Modified grassland comprised the main area of habitat within the central compound (Plates 7 & 8). This area was grazed by goats included approximately 50 % cover of nettles, with grass species present including frequent wall barley and creeping bent, together with occasional cocksfoot and perennial rye grass. Frequently occurring herb

species included ragwort and dandelion, with occasional species including ribwort plantain, broad leaved dock, yarrow and white clover. The recorded species richness in this area averaged 4 species/m².

- 5.2.18 The modified grassland was considered to be in poor condition (Defra, 2023). This area of grassland comprised less than 6 species per m², with evidence of physical damage across more than 5 % of the area and bare ground more than 10 % of the area. This area of grassland did however have a varied sward height, less than 20 % scrub cover, less than 20 % bracken cover and an absence of non-native plant species.

Plate 7. Drone view of central compound taken in May 2025, with H2 on left of image and the line of trees on right of image



Plate 8. Section of modified grass in central compound with line of trees at rear of image, taken in May 2025



u1b5 – buildings

- 5.2.19 Buildings were located in three areas of the site. Within the northwest corner of Field 1 a derelict simple timber-framed single storey building was present with corrugated metal sheeting on the roof and in places on the walls (Plate 1). The remaining complexes of buildings were within the central compound and also in the southeast corner of Field 3.
- 5.2.20 In the northwest corner of the central compound was an L-shaped complex of single-storey pre-fabricated buildings constructed to a range of simple designs, all with flat sheet covered roofs (Plate 9).
- 5.2.21 In the southeast corner of Field 3 a small compound included a single-storey brick-built building with a flat roof and a trailer unit from a lorry (Plate 10).

Plate 9. Buildings in the central compound in August 2023

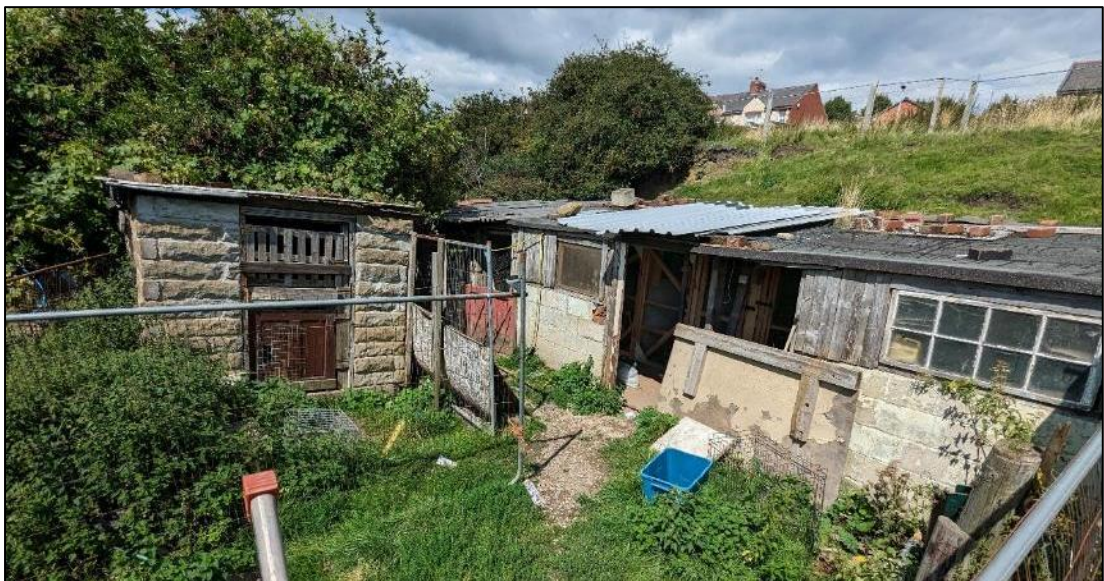


Plate 10. Compound in southwest corner of Field 3 in August 2023



u1b6 – developed land

- 5.2.22 Small areas of hardstanding were associated with buildings in the central compound and the southeast corner of Field 3.

h2a – other native hedgerow

- 5.2.23 There were two lengths of native hedgerow on site, both of which were species poor.
- 5.2.24 The hedgerow along the western boundary (H1, Appendix 4; Figure 2; Plate 11) was approximately 4.5 m high and 3.5 m wide and contained frequent hawthorn and cherry plum *Prunus cerasifera*, together with occasional blackthorn *Prunus spinosa*, horse chestnut *Aesculus hippocastanum*, and rarely occurring hybrid willow *Salix* spp. and lilac *Syringa vulgaris*.
- 5.2.25 Hedge 1 was considered to be in good condition when assessed against The Statutory Biodiversity Metric criteria (Defra, 2023). This hedgerow passed all criteria with the exception of C2 (nutrient enriched perennial vegetation) and D2 (damage).
- 5.2.26 The hedge (H2) dividing the western field from the central compound was approximately 3 m tall by 1.5 m wide. This hedge was dominated by hawthorn together with occasional elder, bramble and fig *Ficus carica*.
- 5.2.27 Hedge 2 was considered to be in moderate condition when assessed against The Statutory Biodiversity Metric criteria (Defra, 2023). This hedgerow passed all criteria with the exception of B1 (gap – hedge base), C2 (nutrient enriched perennial vegetation) and D2 (damage).
- 5.2.28 Neither of the two hedgerows classified as important under the ecological criteria of the Hedgerow Regulations (1997) as they contained a maximum of three native woody species within a sample 30 m length.

Plate 11. Hedge 1 in May 2025



Plate 12. Hedge 2, on right of image in August 2023



33 – line of trees

- 5.2.29 A line of trees was present on the eastern boundary of the central compound (Appendix 4). This tree line comprised four semi-mature Corsican pine *Pinus nigra* and two cherry *Prunus* spp. (see Figure 2, Plates 7-8).
- 5.2.30 This line of trees was considered to be in poor condition when assessed against The Statutory Biodiversity Metric criteria (Defra, 2023). The line of trees failed Criteria A (at least 70 % native species), C (veteran features or ecological niches) and D (undisturbed naturally vegetated strip).

5.3 Species and Species Groups

Amphibians

- 5.3.1 No great crested newt *Triturus cristatus* records were provided by Barnsley Biological Records Centre for locations within a 1.5 km radius of the site. No historic great crested newt European Protected Species licences, or presence records included on either the Class Survey Licence Returns or 2017-2019 Pond Surveys datasets were located within a 6 km radius of the site.
- 5.3.2 Three amphibian records were provided by Barnsley Biological Records Centre for locations within a radius of 1.5 km of the site centroid. Records included two common toad *Bufo bufo* and one smooth newt *Lissotriton vulgaris* record. The closest record to site comprised a common toad record collected in 1989 from a location 500 m from the site centroid.
- 5.3.3 The pond search revealed there were three ponds within a 500 m radius of the site, all of which were south (nearest 340 m) of Snape Hill Road and a large housing estate. The busy road and the built environment are considered a major barrier to great crested newt movement and therefore great crested newt are not considered a receptor to the proposed scheme.
- 5.3.4 Given the apparent absence of suitable local breeding sites, it was considered that populations of amphibians present in the local area were likely to be weak, if present at all. Consequently the site was unlikely to experience much use by common amphibian species.

Badger

- 5.3.5 Three badger *Meles meles* records were provided by Barnsley Biological Records

Centre for locations within a 1.5 km radius of the site centroid, although no sett records were received. No signs of badgers were recorded on site; however, it was considered that the site may be used as a wider foraging habitat by this species, if present in the local area.

Bats

- 5.3.6 Seventy-one bat records of at least four species were provided by Barnsley Biological Records Centre. Positively identified species in the records comprised common pipistrelle *Pipistrellus pipistrellus*, soprano pipistrelle *Pipistrellus pygmaeus*, noctule *Nyctalus noctula* and Daubenton's bat *Myotis daubentonii*. The nearest records (common and soprano pipistrelle) related to bats in flight and were recorded in 2016 from a location c.420 m south of the site.
- 5.3.7 No historic European Protected Species mitigation licences have been obtained for locations within 2 km of the application site.
- 5.3.8 There were no trees either on, or adjacent to the site that displayed features with potential to accommodate roosting bats. Buildings on site (Plates 1, 9 & 10) were all simple single-storey and single-skin structures. No signs of bat presence were recorded from any of the surveyed structures. Given their construction, site buildings were considered to offer no more than a negligible level of bat roost suitability.
- 5.3.9 With the exception of hedgerows, the eastern treeline and individual trees, the site comprised no more than suboptimal foraging habitat for local bat populations. Furthermore the site does not form a connective linkage between areas of higher quality bat foraging habitat.

Birds

- 5.3.10 No bird records were received for the site itself. Of the records provided by Barnsley Biological Records Centre, the most relevant records related to house sparrow *Passer domesticus* and starling *Sturnus vulgaris*, both of which were recorded in 2006 from the same 1 km Ordnance Survey Grid Reference (SE 4104) as the site. Both house sparrow and starling are red listed species within the Birds of Conservation Concern (Stanbury, 2021).
- 5.3.11 Eight species of bird were recorded on the site or flying overhead during the field surveys. These species comprised blackbird *Turdus merula*, goldfinch *Carduelis carduelis*, common swift *Apus apus*, house sparrow *Passer domesticus*, linnet *Carduelis cannabina*, robin *Erithacus rubecula*, sparrowhawk *Accipiter nisus* and wood pigeon *Columba palumbus*. Of bird species recorded from the site house sparrow, linnet and swift are red listed, with wood pigeon and sparrowhawk amber listed.
- 5.3.12 Site buildings, hedgerow plants and trees have potential for use by nesting birds. Open grassland habitats offer limited suitability for use by ground nesting birds which would potentially be overlooked by predators making use of adjacent trees and hedgerows.
- 5.3.13 Site habitats were considered to have potential for foraging use by a wide range of common and widespread bird species. It was however considered that the site lacked much suitability for use by uncommon habitat specialists.

Hedgehog

- 5.3.14 Six hedgehog *Erinaceus europaeus* records were provided by Barnsley Biological Records Centre for locations within a 1.5 km radius of the site. No records were received for the site itself. The closest record to site was collected in 2016 from a location 310 m south of the site. The site was therefore considered to be at least likely to comprise part of a wider foraging habitat used by this species.

Invasive species

- 5.3.15 No species listed on Schedule 9 of the Wildlife & Countryside Act 1981 (as amended) were recorded from the site itself, either historically (through Barnsley Biological Records Centre records) or during the field survey.
- 5.3.16 The nearest historic record of a species included on Schedule 9 comprised a record of Japanese knotweed *Reynoutria japonica*, collected in 2008 from a location 340 m southwest of the site.

Invertebrates

- 5.3.17 Given the ubiquitous habitats on site, rarely occurring and/or notable species of invertebrates were not considered likely to be present as the ground flora appeared to be somewhat species poor.

Plants

- 5.3.18 Given the lack of notable or rare species recorded during the field survey, the habitats on site and the soils' somewhat nutrient enriched state (in most part), it was considered unlikely to support rare or notable species of flowering plants.

Reptiles

- 5.3.19 Eleven reptile records were provided by Barnsley Biological Records Centre for locations within 1.5 km of the site. No reptile records were received for the site itself, with the closest record comprising a 1994 grass snake *Natrix helvetica* record, collected from a location 1.1 km southeast of the site. In addition to grass snake, adder *Vipera berus* were also recorded, although on the basis of knowledge of the local distribution of adder, it was considered likely that records attributed to this species comprised mis-identifications of grass snake.
- 5.3.20 Grass snake will move widely across habitats within their range, however, their preferred foraging areas typically comprise undisturbed sites close to waterbodies and watercourses. Consequently, given the distance from nearby watercourses and pond, it was considered unlikely that this species would use the site. The site was not considered to display suitability for use by adder.

5.4 Ecological Importance Summary

- 5.4.1 Table 2 summarises the ecological value of each habitat and the populations of each species group and species identified as present, or potentially present within the site.

Table 2. Ecological importance of each habitat, species or species group on site and adjacent

Habitat, Species or Species Group	Ecological value
g3c6 – Lolium-Cynosurus neutral grassland	Site
g4 – modified grassland	Site
u1b5 - buildings	Site
u1b6 – developed land	Site
h2a – other native hedgerow	Site
12 – scattered bracken	Site
32 – scattered trees	Site
33 – line of trees	Site
Amphibians	Site (great crested newt expected to be absent)
Badger	Site (if present)
Bats	Site
Birds	Site
Hedgehog	Site
Invasive species	Site
Invertebrates	Site
Plants	Site
Reptiles	Unlikely receptor to scheme

5.5 Biodiversity Calculation

- 5.5.1 The existing site's value as calculated using The Statutory Biodiversity Metric was 4.89 Habitat Units plus 0.67 Hedgerow Units (Appendix 8).

6. Assessment

6.1 Proposals

- 6.1.1 The assessment of impacts is based on the layout shown in Appendix 1.
- 6.1.2 The proposed development will result in the loss of all existing habitats on site with the exception of the western hedgerow (H1).
- 6.1.3 Landscaping proposals are detailed in Appendix 1. A strip of native mixed scrub, other neutral grassland planting and scattered tree planting is to be established along the northern boundary of the western portion of the site. A small area of wildflower lawn and some scrub planting is also to be established in the southeast corner of the western portion of the site. Four sections of new mixed native hedge are to be established outside of private gardens.

6.2 Biodiversity Calculations

- 6.2.1 The Headline Results output of The Statutory Biodiversity Metric are presented in Appendix 9, based on the proposed site habitats shown in Appendix 10. The metric shows a loss of -2.56 Habitat Units (a 52.44 % net loss) with a projected gain of 0.31 Hedgerow Units (a 46.27 % net gain).
- 6.2.2 A net loss in Habitat Units cannot be avoided for the proposed scheme. As a result, it is proposed to purchase Habitat Units appropriate to deliver a 10 % net gain from a third party landbank.

6.3 Assessment of Impacts

- 6.3.1 No impacts upon designated sites are anticipated because of the nature and scale of the development, distance from the designated site and due to the site being surrounded on almost all sides by residential development and/or roads.
- 6.3.2 Site habitats are considered to be of importance to nature conservation at the site level only. The site is not considered to be of importance at greater than the site level to any faunal species group.
- 6.3.3 The likely unmitigated impacts of the development were considered to comprise:
 - The net loss of 2.95 grassland and 0.15 individual tree Habitat Units, partially offset by an increase of 0.53 urban Habitat Units, and 0.31 Hedgerow Units.
 - Damage to the root systems of existing hedgerow plants and trees as a result of construction works.
 - A small loss of foraging habitat for hedgehogs, bats, birds, and invertebrates.
 - The loss of bird nesting habitat and the potential removal of active birds' nests.
 - Increased lighting affecting nocturnal species such as hedgehogs, bats, nocturnal invertebrates and some birds.
 - Biosecurity risks as a result of bringing in plants, seeds and soil for landscaping.
- 6.3.4 Mitigation and enhancement measures have been proposed for the site.

6.4 Mitigation and Enhancement Measures

Root protection

- 6.4.1 British Standard 5837 (2012): Trees in relation to design, demolition and construction, should be followed. Root Protection Zones (RPZ's) for the retained hedgerow, the retained tree and offsite trees located within 5 m of the site boundary should be calculated and implemented to prevent harm to root systems.

Site clearance

- 6.4.2 Nesting birds were expected to make some use of site vegetation and buildings and consequently it is strongly recommended that site clearance avoids the nesting bird season. If some vegetation clearance is required during the main nesting bird season (March – August) then this should be preceded within 48 hours by a nesting bird check to be undertaken by an ecologist. As stated in Appendix 2 active bird's nests are legally protected.

Wildlife friendly landscaping and addressing biosecurity risks

- 6.4.3 Site landscaping should be established as detailed in the Outline Landscape Masterplan. A Landscape Management Plan should be written detailing the management regime for all retained and newly created habitat on the site located outside domestic curtilages.
- 6.4.4 All plants and seed should be bought from UK nurseries that adhere to national standards regarding plant health, with UK grown material used in preference wherever available. All imported material must conform with industry standards BS 8601 (Subsoil), BS 3882 Topsoil). Topsoil to be general purpose, 10 mm screened and locally sourced (unless otherwise stated). Only peat free compost should be used in landscaping.

Bat and bird boxes

- 6.4.5 Each new dwelling should have one integrated bat brick and one integrated swift brick, as required under Barnsley Council's Biodiversity and Geodiversity Supplementary Planning Document (BC, 2024). It is recommended that a bat box design such as the PRO UK Build-in WoodStone Bat Box is used, with a suitable design of swift box comprising the AfS S-Brick. Studies have shown that swift boxes are used by the full range of nesting birds that utilise buildings; consequently, these boxes will also provide potential nesting space for house sparrow and starlings *Sturnus vulgaris*. The proposed locations of new bat and swift boxes are shown in Appendix 11.
- 6.4.6 We recommend the use of bat safe roofing felt as standard. Standard breathable roofing felts are not safe for use in bat roosts. Further information on this issue is included in Appendix 12.

Hedgehogs

- 6.4.7 In order to ensure that hedgehogs continue to be able to freely access the site, 13 cm x 13 cm hedgehog holes should be cut at the base of new dwelling boundary fences. In order to show new homeowners, the purpose of new fence holes, signs should be affixed over the hole on both sides of the fence (i.e. Eco Hedgehog Hole Fence Plate). The proposed locations for hedgehog holes are shown in Appendix 11.

Lighting

- 6.4.8 The design of outside lighting should be carefully considered in line with guidance from the Institute of Lighting Professionals and the Bat Conservation Trust Guidance (ILP, 2023). Where external lighting is required, it must be downwards facing and have a horizontal cut off, i.e. with no upwards component. The lighting should be relatively low level and a warm colour tone (i.e. not cold white or blue). Lighting on the rear of the properties should be activated only by PIR sensors.

6.5 Conclusion and Residual Effects

- 6.5.1 In order to further reduce scheme impacts and to ensure the scheme maximises potential benefits to nature conservation, it is recommended that mitigation and enhancement measures detailed in Section 6.4 are adopted.
- 6.5.2 The proposals are expected to result in a net loss of 2.56 Habitat Units (a 52.44 % net loss) with a projected gain of 0.31 Hedgerow Units (a 46.27 % net gain). As a result, it is proposed to purchase Habitat Units appropriate to deliver a 10 % net gain from either the local planning authority (if possible) or from a third party landbank.
- 6.5.3 The results of this survey are considered to be valid for a period of 24 months. After this time Middleton Bell Ecology should be contacted to determine the need for update survey.

7. References

AWA (2024) Arboricultural Report & Impact Assessment to BS 5837:2012 at Land at Snape Hill Street, Darfield. AWA Tree Consultants.

BC (2024) Barnsley Local Plan – Biodiversity and Geodiversity Supplementary Planning Document. Available online at: <https://www.barnsley.gov.uk/media/uqcn3wiv/biodiversity-and-geodiversity-spd-2024.pdf>

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater and Coastal and Marine. Chartered Institute of Ecology and Environmental Management, Winchester.

Defra (2023) The Statutory Biodiversity Metric User Guide (draft). Defra.

ILP (2023) Guidance Note 08/23 Bats and Artificial Lighting At Night. Bat Conservation Trust and Institute of Lighting Professionals.

Joint Nature Conservation Committee (2010). Handbook for Phase 1 Habitat Survey – a Technique for Environmental Audit. Reprinted by JNCC, Peterborough.

MBE (2020) South View, Darfield – Preliminary Ecological Appraisal. Middleton Bell Ecology.

Stanbury, A., Eaton, M., Aebischer, N., Balmer, D., Brown, A., Douse, A., Lindley, P., McCulloch, N., Noble, D., & I Win (2021) *The status of our bird populations: the fifth Birds of Conservation Concern in the United Kingdom, Channel Islands and Isle of Man and second IUCN Red List assessment of extinction risk for Great Britain*. British Birds 114: 723-747. Available online at: www.britishbirds.co.uk/content/status-our-bird-populations

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

Appendix 1. Landscape Masterplan

Appendix 2. Relevant Legislation and Policy

Wildlife legislation relating to statutory designated sites and species is summarised in Table A1 and A2 below. This legal information is intended for summary only, and the original legal documents should be consulted if a detailed understanding is required.

Table A1. Legislation relating to designated sites and habitats

Designated Site	Legal Status
Site of Special Scientific Interest (SSSI)	SSSIs are the national suite of sites providing statutory protection for the best examples of the UK's flora, fauna, or geological or physiographical features. Originally notified under the National Parks and Access to the Countryside Act 1949, SSSIs have been re-notified under the Wildlife and Countryside Act 1981 (as amended). Improved provisions for the protection and management of SSSIs were introduced by the Countryside and Rights of Way Act 2000. SSSIs are of at least national importance to nature conservation

Table A2. Legislation relating to species

Species	Legal Status
European protection	
European Protected Species (EPS) (including bats, Great Crested Newt (GCN), otter and hazel dormouse)	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species Regulations 2017, which makes it illegal to: • Intentionally or deliberately capture, injure, or kill any such animal or to deliberately take or destroy their eggs. • Deliberately disturb such an animal. • Damage or destroy a breeding site or resting place of such an animal. European Protected Species (EPS) licences can be granted by Natural England in respect of development to permit activities that would otherwise be unlawful under the Conservation Regulations, providing that the following 3 tests (set out in the EC Habitats Directive) are passed: • The development is for reasons of overriding public interest. • There is no satisfactory alternative; and • The favourable conservation status of the species concerned will be maintained and/or enhanced. Under Regulation 9(5) of the Conservation Regulations, Planning Authorities have a legal duty to 'have regard to the requirements of the EC Habitats Directive in the exercise of their functions'. This means that they must consider the above 3 tests when determining whether Planning Permission should be granted for developments likely to cause an offence under the Conservation Regulations. As a consequence, Planning Applications for such developments must demonstrate that the 3 tests will be passed. Natural England also allow sites to be registered on the Bat Low Impact Class Licence to permit activities that would otherwise be

Species	Legal Status
	unlawful under the Conservation Regulations where the 3 tests can be passed and the bat roosts to be impacted are of low conservation status.
National protection	
European Protected Species and other species including water vole and white clawed crayfish	These animals receive full protection under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any such animal. • Intentionally or recklessly damage, destroy or obstruct any place used for shelter or protection by any such animal; and • Intentionally or recklessly disturb such animals while they occupy a place used for shelter or protection.
Common amphibians and reptile species	These animals receive limited protection under The Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal to intentionally kill or injure any such animal.
Badger	The Protection of Badgers Act 1992 makes it illegal to wilfully kill or injure a Badger or attempt to do so and also make it illegal to intentionally or recklessly interfere with a Badger sett. This includes damaging or destroying a sett, obstructing access to a sett and disturbing a Badger while it is occupying a sett. Licences can be granted by Natural England to permit sett closure and/or disturbance between July and November inclusive.
Schedule 1 birds	Special penalties relate to offences concerning birds listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). In addition to the offences detailed above relating to all wild birds, it is illegal to intentionally or recklessly disturb any Schedule 1 bird or their dependent young while nesting.
All bird species	All wild birds are protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000), which makes it illegal (subject to exceptions) to: • Intentionally kill, injure or take any wild bird. • Take, damage or destroy the nest (whilst being built or in use) or eggs of any wild bird.
Invasive species	The Wildlife and Countryside Act 1981 (as amended) contains measures for preventing the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in Schedule 9 of the Act. In relation to Schedule 9 plants it is an offence to plant or otherwise cause these plant species to grow in the wild.

Species and Habitats of Principal Importance

Planning authorities have a duty under Section 40 of the NERC Act 2006 to have regard to priority species and habitats in exercising their functions including development control and planning. In compliance with Section 41 of the NERC Act, the Secretary of State has published a list of species and habitats considered to be of principal importance for conserving biodiversity in England under the UK Post-2010 Biodiversity Framework. This is known as the list of Habitats and Species of Principal Importance (HPI/SPI). The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

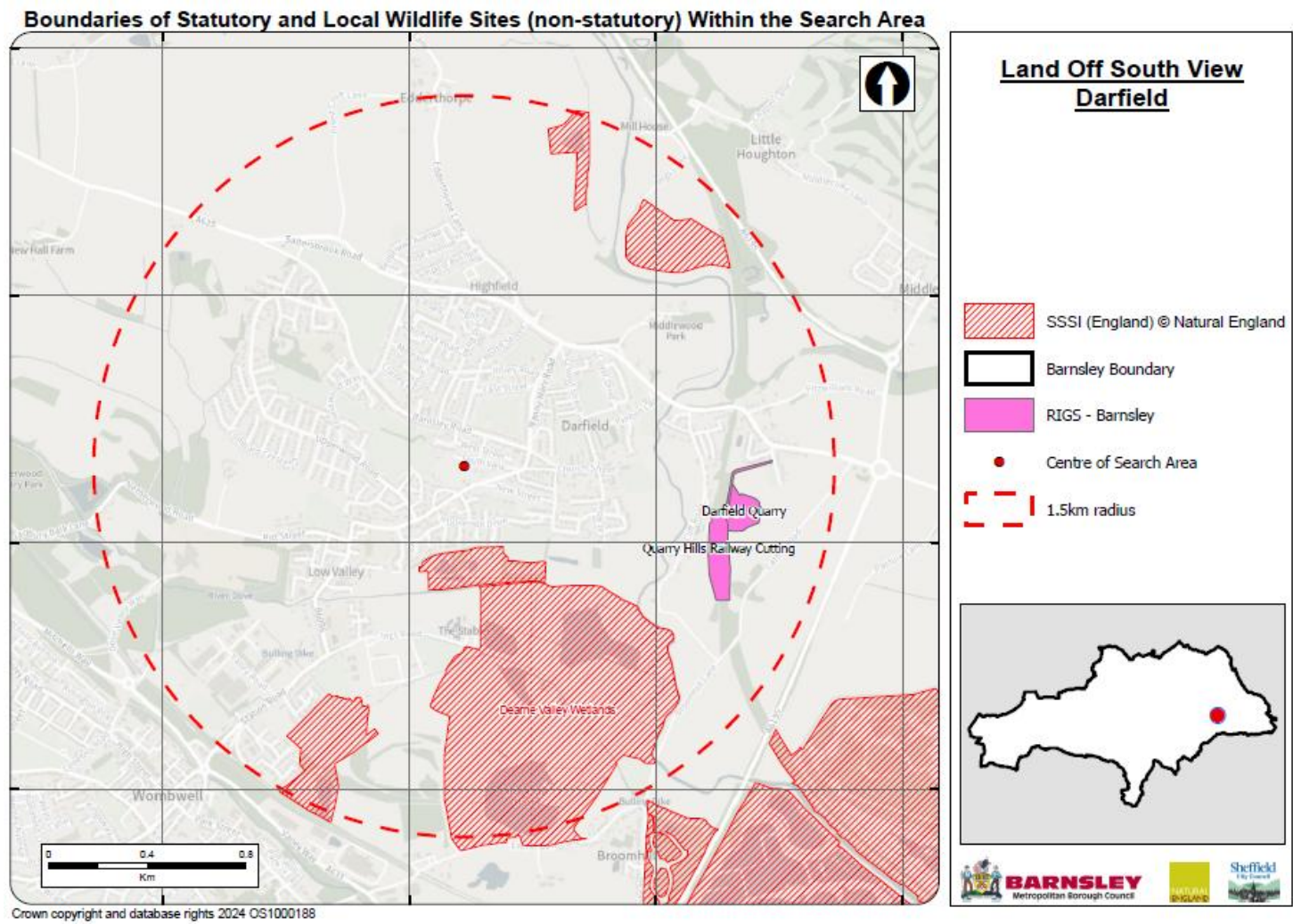
National Planning Policy Framework

The National Planning Policy Framework for England was revised in 2024. This document states that plans should 'promote the conservation, restoration and re-creation 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'. It also puts an emphasis on refusing development which would result in the 'loss or deterioration of irreplaceable habitats (such as ancient woodland)' unless there are 'wholly exceptional reasons and a suitable mitigation strategy exists'.

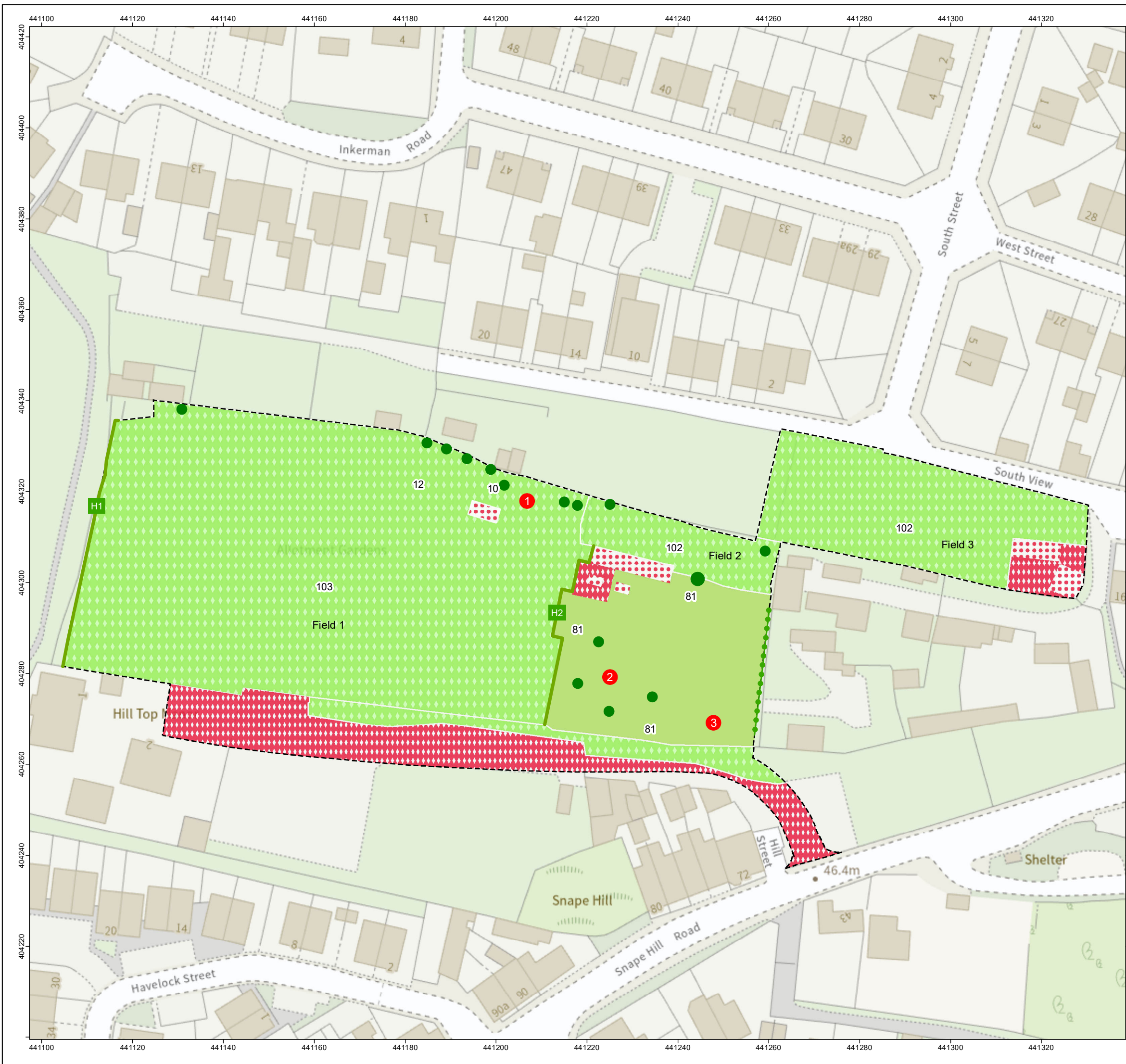
Local Biodiversity Action Plans

The HPI/SPI list included on Section 41 of the NERC Act 2006 is supported by a series of Local Biodiversity Action Plans (LBAPs), usually set up on a local authority local authority administrative boundary basis. Each LBAP identifies those habitats and species considered to be most important in that area (usually referred to as priority habitats and species). Commonly, an LBAP will identify a number of habitats and species for which "action plans" have been prepared.

Appendix 3. Designated Sites Map



Appendix 4. UK Habitat Classification Plan



Survey Information

Site boundary (11,541.9m²)

UK Habitat Survey (Primary Habitats)

g3c6 - Lolium-Cynosurus neutral grassland (8,497.1m²)

g4 - Modified grassland (1,565.5m²)

u1b5 - Buildings (186.1m²)

Secondary codes:

10 - Scattered scrub
81 - Ruderal or ephemeral
102 - Sheep grazed
103 - Horse grazed

Target notes:

1 – Cluster of scattered mature hawthorn and elder shrub
2 – Former small orchard, now largely comprising dead trees due to goat browsing/bark stripping
3 – Modified grassland includes two abandoned cars, two caravans, two canoes and extensive scattered building materials, such as sections of corrugated tin

Source:
Ordnance Survey © Crown copyright 2026, All rights reserved. License Number 100049837.

N

0 5 10 20
Metres

PROJECT TITLE

LAND AT SOUTH VIEW, DARFIELD

DRAWING TITLE

Figure 1. UK Habitat Survey Plan

VER	DATE	REMARKS	Drawn	Checked
3.0	10/06/26	UKHab	MP	RB

DRAWING NUMBER:

MIDDLETONBELLECOLOGY/LandatSouthViewDarfield/UKHab

SCALE	1:800	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Middleton Bell Ecology

33 Wilthorpe Road, Barnsley, South Yorkshire, S75 1JA
www.middletonbellecology.co.uk
T: 01226 286282

Middleton Bell ECOLOGY

Appendix 5. Plant Species Recorded on Site

Common Name	Latin Name	g3c6 - Lolium-Cynosurus neutral grassland	g4 - modified grassland	h2a - other native hedgerow	32 - scattered trees	33 - line of trees
Perennial Rye-grass	<i>Lolium perenne</i>	A	O			
Common Nettle	<i>Urtica dioica</i>	F	A			
Creeping Bent	<i>Agrostis stolonifera</i>	F	F			
Autumn Hawkbit	<i>Scorzoneroides autumnalis</i>	F				
Creeping Thistle	<i>Cirsium arvense</i>	F				
Yorkshire-fog	<i>Holcus lanatus</i>	F				
Common Ragwort	<i>Jacobaea vulgaris</i>	O	F			
Wall Barley	<i>Hordeum murinum</i>	O	F			
Broad-leaved Dock	<i>Rumex obtusifolius</i>	O	O			
Cock's-foot	<i>Dactylis glomerata</i>	O	O			
White Clover	<i>Trifolium repens</i>	O	O			
Soft Brome	<i>Bromus hordeaceus</i>	O				
Yarrow	<i>Achillea millefolium</i>	O	O			
Bracken	<i>Pteridium aquilinum</i>	O				
Cat's-ear	<i>Hypochaeris radicata</i>	O				
Common Chickweed	<i>Stellaria media</i>	O				
Cow Parsley	<i>Anthriscus sylvestris</i>	O				
False Oat-grass	<i>Arrhenatherum elatius</i>	O				
Meadow Buttercup	<i>Ranunculus acris</i>	O				
Rough Meadow-grass	<i>Poa trivialis</i>	O				
Wormwood	<i>Artemisia absinthium</i>	O				
Common Mallow	<i>Malva sylvestris</i>	R				

Common Name	Latin Name	g3c6 - Lolium-Cynosurus neutral grassland	g4 - modified grassland	h2a - other native hedgerow	32 - scattered trees	33 - line of trees
Red Dead-nettle	<i>Lamium purpureum</i>	R				
Sheep's Sorrel	<i>Rumex acetosella</i>	R				
Soft-brome	<i>Bromus hordeaceus</i>	R				
Spear Thistle	<i>Cirsium vulgare</i>	R				
Wild Teasel	<i>Dipsacus fullonum</i>	R				
Red Clover	<i>Trifolium pratense</i>	R				
Dandelion	<i>Taraxacum</i>		F			
Ribwort Plantain	<i>Plantago lanceolata</i>		O			
Hawthorn	<i>Crataegus monogyna</i>			F	F	
Cherry Plum	<i>Prunus cerasifera</i>			F		
Elder	<i>Sambucus nigra</i>			O	O	
Blackthorn	<i>Prunus spinosa</i>			O		
Bramble	<i>Rubus fruticosus</i>			O		
Field Maple	<i>Acer campestre</i>			O		
Fig	<i>Ficus carica</i>			O		
Horse-chestnut	<i>Aesculus hippocastanum</i>			O		
Lilac	<i>Syringa vulgaris</i>			O		
Willow	<i>Salix</i>			O		
Garden Privet	<i>Ligustrum ovalifolium</i>				O	
Apple	<i>Malus</i>				O	
Goat Willow	<i>Salix caprea</i>				O	
Pear	<i>Pyrus communis</i>				O	
Pedunculate Oak	<i>Quercus robur</i>				O	
Silver Birch	<i>Betula pendula</i>				O	
Austrian Pine	<i>Pinus nigra</i>					F
Cherry	<i>Prunus</i>					F

Appendix 6. Habitat Condition Assessment Sheets (Other Than Trees)

[illegible]

[illegible]

Condition categories for hedgerows without trees		
Category	Category Requirements	Metric Score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 4 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and C2 = Moderate condition).	2
Poor	Fails a total of more than 4 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Condition categories for hedgerows with trees		
Category	Category Requirements	Metric score
Good	No more than 2 failures in total; AND No more than 1 failure in any functional group.	3
Moderate	No more than 5 failures in total; AND <u>Does not fail both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1, C2 and E1 = Moderate condition).	2
Poor	Fails a total of more than 5 attributes; OR <u>Fails both attributes</u> in more than one functional group (for example, fails attributes A1, A2, B1 and B2 = Poor condition).	1
Score achieved:		
Suggested enhancement interventions to improve condition score		

Suggested enhancement interventions to improve condition score	

Condition Sheet: LINE OF TREES Habitat Type													
Habitat Types													
Line of trees													
Line of trees – associated with bank or ditch													
Ecologically valuable line of trees													
Ecologically valuable line of trees – associated with bank or ditch													
Habitat Description													
See the Statutory Biodiversity Metric User Guide.													
This assessment is based on the Hedgerow Survey Handbook ¹ . For further clarifications please refer to the Handbook.													
Where ancient and veteran trees are present within the line of trees, see Footnote 2 for standing advice.													
On-site or off-site, site name and location		South View, Darfield	Survey date and Surveyor name		19/05/2025 - Robert Bell								
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			Grid reference										
Condition Assessment Criteria													
			Criterion passed (Yes or No)										Notes (such as justification)
A	At least 70% of trees are native species.		No										
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.		No										
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.		Yes										
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice ² .		Yes										
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.		No										
Number of criteria passed			2									Poor	
Condition Assessment Result (out of 5 criteria)		Condition Assessment Score	Score Achieved ×/✓										
Passes 5 criteria		Good (3)											
Passes 3 or 4 criteria		Moderate (2)											
Passes 2 or fewer criteria		Poor (1)											
Suggested enhancement interventions to improve condition score													

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)												
UK Habitat Classification (UKHab) Habitat Types												
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland												
Habitat Description												
ukhab – UK Habitat Classification												
On-site or off-site, site name and location	South View, Darfield		Survey date and Surveyor name	19/05/2025 - Robert Bell								
			Survey reference (if relating to a wider survey)									
Limitations (if applicable)			Habitat parcel reference									
			Field 1	Field 2	Field 3	Verge						
Condition Assessment Criteria		Grid reference										
		S	E	4	1	1	6	0	4	3		0
		Criterion passed (Yes or No)									Notes (such as justification)	
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). ¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.		No	No	No	No						Due to proportion of grassland covered by suboptimal species
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.		Yes	Yes	Yes	Yes						
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .		No	No	No	No						More than 5 % bare ground
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.		Yes	Yes	Yes	Yes						Bracken was present but cover was less than 20 %
E	Combined cover of species indicative of suboptimal condition ³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) are present, this criterion is automatically failed.		No	No	No	No						Cover of suboptimal species >5 %, notably including nettles
Additional Criterion - must be assessed for all non-acid grassland types												
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.		No	No	No	No						Between 5.3-7 species per m2 depending on field

Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		No	No	No	No								
Number of criteria passed		2	2	2	2								Poor condition for
Condition Assessment Result	Condition Assessment Score	Score Achieved x/√											
Acid grassland types (Result out of 5 criteria)													
Passes 5 criteria	Good (3)												
Passes 3 or 4 criteria	Moderate (2)												
Passes 2 or fewer criteria	Poor (1)												
Non-acid grassland types (Result out of 6 criteria)													
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)												
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)												
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)												
Suggested enhancement interventions to improve condition score													
Notes													
Footnote 1 - Professional judgement should be used alongside the UKHab description. Footnote 2 – For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover. Footnote 3 - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . There may be additional relevant species local to the region and or site. Footnote 4 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement. Footnote 5 – Wildlife and Countryside Act 1981 (as amended).													

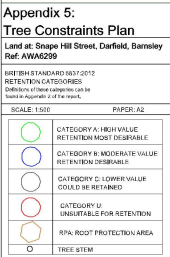
[illegible]

Suggested enhancement interventions to improve condition score
Footnotes
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> .
Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.
Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.
Footnote 4 – Wildlife and Countryside Act 1981 (as amended).

Appendix 7. Individual Tree Condition Assessment Table

Tree number (Arboricultural Report)	T1	T2	G3	T4	T5	G6	T8	G14 (Part 1)	G14 (Part 2)
Number of component trees	1	1	1	1	1	5	1	3	1
Size	Small	Medium	Small	Small	Small	Small	Small	Small	Small
A - Tree is a native species	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
B - Tree canopy is predominantly continuous	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
C - The tree is mature	No	Yes	No	No	No	No	No	No	No
D - There is little or no evidence of an adverse impact on tree health by human activities	No	No	No	No	No	No	No	No	Yes
E - Natural ecological niches for vertebrates and invertebrates are present	Yes	No	No	No	No	No	Yes	No	No
F - More than 20 % of the tree canopy is oversailing vegetation beneath	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Condition	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Moderate	Poor	Moderate
Notes	Pruning wounds and compaction damage	Bark damage	Compaction	Bark damage and exposed roots	Bark damage and exposed roots	Soil erosion and exposed roots	Pruning wounds , soil erosion , bark damage and compaction	Two apple and one pear. Damage from grazing	One pedunculate oak

Appendix 8. Tree Constraints Plan

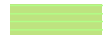


Appendix 9. Biodiversity Metric Headline Results

South View Darfield		Return to results menu		
Headline Results				
Scroll down for final results ▲				
On-site baseline	Area habitat units	4.89		
	Hedgerow units	0.67		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	2.32		
	Hedgerow units	0.98		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	-2.56		
	Hedgerow units	0.31		
	Watercourse units	0.00		
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-2.56		
	Hedgerow units	0.31		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-2.56		
	Hedgerow units	0.31		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	-52.44%		
	Hedgerow units	46.27%		
	Watercourse units	0.00%		
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	4.89	5.38	3.05
Hedgerow units	10.00%	0.67	0.74	0.00
Watercourse units	10.00%	0.00	0.00	0.00

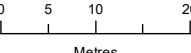
Appendix 10. Proposed Habitat Plan For Metric



Survey Information	
	Site boundary (11,541.9m ²)
UK Habitat Survey (Primary Habitats)	
	g3c - Other neutral grassland (1,331.1m ²)
	g4 - Modified grassland (746.8m ²)
	u1b - Developed land; sealed surface (7,081.5m ²)
	828 - Vegetated garden (2,382.5m ²)
	h2a - Other native hedgerow, retained (55.9m)
	h2a5 - Species-rich native hedgerow (77.1m)
	32 - Scattered tree, small newly planted (33)

Source:
Ordnance Survey © Crown copyright 2026, All rights reserved. License Number 100049837.


N


0 5 10 20
Metres

PROJECT TITLE

LAND AT SOUTH VIEW, DARFIELD

DRAWING TITLE

Figure 2. Proposed Habitat Plan

VER	DATE	REMARKS	Drawn	Checked
3.2	22/06/26	Proposed	MP	RB

DRAWING NUMBER:

MIDDLETONBELLECOLOGY/LandatSouthView/Proposed

SCALE	1:800	PLOT SIZE	A3	DATUM	OSGB	PROJECTION	BNG
-------	-------	-----------	----	-------	------	------------	-----

Middleton Bell Ecology

33 Wilthorpe Road, Barnsley, South Yorkshire, S75 1JA
www.middletonbellecology.co.uk
T: 01226 286282

Middleton Bell ECOLOGY

[illegible]

Appendix 12. Bats and Roofing Membranes

Standard roof membranes can cause the death of significant numbers of bats. Traditional bitumen coated roofing felt is recommended where roosting bats are expected to be present.

The problem

Standard non-bitumen coated membranes (including almost all breathable membranes) used below roof slates and tiles present a significant problem for bats. Over time, strands are pulled away from the surface of these materials as bats crawl over them. These fuzzy strands are very strong and can tangle and trap bats, sometimes causing the death of bats over multiple years¹.

One example we have encountered comprised a pipistrelle roost which formed in a building extension constructed in 2009. Over the course of just 13 years the roofing felt degraded to the extent that it trapped and killed more than 10 bats. Fortunately, the problem in this roost was identified and remedial work was undertaken to replace the roofing membrane in 2022.

Plate A12.1. Four dead pipistrelles tangled in breathable roofing membrane



Although a new roof might be considered to lack potential bat access points, that is often not the case. Roofs covered with stone slates almost always have gaps large enough to be accessed by bats, this is often also the case where imitation stone slates are used. On older buildings the uneven roof timbers and/or building design also often results in gaps on wall tops and between slates. Even on new builds it is often possible for bats to access potential roosts via features such as dry verge capping. Some bats can access a space no wider than a biro pen, therefore it is not surprising that they can find their way into most buildings.

Safe roofing membranes (and membranes behind cladding)

From a bat perspective, the best membrane option for areas where roosts are expected comprises traditional hessian-backed Type 1F bituminous felt. This product has been widely and safely used as a secondary weather barrier since approximately the 1950s/1960s. Wooden sarking has also been used for many decades and if appropriately treated, is safe for use in bat roosts. Wooden sarking also has the benefit of providing adding additional insulation

¹ Wearing S. Essah E., Gunnel K. & Bonser R. (2013) Double jeopardy: the potential for problems when bats interact with breathable roofing membranes in the United Kingdom. Architecture and Environment

and it is usually breathable.

At the time of writing (and to our knowledge) two products have passed the 'snagging propensity' test; consequently these products are approved by Natural England for use in bat roosts. This test attempts to replicate the wear and tear which results from bats crawling over the membrane. The approved products are: TLX BatSafe^{2,3} and SIGA Majcoat 350. Although they have passed this test, it is unclear how these membranes will degrade in the medium-long term, particularly in larger bat roosts. Therefore we do not recommend that they are used for roosts with multiple bats, and particularly for large (maternity roosts). A third product, SIGA Majcoat 200 SOB Diffusion, passed the test for its upper surface only. This product should not be used in known bat roosts or locations where bat mitigation is to be installed. Although none of these products are considered to be as safe as traditional Type 1F bituminous felt, they may provide an option for roofs where future bat use cannot be ruled out, and a breathable solution is required.

Additional considerations

In recent years a fairly substantial proportion of the lofts we have surveyed which had existing breathable felt, were found to have been damaged by wasps (Plate A3.2). The wasps appear to have chewed holes in the felt and formed nests. This doesn't appear to be a problem associated with traditional bitumen coated roofing felt. Any holes within roofing felt are likely to significantly reduce its functionality as a secondary weather barrier. Where bats or birds come into contact with breathable roofing membranes, they can also damage it causing it to leak, they can also significantly reduce the breathability of the felt in that location.

Plate A12.2. Damage to a breathable roofing membrane adjacent to a wasp nest



Traditional bituminous Type 1F roofing felt is a non-breathable product and therefore ventilation is required. Sufficient ventilation can be usually be achieved, even in buildings with vaulted ceilings, however, some consideration during the design stage is required. Products to increase the ventilation within roofs where bituminous Type 1F felt has already been installed are also available.

² <https://www.gov.uk/government/publications/bats-apply-for-a-mitigation-licence#full-publication-update-history~:text=Use%20of%20safe%20roofing%20membranes>

³ TLX BatSafe requires all joints and cut edges to be taped in order to prevent the fraying of bare edges.