



Ecological Impact Assessment

Woodhead Hall Farm, Platts Common, Barnsley

Rotary Developments Ltd.

MAN.1757.003.EC.R.002



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Contents

1.0	INTRODUCTION.....	5
1.1	Commission	5
1.2	Proposed Development/Identification of Impacts	5
1.3	Aims and Objectives	5
1.4	Background/Acknowledgments.....	6
1.5	Local Planning Policy	6
1.6	Site Context	7
2.0	METHODOLOGY.....	9
2.1	Desk Study.....	9
2.2	Field Survey	9
2.3	Assessment.....	13
2.4	Limitations.....	17
3.0	BASELINE ECOLOGICAL CONDITIONS.....	19
4.0	ASSESSMENT AND MITIGATION	31
5.0	ENHANCEMENT AND MONITORING.....	39
6.0	CONCLUSION	41
7.0	REFERENCES.....	42

Tables and Figures

FIGURE 1 – SURVEY AREA	7
TABLE 1 – SURVEY DATES AND CONDITIONS.....	9
TABLE 2: CATEGORISATION OF BATS BY NATIONAL RARITY.....	15
TABLE 3: ROOST VALUATION SYSTEM	15

TABLE 4 – ECOLOGICAL FEATURES.....	19
TABLE 5 – ASSESSMENT OF EFFECT AND MITIGATION MEASURES.....	32
TABLE 6 – ENHANCEMENT & MONITORING.....	39

Drawings and Appendices

DRAWING MAN.1757.003.EC.D.001 – UK HABITAT CLASSIFICATION MAP.....	44
DRAWING MAN.1757.003.EC.D.002 – PRELIMINARY BAT ROOST ASSESSMENT PLAN.....	45
DRAWING MAN.1757.003.EC.D.003A TO .003C – NOCTURNAL BAT SURVEY RESULTS.....	46
DRAWING MAN.1757.003.EC.D.004 – BAT ROOST LOCATION PLAN	47
APPENDIX A – PROPOSED SITE LAYOUT.....	48
APPENDIX B – PRELIMINARY BAT ROOST ASSESSMENT RESULTS	49
APPENDIX C – NOCTURNAL BAT SURVEY RAW RESULTS	56
APPENDIX D - BARN OWL SURVEY	60
APPENDIX E - LEGISLATION AND NATIONAL PLANNING POLICY	62

Non-Technical Summary

- i. In April 2021 Enzygo Ltd was commissioned by Rotary Developments Ltd (the client) to undertake an Ecological Impact Assessment (EclA) of Land at Woodhead Hall Farm, Platts Common, Barnsley S74 9SX (central grid reference: SE 37193 02052) located within the Barnsley Metropolitan Borough Council planning authority. This study is to inform proposals to redevelop existing buildings into residential properties and to develop new properties on footprints of historic buildings.
- ii. The following key ecological features and associated recommendations have been identified:
 - **Native Hedgerow, Mature Trees and Green Infrastructure** – (Native hedgerow along the access to the north-east and scattered mature trees provide green infrastructure function. Native hedgerow is also a Priority Habitat) – Recommended these features are retained and protected throughout the construction phase, including implementing a sensitive lighting scheme to minimise potential habitat degradation;
 - **Bats** – (Nocturnal surveys have confirmed the presence of four Common Pipistrelle roosts and a single Soprano Pipistrelle roost at the existing buildings to be redeveloped. Considering the bat numbers and roost conditions, each of these are assessed as low status Day Roosts and not any higher status roost types such as maternity or hibernation roosts. No roosting evidence detected at the scattered mature trees, however these do likely support potential roosting features and provide connectivity between the on-site roosts and habitats off-site) – A Natural England European Protected Species Mitigation (EPSM) licence is required to permit the proposed redevelopment of the site. This licence application shall detail and confirm the proposed mitigation measures, including timing restrictions and provision of new specific bat roost provision at the redeveloped buildings. It is recommended that existing mature trees are retained and incorporated into the proposals, however if loss is unavoidable, further precautionary survey would be required including inspection of any potential roosting features at height;
 - **Badger** – (No evidence of Badger at the site or immediate surrounds, however there are records in the wider area) - recommended that reasonable avoidance measures are adhered to during the construction phase to minimise the risk of harm to Badger which may access the site from the wider area. No further detailed survey required;
 - **Barn Owl** – (Probable nest site located in the chimney stack of one of the buildings, as evidenced by build-up of considerable number of pellets within the fireplace, which included fresh pellets. Other occasional scattered pellets present in the open barns indicating one occasionally-used Active Roost Site, and three Temporary Rest Sites) – Considering the location of the suspected nest within the chimney stack and with no practical means to inspect in further detail, no further Barn Owl survey is proposed. Mitigation for loss of nest site and roost locations to be required through provision of permanent alternative nest/roost sites at the new development. Timing restrictions to be implemented to avoid Barn Owl nesting season in order to avoid potential disturbance of active nest. No significant loss of foraging habitat anticipated;
 - **Birds (general nesting)** - (Trees, shrubs and buildings provide nesting potential for a restricted range of bird species) – Site clearance and building works to be conducted outside of the nesting season, or if necessary within the nesting season, an Ecological Clerk of Works (ECow) to advise and supervise works to ensure no active nests to be

affected (with the exception of works impacting Barn Owl nest which must avoid nesting season); and,

- **Common Reptiles and Priority Species** – (Areas of grassland, trees and scrub provide limited extent of shelter and refuge suitable for other Priority Species such as Hedgehog and potential for individual numbers of common reptiles) – Considering the habitats present and the nature of the proposals, not considered any further detailed Reptile Survey is necessary. However, site clearance to be undertaken in a sensitive manner under the supervision of an Ecological Clerk of Works (ECOW).
- iii. Proposals present opportunities for biodiversity enhancement in order to demonstrate an overall biodiversity net gain in accordance with national and local policies through providing enhanced opportunities for nesting birds and roosting bats, and landscape planting.
- iv. This report has demonstrated that, if the outlined mitigation measures are implemented in full then no significant residual impact could be expected, and the proposed application will result in 'no net loss in biodiversity,' whilst also providing opportunities for 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.

1.0 Introduction

1.1 Commission

- 1.1.1 In April 2021 Enzygo Ltd was commissioned by Rotary Developments Ltd (the client) to undertake a Preliminary Ecological Appraisal (PEA) and subsequently produce an Ecological Impact Assessment (EclA) following bat surveys through the 2021 survey season of Land at Woodhead Hall Farm, Platts Common, Barnsley S74 9SX (central grid reference: SE 37193 02052) located within the Barnsley Metropolitan Borough Council (Hoyland Milton Ward) planning authority. This study is to inform proposals to redevelop existing buildings into residential properties and to develop new properties on footprints of historic buildings.
- 1.1.2 *Note: Enzygo Ltd are not considered to act as a Principal Designer for any mitigation/enhancement strategies identified within this document in accordance with the Construction (Design and Management) Regulations 2015 (CITB, 2016).*

1.2 Proposed Development/Identification of Impacts

- 1.2.1 The study will inform proposals for redevelopment of the existing farm buildings associated with Woodhead Hall Farm, which include Woodhead Hall, a Farm Cottage, and several old stone barn buildings. The proposals also seek to build further residential properties on the footprints of historic buildings which are no longer present. It is understood the proposals shall seek to retain and protect scattered mature trees which are present within and bordering the site. An existing hedgerow-lined access track to the north-east will be utilised connecting on to Woodhead Lane. It is assumed that no additional land outside of the redline boundary footprint is proposed for any construction compound, contractor parking etc. Refer to Appendix A for a plan of the proposals.
- 1.2.2 This report identifies ecological features, and potential impacts and effects, recommends proportionate avoidance/mitigation/compensation strategies, followed by enhancements. This information will advise the client on the potential constraints to proposals and inform the final site design. A corresponding zone of influence has been considered (this includes any transboundary effects regardless of administrative areas).

1.3 Aims and Objectives

- 1.3.1 The purpose of this report is to provide biodiversity information which succinctly identifies ecological features on site and within the corresponding zone of influence, identifies potential impacts resulting from the proposals, associated effects to ecological features, recommends proportionate avoidance, mitigation and compensation strategies, and identifies enhancements that can be implemented in accordance with the British Standard for Biodiversity BS42020:2013 (BSI, 2013) to demonstrate 'no net loss in biodiversity' and a 'biodiversity net gain' in accordance with NPPF and Local Planning Policy.
- 1.3.2 This report has been produced with reference to current *Guidelines for Preliminary Ecological Appraisal* (CIEEM, 2017a), *Guidelines for Ecological Impact Assessment in the UK and Ireland, Terrestrial, Freshwater, Coastal and Marine* (CIEEM, 2018), *Guidelines for Ecological Report Writing* (CIEEM, 2017b), *Bat Surveys for Professional Ecologists: Good Practice Guidelines* (3rd Edition) (Collins, 2016), *Barn Owl Tyto alba Survey Methodology and Techniques for use in Ecological Assessment* (Shawyer, 2011) and *British Standard BS42020:2013* (BSI, 2013).

1.4 Background/Acknowledgments

- 1.4.1 A search of the Barnsley Metropolitan Borough Council planning website has not identified any previous planning applications associated with the site. Historic Applications associated with coal and sandstone mining and restoration on land to the north and east (e.g. planning reference B/03/0924/HN) are not supported by any available ecological survey or assessment information. No applications in the surrounding area have been identified with any supporting information which is applicable to this assessment.
- 1.4.2 It is our understanding that to date there have been no correspondence with the County Ecologist or any statutory consultees i.e. Natural England, regarding this application.

1.5 Local Planning Policy

- 1.5.1 The following policies of the Barnsley Local Plan (Barnsley Council, 2019a) are relevant to this assessment. Policy information is a summary only, and the original Barnsley Local Plan documents should be consulted for definitive information:
- **Policy GI1: Green Infrastructure** (*to protect, maintain, enhance, and create and integrated network of connected and multi-functional GI including enhancements for biodiversity through protection and creation of open space as part of new developments*),
 - **Policy GS1: Green Space** (*includes open areas which are valuable for amenity, recreation, wildlife or biodiversity, loss of such space will not normally be permitted. To improve green space in the county, new residential developments will contribute in accordance with Green Space Strategy and Infrastructure and Planning Obligations Policy following assessment to determine appropriate provision*), and
 - **Policy BIO1: Biodiversity and Geodiversity** (*development will be expected to conserve and enhance the biodiversity and geological features by, protecting and improving habitats, species and sites of value, maximising opportunities around new developments, conserving and enhancing local character, following mitigation hierarchy, protecting ancient woodland and trees and provision of biodiversity enhancements*).
- 1.5.2 In accordance with the Local Plan policy map, this application site lies within the *Dearne Valley Green Heart Nature Improvement Area* which covers a large area to the south and east of Barnsley. Further details of this Nature Improvement Area (NIA) and how this relates to proposed development is presented within the Biodiversity and Geodiversity Supplementary Planning Document (Barnsley Council, 2019b) which supplements the Barnsley Local Plan in relation to biodiversity-related local policy. Developments within the NIA are expected to provide specific biodiversity enhancement measures over and above the minimum mitigation and compensation measures. It is noted that the SPD specifies that “*small housing developments, up to ten units, and conversions of traditional buildings have not been covered in the specific guidance relating to the NIA but would be subject to the existing validation process and planning policy requirements*” and “*only developments of a scale that can contribute a significant, quantifiable benefit, or conversely undermine the ability, i.e. loss of wetland areas, of the NIA to meet its aims and objectives should be subject to this SPD.*” Nonetheless, this Biodiversity and Geodiversity SPD provides relevant details related to Priority Species for the NIA and details of appropriate biodiversity enhancements which are suited to the local area.

1.5.3 Further Supplementary Planning Documents relevant to nature conservation which have been reviewed and used to inform this assessment comprise:

- SPD 'Open Space Provision on New Housing Developments' (Barnsley Council, 2019c), and
- SPD 'Trees and Hedgerows' (Barnsley Council, 2019d).

1.5.4 Refer to Appendix E for relevant details of European and National Legislation, and National Planning Policy.

1.6 Site Context

1.6.1 The approximately 1.5ha proposed redevelopment site comprising the former Woodhead Hall Farm including Woodhead Hall, a farm cottage, several stone barn buildings and a more modern barn structure. There are scattered mature trees across the site and around the site boundaries, former amenity garden areas, boundary dense scrub habitat, and a small parcel of arable field at the southern end of the site. The site boundary also includes an existing hedgerow-lined access track connecting to Woodhead Lane to the north-east.

1.6.2 The northern boundary is demarcated by the existing farm track with arable land and an area of improved grassland and trees beyond. The eastern and southern boundaries are defined by hedgerow, trees and shrubs, with open arable land beyond. The western boundary is undefined but routes through the areas of trees, scrub and arable land along this boundary, with further arable land beyond. The wider landscape is characterised by extensive arable farmland, with Blacker Hill village to the west and restored former mining areas to the east.

1.6.3 The site lies within the Nottinghamshire, Derbyshire and Yorkshire Coalfield National Character Area (Natural England, 2013) which is characterised as 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."*

Figure 1 – Survey Area



Image courtesy of Google Image Pro 7.3.2.5491, [Grid Ref: SE 37193 02052]. Imagery date 22nd April 2020.
Image accessed 23rd June 2021.

2.0 Methodology

2.1 Desk Study

2.1.1 Desk study details were obtained from the following sources on the associated dates to provide background on ecological features in the vicinity of the site. In each case the search included the site and the specified area beyond the site boundary based on the expected zone of influence. Candidate and potential designations are considered too as these are also legally protected. Records search for included:

- Statutory sites designated or classified under international conventions or European legislation within a 5km radius, statutory sites designated under national legislation (including Marine) and existing EPS Licence applications and Great Crested Newt Pond Survey records within a 2km radius, and Priority Habitat & Ancient Woodland Inventory within a 0.5km radius [Magic Map, 23rd June 2021] (DEFRA, 2021);
- Tree Preservation Orders (TPOs) and Biodiversity Conservation Areas within the immediate zone of influence [Barnsley Council website, 23rd June 2021];
- Waterbodies within a 0.5km radius (Online mapping sources including: Google Maps; Magic Map; and Ordnance Survey Street View, 23rd June 2021); and
- Locally designated wildlife sites & any notified Local Biodiversity Action Plan (BAP) Habitats, Legally protected species, any Priority species (which includes: National Biodiversity Species, Local BAP Species, Species of conservation concern and Red Data Book (RDB) species, Birds of Conservation Concern (BOCC), nationally rare and nationally scarce species, and OSPAR Commission list of threatened/declining species) and Invasive species (listed under section 14 of Schedule 9 only) within a 2km radius, and any important hedgerows/veteran trees within the immediate zone of influence [Barnsley Biological Records Centre (BBRC), 11th May 2021].

2.1.2 The Data has been edited where relevant to prevent sensitive or confidential records being made public in accordance with Guidelines for Accessing, Using and Sharing Biodiversity Data (CIEEM, 2020).

2.2 Field Survey

2.2.1 Field Surveys were undertaken on the following dates by the identified staff, all of whom satisfy necessary field survey competencies as stipulated by the Chartered Institute for Ecology and Environmental Management (CIEEM). Weather conditions on the day of survey have been included and where relevant survey/class licence numbers referred to.

Table 1 – Survey Dates and Conditions

Survey	Date	Staff/Licence	Environmental Conditions and Times
Preliminary Ecological Appraisal including Preliminary Bat Roost Assessment of Buildings and Barn Owl Survey	13/05/2021	Chris Schofield ACIEEM MSc. BSc. (Hons) [Senior Ecologist at Enzygo and Barn Owl Survey Class Licence Holder reference number CL29/00487] Tom Braithwaite BSc. (Hons) [Experienced Field Surveyor and Level 2 Bat Class Licence Holder]	Dry and clear (0% cloud cover), and 10°C with a light wind.

Survey	Date	Staff/Licence	Environmental Conditions and Times
Nocturnal Bat Presence/Absence Survey 1 (Dusk) and observations of Barn Owl activity	24/08/2021	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 1) Chris Schofield MSc BSc (Hons) ACIEEM (iPad with Echo Meter Touch 2 Pro) 2) Jordan Prendergast BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 3) Frank Charnock Junior (Elekon Batscanner) 4) Keanan Charnock (Elekon Batscanner) 5) Evie Clark BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 6) Frank Charnock Senior (Elekon Batscanner)	Sunset Time: 20:15 Survey Start: 20:00 Survey Finish: 21:45 Dry and overcast, (90% cloud cover), and 19°C with a light wind.
Nocturnal Bat Presence/Absence Survey 2 (Dawn) and observations of Barn Owl activity	08/09/2021	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 1) Chris Schofield MSc BSc (Hons) ACIEEM (iPad with Echo Meter Touch 2 Pro) 2) Jordan Prendergast BSc (Hons) (Batbox Duet with Tascam audio recorder) 3) Frank Charnock Junior (Elekon Batscanner) 4) Keanan Charnock BSc (Hons) (Elekon Batscanner) 5) Evie Clark BSc (Hons) (Elekon Batscanner) 6) Richard Lowe BSc (Hons) (iPhone with Echo Meter Touch 2 Pro and Pettersson D100)	Sunrise Time: 06:26 Survey Start: 04:55 Survey Finish: 06:40 Dry and clear, (5% cloud cover), and 16°C with no wind
Nocturnal Bat Presence/Absence Survey 3 (Dusk) and observations of Barn Owl activity	22/09/2021	Survey orchestrated by Derek Allan MCIEEM MSc BSc [Hons] (Director of Ecology at Enzygo and a licensed bat surveyor (Natural England licence Level 2, 2015-14659-CLS-CLS)), with six field surveyors: 1) Chris Schofield MSc BSc (Hons) ACIEEM (iPad with Echo Meter Touch 2 Pro) 2) Jordan Prendergast BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 3) Frank Charnock Junior (Elekon Batscanner) 4) Keanan Charnock (Elekon Batscanner) 5) Evie Clark BSc (Hons) (iPhone with Echo Meter Touch 2 Pro) 6) Frank Charnock Senior (Elekon Batscanner)	Sunset Time: 19:05 Survey Start: 18:50 Survey Finish: 20:30 Dry and mostly clear, (20% cloud cover), and 17°C with a light wind.

Preliminary Ecological Appraisal

- 2.2.2 In accordance with Guidelines for Preliminary Ecological Appraisal 2nd Edition (CIEEM, 2017a) the Preliminary Ecological Appraisal (PEA) survey included the following.

UK Habitat Classification

- 2.2.3 This assessment has utilised the UK Habitat Classification (UKHab) methodology (UKHab, 2020), which has been adopted to replace the previously used Phase I Habitat Survey (JNCC, 2010) as the recommended published method of habitat classification. It has been used to

categorise and map the primary habitat types present within the survey area using a standard set of habitat categories, with associated secondary codes/features identified where applicable. Details of current management and habitat condition have also been recorded where appropriate.

- 2.2.4 Each of the main habitats has been described; including details of component plant species abundances (recorded using the DAFOR scale: D=Dominant, A=Abundant, F=Frequent, O=Occasional, R=Rare). Additionally, any stands of non-native invasive plant species were recorded. Habitat extents have been visually mapped onto a topographic plan, with approximate location/areas recorded only (a GPS unit has not been utilised to accurately recorded these).

Assessment of possible presence/likely importance for Protected & Priority Species

- 2.2.5 An assessment of the possible presence of protected or priority species, and the likely importance of habitat features present for such species has also been undertaken, particularly where uncommon or specialised habitats are present in accordance with current PEA guidelines (CIEEM, 2017a). However, no specific protected species survey has been undertaken unless listed under additional surveys as below. Any incidental sightings of protected or priority species, or field signs of such species has also been recorded. Species assessed include: Plants & Fungi; Terrestrial/aquatic invertebrates; Fish; Amphibians; Reptiles; Breeding, wintering and migratory birds; Bats (including potential roost sites, foraging and commuting habitats/features), Badger, and Other mammal species.

Preliminary Bat Roost Assessment

Preliminary Daylight Roost Assessment of Buildings

- 2.2.6 In accordance with current guidance (Collins, 2016), a systematic thorough search of the exterior and interior of the existing buildings was undertaken. This included any roof spaces, cellars, and unoccupied rooms. Equipment used to aid the survey included: ladders, low/high-powered torches and binoculars. Crawl boards and specialised PPE for confined spaces/asbestos were not utilised. Notes were made on the following:
- Type, construction and age of buildings (particularly if traditional materials have been used or the presence of specialist bat roosting features);
 - Presence/absence of potential roost features throughout the interior (i.e. uncluttered isolated roof voids, warm and dark undisturbed spaces, gaps around ridge beams, exposed beam joints, gaps within traditional bituminous felt/wooden sarking boarding etc);
 - Presence/absence of potential roost features throughout the exterior (i.e. raised ridge tiles, hanging tiles, raised/missing tiles or lead flashing that would allow access beneath roofing structures, crevices behind soffit boxing/barge boarding/ship-lap boarding, gaps around window frames and doors, boarded up windows, gaps within mortar or brickwork, access into wall cavities etc);
 - Presence/absence of potential hibernation features (i.e. underground spaces or rooms that would provide an isolated stable temperature and moist conditions during the winter period etc);
 - Environmental factors that would increase the probability of bat presence (i.e. dark zones with no/limited exterior lighting, south/west facing aspects, good quality

foraging/commuting habitat nearby particularly prominent linear features) and those that would decrease the probability of bat presence (high light levels, dense urban areas, recent works, modern Breathable Roofing Membranes (BRMs) or other modern tight fitting roofing materials, recent timber treatment or pest control, ultrasonic rodent deterrents, draughty/exposed conditions, high levels of noise or vibration or human disturbance, poor quality foraging/commuting habitat etc); and

- Type and location of any roosting bat evidence (i.e. presence of live or dead bats, audible squeaking, droppings, feeding remains, urine stains, grease marks etc).

Nocturnal Bat Presence/Absence Surveys

2.2.7 Where buildings or structures are found to contain features with the potential to support roosting bats during a Preliminary Bat Roost Assessment or a roost is identified, the building or structure is subject to emergence/re-entry surveys in accordance with current guidelines (Collins, 2016) to determine the presence/absence of roosting bats and to obtain sufficient information in support of an EPS Licence application for submission to Natural England where roosts are identified. Refer to Table 1, above, for survey dates and conditions.

2.2.8 The aim of the Bat Emergence/Re-entry Surveys was to:

- Determine the presence/absence of roosting bats;
- Determine species/status/time of year when in use, of any roost present;
- Location of egress/ingress points and which part(s) of the structure bats utilise;
- Environmental conditions surrounding the roost (i.e. temperature, humidity, lighting, disturbance levels, aspect/orientation, surrounding habitat);
- Identify likely impacts of the proposed development on roosting bats;
- Recommend measures to avoid, mitigate or compensate for identified impacts to roosting bats, including any requirement to undertake further surveys or obtain a European Protected Species (EPS) licence from Natural England; and
- Recommend enhancements.

2.2.9 In accordance with current guidance (Collins, 2016) based on the above assessment, buildings and structures should be subject to the following level of survey, although this is also subject to review by the ecologist:

- *Known or confirmed roost* – Survey effort to be decided by ecologist, but sufficient information should be obtained to satisfy Natural England requirements in support of EPS Licence (should determine species/roost status/time of year when in use, which part of the structure bats utilise/likely egress points/environmental conditions etc);
- *High Suitability* – Three separate survey visits. At least one dusk emergence and a separate dawn re-entry survey. The third visit could be either dusk or dawn;
- *Moderate Suitability* – Two separate survey visits. One dusk emergence and a separate dawn re-entry survey;
- *Low Suitability* – One survey visit. One dusk emergence or dawn re-entry survey; and

- *Negligible Suitability* – No further survey.

- 2.2.10 As the Preliminary Bat Roost Assessment assessed Woodhead Hall, the Farm Cottage and Barns 1 to 4 as of *High* or *High/Moderate suitability*, three separate nocturnal surveys were undertaken at the appropriate time of year and under suitable weather conditions, comprising two dusk surveys and one dawn survey. In addition, as recommended by Collins (2016) at least one survey was conducted between May and August, and the surveys were spaced two weeks apart.
- 2.2.11 As recommended by current guidance (Collins, 2016) the dusk emergence surveys commenced 15 minutes before and finished at least 1.5 hours after sunset, whereas the dawn re-entry survey commenced at least 1.5 hours before, and finished at least 15 minutes after, sunrise. Surveyors were strategically positioned around the exterior of the buildings to adequately cover all elevations and potential egress points.
- 2.2.12 During the survey, the surveyors recorded the time, location, species, and behaviour (i.e. emergence, foraging, commuting or swarming) of each bat pass. Additional factors, such as, the number of bats, flight height, bat appearance and relative speed, were recorded where observed. Incidental observation of bats throughout surrounding habitats were also recorded, although no specific bat activity survey was undertaken.
- 2.2.13 No additional capture methods, such as hand nets, and no further complementary surveys methods, such as Infra-Red cameras, were used. Where applicable, details of the roost characterisation information were recorded (e.g. egress points, materials, dimensions etc.) to inform a Natural England licence application as necessary.

Barn Owl Survey

- 2.2.14 With reference to current survey guidelines (Shawyer, Barn Owl *Tyto alba* Survey Methodology and Techniques for use in Ecological Assessment, 2011) all buildings were visually inspected internally and externally, where access was available, to search for signs indicating the presence or potential presence of Barn Owl nests, such as:
- Potential access points that are 70-80 millimetre diameter as a minimum, or vertical slots of this width;
 - Large dark chamber with a floor area greater than 250 x 250 millimetres;
 - Evidence of white excreta (whitewash);
 - Direct evidence of Barn Owls (sightings, droppings, pellets and feathers); and
 - Evidence of nesting Barn Owls (e.g. droppings, regurgitated pellets, moulted feathers).
- 2.2.15 The type, location and extent of evidence found will be used in combination with professional opinion to determine whether Barn Owls are considered to be roosting and/or breeding on site. Additional observations made in the evening and early morning during the bat presence/absence surveys described above.

2.3 Assessment

Assessment of Suitability of Features for Roosting Bats

- 2.3.1 Based on the findings of the preliminary bat roost assessment survey, the buildings have been classified into one of the following categories in accordance with current guidance (Collins,

2016). The assessment is made irrespective of species conservation status, which is established after presence is confirmed/following further surveys:

- Known or confirmed roost – Structure with evidence of bat use or bat presence;
- High Suitability – A structure with one or more potential roost sites that are 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;
- Medium Suitability – A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions and surrounding habitat but unlikely to support a roost of high conservation status;
- Low Suitability – A structure with one or more potential roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions, and/or suitable surrounding habitat to be used on a regular basis or by large numbers of bats (i.e. unlikely to be suitable for maternity or hibernation); or
- Negligible Suitability – Negligible features likely to be used by roosting bats.

2.3.2 Where roosts are identified, likely status (irrespective of species conservation status) has been categorised as follows in accordance with current guidance (Collins, 2016):

- Transitional roost (April-September/October) – used by a few individuals or occasionally small groups of bats on waking from hibernation or in the period prior to hibernation;
- Maternity roost (May-August) – used by breeding females, where babies are born and raised to independence. Adult males rarely found here;
- Satellite roost (May-August) – used by a few individuals to small groups of breeding females as alternative roost sites in close proximity to maternity roosts;
- Mating roost (September-November) – established by males of some species to display/call to females to mate;
- Hibernation roost (October-March) - where bats may be found during the winter. They vary greatly in terms of the number of individuals and diversity of species using them;
- Night roost (March-November) – used by bats as roosts other than traditional day roosts to rest in during the night. May be used by a single individual on occasion or regularly by an entire colony;
- Day roost (March-November) – used by bats during the day to rest in, often by males. Bats may regularly use a number of days' roosts or the same site for several weeks;
- Feeding roost (May-November) – can be occupied by a single bat or a few individuals to an entire colony to feed, shelter from the weather or to rest temporarily; and
- Swarming sites (August-November) – where large numbers of bats from several species gather, generally around caves and mines.

- 2.3.3 Following the framework for valuing bats in Ecological Impact Assessment set out by Wray et al. (2007), bat roosts are assigned a value, based on roost type and species rarity (as detailed within Table 2), using a geographic frame of reference as shown in Table 3.

Table 2: Categorisation of Bats by National Rarity

Rarity within Range	England	Wales	Scotland	Northern Ireland
Common (population over 100,000)	Common Pipistrelle Bat (<i>Pipistrellus pipistrellus</i>), Soprano Pipistrelle Bat (<i>Pipistrellus pygmaeus</i>), Brown Long-eared Bat (<i>Plecotus auritus</i>)	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat	Common Pipistrelle Bat, Soprano Pipistrelle Bat
Rarer (population 10,000-100,000)	Lesser Horseshoe Bat (<i>Rhinolophus hipposideros</i>), Whiskered Bat (<i>Myotis mystacinus</i>), Brandt's Bat (<i>Myotis brandtii</i>), Daubenton's Bat (<i>Myotis daubentonii</i>), Natterer's Bat (<i>Myotis nattereri</i>), Leisler's Bat (<i>Nyctalus leisleri</i>), Noctule Bat (<i>Nyctalus noctula</i>), Nathusius' Pipistrelle Bat (<i>Pipistrellus mathusii</i>), Serotine Bat (<i>Eptesicus serotinus</i>)	Lesser Horseshoe Bat, Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Brown Long-eared Bat	Daubenton's Bat, Natterer's Bat, Leisler's Bat, Nathusius' Pipistrelle Bat, Brown Long-eared Bat
Rarest (population under 10,000)	Greater Horseshoe Bat (<i>Rhinolophus ferrumequinum</i>), Bechstein's Bat (<i>Myotis bechsteinii</i>), Alcathoe Bat (<i>Myotis alcathoe</i>), Barbastelle Bat (<i>Barbastelle barbastellus</i>), Grey Long-eared Bat (<i>Plecotus austriacus</i>)	Greater Horseshoe Bat, Whiskered Bat, Brandt's Bat, Bechstein's Bat, Alcathoe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Serotine Bat, Barbastelle Bat	Whiskered Bat, Brandt's Bat, Alcathoe Bat, Noctule Bat, Nathusius' Pipistrelle Bat, Leisler's Bat	Whiskered Bat
*Vagrant species and occasional visitors	Greater Mouse-eared Bat (<i>Myotis myotis</i>), Parti-coloured Bat (<i>Vespertilio murinus</i>), Kuhl's Pipistrelle Bat (<i>Pipistrellus kuhlii</i>), Savi's Pipistrelle Bat (<i>Hypsugo savii</i>), Pond Bat (<i>Myotis dasycneme</i>), Notch-eared Bat (<i>Myotis emarginatus</i>), Northern Bat (<i>Eptesicus nilssoni</i>)			

Table 3: Roost valuation system

Geographic Frame of Reference	Roost Types
District, Local or Parish	Feeding Perches (common species), individual bats (common species), small numbers of non-breeding bats (common species), mating sites (common species)
County	Maternity sites (common species), small numbers of hibernating bats (common and rarer species), feeding perches (rarer/rarest species), individual bats (rarer/rarest species), small numbers of non-breeding bats (rarer/rarest species)
Regional	Mating sites (rarer/rarest species) including well-used swarming sites, maternity sites (rarer species), hibernation sites (rarest species), significant hibernation sites
National/UK	Maternity sites (rarest species), Sites of Special Scientific Interest (SSSI)
International	Special Areas of Conservation (SAC)

Assessment of Suitability of Features for Barn Owl

2.3.4 Based on the field survey results, any structures are first assessed to determine which of the following categories they fall into (Shawyer, Barn Owl Tyto alba Survey Methodology and Techniques for use in Ecological Assessment, 2011):

- Negligible Suitability – no features suitable for Barn Owl;
- Potential Nest Site (PNS) – possess features of a suitable size and structure to provide a suitable Barn Owl nest site but no evidence of their presence has been recorded;
- Occupied Breeding Site (OBS) – Presence of adults, young, eggs, egg shells, cushion of pellets, food remains, or juvenile down;
- Active Roost Site (ARS) – breeding does not occur but Barn Owl is seen or heard regularly, or there is whitewash, regurgitated pellets or moulted feathers. Should be recorded as occasionally used or regularly used, and recorded as a Winter, Spring, Autumn, or Summer roost; or
- Temporary Rest Site (TRS) – As ARS but evidence much less and only temporarily used.

2.3.5 Where applicable, any Potential Feeding and Dispersal Habitat (PFH), or Traffic Accident Black spots (TAB) are also identified.

2.3.6 Where evidence is identified, the site is then defined in the following way (Shawyer, Barn Owl Tyto alba Survey Methodology and Techniques for use in Ecological Assessment, 2011):

- Confirmed Breeding – Pair of Barn Owls recorded occupying an OBS during the breeding season or when eggs, egg shells, chicks and/or juvenile down are identified at or near to a OBS;
- Probable Breeding – A Barn Owl is observed carrying prey into the site, a pair is seen or heard calling during the breeding season or when a collection of ARS, food cache and/or female moulted wing feathers are identified at or near the site; or
- Possible Breeding – An occasionally used Spring or Summer ARS has been identified containing one or more PNS, but where there is no other evidence of breeding.

Assessment of Potential Development Impacts

2.3.7 A level of importance has been assigned to each ecological feature, where sufficient baseline data is available to do so, in accordance with current guidance (CIEEM, 2018). This is defined within a geographical context as follows: International and European; National; Regional; Metropolitan, County, vice-county or other local authority-wide area; River Basin District; Estuarine system/Coastal cell; and Local (plus Negligible where no associated value has been identified). For example, importance of designated sites reflects the geographical context of the designation (where designated sites no longer meet designation criteria and those formally 'de-notified' or where an undesignated site meets published selection criteria must also be considered). When considering habitats and species contextual information about distribution and abundance of that habitat/species in the area must be considered (if the habitat/species status is currently in a degraded or unfavourable condition its potential value should be considered).

- 2.3.8 The assessment then considers potential impacts (both positive and negative) generated during the construction and operational phase of the proposed application. Only impacts that are likely to be significant are considered. Impacts that are either unlikely to occur, or if they did occur are unlikely to be significant, are not considered.
- 2.3.9 Cumulative impacts are then considered where the application meets criteria in accordance with national EIA screening guidance (GOV.UK, 2019), and where agreed with the competent authority during scoping. This takes into consideration existing background levels of threat or pressure, looks at critical thresholds, and assess both additive/incremental and associated/connected impacts and effects.
- 2.3.10 Relevant aspects of ecological structure and function are then considered when determining if identified impacts will have a significant effect upon ecological features. Where necessary, this assessment utilises information from other specialists i.e. air quality, hydrology etc, to determine the level of impact. In accordance with current guidance (CIEEM, 2018) these are described using the following characteristics, where relevant: positive or negative; extent; magnitude; duration; frequency and timing; and reversibility.
- 2.3.11 The mitigation hierarchy is then explored in accordance with BS42020:2013 (BSI, 2013). This seeks as a preference to avoid impacts, then to mitigate unavoidable impacts, and as a last resort, to compensate for unavoidable residual impacts that remain after avoidance and mitigation measures. Justification has been provided by the client/their planner where the mitigation hierarchy cannot be followed, or for example where compensation is a preferred approach where the competent authority has adopted a County wide strategy i.e. District Level Licensing Schemes (GOV.UK, 2019). In this instance current national Biodiversity Offsetting guidance has also been consulted (GOV.UK, 2019). Additional information has also been provided by the client/their planner where the applicant wishes to demonstrate exceptional circumstances or where they wish to pursue alternative strategies. Any residual impacts following mitigation measures etc are then identified.
- 2.3.12 All mitigation measures follow species specific current best practice guidance and the source has been identified accordingly. Deviation from guidance has been explained by the ecologist and is proportionate to the predicted degree of risk to biodiversity and to the nature and scale of the proposed works.
- 2.3.13 It is important that planning decisions are based on up-to-date ecological data, and the specific timeframe over which survey data is considered valid follows general advice (CIEEM, 2019). Additionally, it should be noted that the presence/absence and status of protected species can change seasonally/annually. The age of data should also be assessed separately when considering the submission of an EPS Licence (i.e. Natural England may require data to be from the current season).
- 2.3.14 Local Environmental Records Centres (LERC) issue a licence for use of provided biodiversity data for 1 year only, after which time this should be renewed to validate an application (and reports updated accordingly to incorporate any new records). Following completion of surveys all relevant biodiversity data will be submitted to the relevant LERC and other groups as appropriate.

2.4 Limitations

- 2.4.1 Data held by consultees may not be exhaustive; the absence of evidence does not indicate evidence of absence. Enzygo cannot take responsibility for the accuracy of external data sources and as such discrepancies and inaccuracies may occur.

- 2.4.2 Natural England do not hold information of Ancient Woodland less than 2ha in size.
- 2.4.3 Records over 10 years old for transient species (as these are likely to have moved during the interim) and species protected from sale only under the W&C Act 1981 and amendments, are excluded (as these are not relevant to a planning application). Additionally, given the large number of priority species, these have only been included if identified from the desk study and/or habitats recorded on site have been assessed as providing suitable conditions.
- 2.4.4 Geological sites have only been included within this report where they have biodiversity or nature conservation components to their designation.
- 2.4.5 At certain times of year flora species may be in a state of senescence and are not readily identifiable. However, May represents a favourable time to identify the majority of flora species and it was possible to easily classify the commonly occurring habitat types. The timing of the survey is not perceived as a survey limitation.
- 2.4.6 This document does not contain a comprehensive list of botanical species on site. Only plant species characteristic of each habitat and incidental observations of notable plant species were recorded.
- 2.4.7 BBRC and Barnsley Council do not supply information on Important Hedgerows or Veteran Trees.
- 2.4.8 Although every effort was made to access all building areas during the Preliminary Bat Roost Assessment, due to the condition of the structure of some of the hay lofts and roof voids, full access into all areas of these spaces was not possible to search for evidence of roosting bats. For this reason it is possible that evidence of roosting bats may have been missed. However, this has been reflected in the conservative assessment of suitability of the buildings for roosting bats and recommendations for further survey and as such this access limitation is not considered a significant limitation on the overall survey and assessment.
- 2.4.9 Once light levels drop below a given point it is possible to miss bats emerging from egress points. As a result, whilst every effort is made to detect emerging bats during the nocturnal bat surveys, it cannot be guaranteed that all emerging bats will be detected.
- 2.4.10 It should be noted that Long-eared Bats in particular echolocate more quietly, and Horseshoe Bat species in particular echolocate more directionally, compared to other bat species and so can sometimes be more difficult to detect and often go unrecorded. Species from the *Myotis* and *Nyctalus* genera are notoriously difficult to distinguish in the field and from recorded sonograms, as there is considerable overlap in their range of echolocation frequencies. Where the species cannot be determined only the genus is stated. In this instance, only Pipistrelle species and a single instance of a passing *Myotis* were recorded and such this is not considered a survey limitation.
- 2.4.11 Sufficient surveyors were utilised to observe all aspects of the buildings and the surveys were conducted at a suitable time of year and under suitable survey conditions; no significant survey limitations were experienced.
- 2.4.12 Due the location of the suspected Barn Owl nest site within the chimney stack of the Farm Cottage it is not practical to inspect in closer detail to confirm whether this is in fact a nest site. However, sufficient field evidence is present (as evidenced by the vast accumulation of pellets within the internal fireplace) to categorise this a probable nest site and to recommend appropriate mitigation on this basis. It is not considered this access constraint represents as significant overall survey and assessment limitation.

3.0 Baseline Ecological Conditions

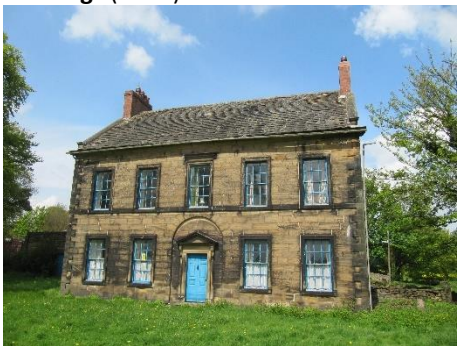
3.1.1 Ecological features identified by the desk study/field survey are presented below, along with their details and associated ecological value. Refer to appended Drawings MAN.1757.003.EC.D.001 to .004 for the location/extent of ecological features where relevant.

Table 4 – Ecological Features

Ecological Feature	Details	Ecological Importance
Statutory sites designated or classified under international conventions or European legislation		
None	-	-
Statutory sites designated under national legislation (& Impact Risk Zones)		
Dearne Valley Wetlands Site of Special Scientific Interest (SSSI) 700m West	No current citation information available. The Natural England Overview states that it is an area of post-industrial urban fringe, featuring large areas of open water and associated wetland which supports nationally valuable assemblages of breeding (e.g. <i>Botaurus stellaris</i> , <i>Larus ridibundus</i> , <i>Anas querquedula</i>) and non-breeding birds (e.g. <i>Mareca strepera</i> , <i>Anas clypeata</i>).	National
SSSI Impact Risk Zone (IRZ)	The Impact Risk Zone (IRZ) in which the site lies states the LPA should consult Natural England on the likely impacts of the following development categories: - Infrastructure developments such as pipelines, pylons and overhead cables, transport proposals (road, rail, and water), airports, helipads and other aviation proposals; - Wind turbines; - Planning applications for quarries and oil and gas exploration/extraction; - Non residential developments outside existing settlements/urban areas (where internal floorspace is > 1000m² or footprint exceeds 0.2ha); - Residential developments of ≥ 100 units, or any residential developments of ≥ 50 outside existing settlements/urban areas; - Any industrial/agricultural development that could cause air pollution (incl: industrial processes, livestock & poultry units with floorspace > 500m², slurry lagoons > 200m² & manure stores > 250t); - General combustion processes >20MW energy input (incl: energy from waste incineration, other incineration, landfill gas generation plant, pyrolysis/gasification, anaerobic digestion, sewage treatment works, other incineration/ combustion);	N/A Proposals do not meet the development criteria for which LPA should consult Natural England.

Ecological Feature	Details	Ecological Importance
	- Landfill (incl: inert landfill, non-hazardous landfill, hazardous landfill); - Any composting proposal with > 500t maximum annual operational throughput (incl: open windrow composting, in-vessel composting, anaerobic digestion, other waste management; - Any discharge of water or liquid waste of >2 m³/day to ground or to surface water, such as beck or stream and; - Large infrastructure such as warehousing / industry where net additional gross internal floorspace is > 1000m² or any development needing its own water supply.	
Local Nature Reserves		
Worsborough Country Park Local Nature Reserve (LNR) 1.8km North-west	The site is good for waterfowl. Habitats include a reservoir, willow carr, managed grassland/meadowland, reed bed and woodland.	County
Other locally designated wildlife sites		
Wombwell Wood Barnsley Wildlife Site 260m North and East	Site supports Ancient Replanted Woodland which is identified as Deciduous Woodland Priority Habitat.	County
Barrow Colliery Site Barnsley Wildlife Site 750m North-west	Site supports Open Mosaic Habitat on Previously Developed Land and Lowland Mixed Deciduous Woodland Priority Habitats.	County
Short Wood and Hay Green Barnsley Wildlife Site 1.3km West	Site supports Ancient Replanted Woodland which is identified as Deciduous Woodland Priority Habitat.	County

England HPI, Local BAP Habitats, Ancient Woodland, Important Hedgerows, Veteran Trees, TPOs and Conservation Areas		
Lowland Mixed Deciduous Woodland HPI 260m North and East	A total of 16.9ha of the Priority Habitat within a 500m radius at Wombwell Wood to the north and east at 260m from the site boundary at its closest point.	Local
Ancient Woodland 260m North and East	A total of 14.7ha of the woodland at Wombwell Wood within a 500m radius is also identified as Ancient Replanted Woodland (DEFRA, 2021).	Local
Tree Preservation Orders (TPOs)	The Barnsley Council website confirms none of the trees within and bordering the site are covered by Tree Preservation Orders.	N/A
Green/Blue & Aquatic Infrastructure, Dark Zones, and Local Policy		
Green Infrastructure	The scattered mature trees and hedgerows provide notable habitat connectivity and wildlife corridor function across a local landscape which is predominantly open arable farmland.	Local
Blue Infrastructure	Site and the immediate surrounds do not support any watercourses or waterbodies; no significant blue infrastructure resource present.	N/A
Dark Zones	There are no known dark zones across the site. In accordance with the standard guidance specified in the <i>Guidance Notes for Reduction of Obtrusive Lighting</i> (Institution of Lighting Professionals, 2020), the application site likely falls under Environmental Zone E2 (Rural – Low district brightness).	N/A
Dearne Valley Green Heart Nature Improvement Area (NIA)	Site lies within the Dearne Valley Green Heart NIA to which the requirements of the Biodiversity and Geodiversity SPD (Barnsley Council, 2019b) apply, however the SPD confirms that small developments such as this are not covered in the specific guidance relating to the NIA. Guidance still to be utilised in decisions regarding biodiversity enhancements which are appropriate to this scheme.	Local

Habitat Types		
Buildings (u1b5) 	The site supports buildings associated with the former Woodhead Hall Farm, comprising Woodhead Hall, a former Farm Cottage, four stone barns, a stone outhouse, and a more modern barn/shelter structure. The Main Hall is a Grade II Listed building and reportedly dates back to 1780. The location of these buildings can be viewed at Drawing MAN.1757.003.EC.D.002. Further description and photos of the buildings and assessment in relation to roosting bats and Barn Owl is presented at Appendices B and C. No significant vegetation assemblages are associated with the buildings, and they do not represent or contribute to any UK BAP or Local Priority Habitat.	Negligible
Developed Land, sealed surface (ub1) 	Land surrounding the buildings and along the existing access track to the north-east predominantly comprises sealed surface bare ground habitat. These bare ground areas are almost entirely devoid of vegetation, with significantly sparse (<1% cover) colonising vegetation present at gaps and the edges of habitat. This vegetation is characterised by occasional Yorkshire-fog (<i>Holcus lanatus</i>), Annual Meadow-grass (<i>Poa annua</i>), Perennial Rye-grass (<i>Lolium perenne</i>), Dandelion (<i>Taraxacum officinale</i> agg.), Broad-leaved Dock (<i>Rumex obtusifolius</i>), Greater Plantain (<i>Plantago major</i>), White Clover (<i>Trifolium repens</i>), Spear Thistle (<i>Cirsium vulgare</i>) and Bramble (<i>Rubus fruticosus</i> agg.). This bare ground does not represent or contribute to any UK or Local BAP Priority Habitat.	Negligible

Modified Grassland with scattered trees and tall ruderal herb vegetation (g4, 11, 16) 	Eastern and southern areas of the site support former amenity grassland garden habitat with occasional scattered broadleaf trees and localised patches of tall ruderal herb vegetation. The grassland areas are short and appear occasional mown, with no dense litter layer which would develop with unmanaged grassland. The species-poor grassland is characterised by abundant Yorkshire-fog, with frequent Perennial Rye-grass, Creeping Buttercup (<i>Ranunculus repens</i>) and Dandelion, with occasional Cock's-foot (<i>Dactylis glomerata</i>), White Clover, Common Ragwort (<i>Senecio jacobaea</i>) Common Mouse-ear (<i>Cerastium fontanum</i>), Broad-leaved Dock and Common Dove's-foot Crane's-bill (<i>Geranium molle</i>). The localised tall ruderal herb areas support dominant Common Nettle (<i>Urtica dioica</i>), with frequent Cleavers (<i>Galium aparine</i>) and Red Campion (<i>Silene dioica</i>), and occasional Creeping Thistle (<i>Cirsium arvense</i>) and Bramble. The scattered broadleaf trees include mature Sycamore (<i>Acer pseudoplatanus</i>), Beech (<i>Fagus sylvatica</i>), Silver Birch (<i>Betula pendula</i>) and Pedunculate Oak (<i>Quercus robur</i>). This former amenity garden habitats do not represent or contribute to any UK or Local BAP Priority Habitat.	Negligible
Dense Scrub with scattered trees (h3, 11) 	The eastern and western site boundaries support localised areas of unmanaged dense scrub vegetation with scattered broadleaf trees. This scrub habitat is characterised by abundant Bramble, with occasional Hawthorn (<i>Crataegus monogyna</i>), Elder (<i>Sambucus nigra</i>) and Willow (<i>Salix</i> sp.), with frequent mature Sycamore trees. This habitat does not represent or contribute to any UK or Local BAP Priority Habitat.	Negligible

Hedgerow (h2a) 	The existing access track to the north-east is lined by native hedgerow on either side. These hedgerows appear regularly cut and are on average 2m high by 1m wide. The woody component is characterised by dominant Hawthorn, with frequent Blackthorn (<i>Prunus spinosa</i>), Hazel (<i>Corylus avellana</i>) and Dog Rose (<i>Rosa canina</i>) and occasional Holly (<i>Ilex aquifolium</i>). The ground flora supports abundant Common Nettle and Cleavers, with frequent Bramble, Garlic Mustard (<i>Alliaria petiolata</i>), Yorkshire-fog and Cock's-foot, and occasional Dandelion. Native hedgerow is a UK BAP and Local Priority Habitat. Further detailed Hedgerow Assessment would be required to determine if these hedgerows qualify as 'Important' in accordance with <i>The Hedgerows Regulations 1997</i> (recommended in the event hedgerows are to be removed or otherwise significantly impacted which is not anticipated in this instance).	Local
Arable (c1) 	The south-west corner of the site supports a localised area of the adjacent arable field which extends to the south and west. At the time of survey this area and the wider field supported a monoculture of rapeseed crop. There is not significant assemblage of other flora or arable weeds, and no notable arable field margin habitat of value to biodiversity. This arable habitat does not represent UK BAP or Local Priority Habitat, including no areas qualifying as Arable Field Margin Priority Habitat (Maddock, 2008).	Negligible
Built Linear Features (u1e)	In southern areas of the site and associated with the building complex at the centre of the site are lengths of low stone wall habitat. There are no significant vegetation assemblages associated with these walls. These features do not represent, or contribute to, any UK BAP or Local Priority Habitat.	Negligible

Legally Protected & Priority Species (& Consultation Zones where applicable)		
Bats	The nocturnal presence/absence surveys have confirmed the presence of a total of five bat roosts at the existing buildings, comprising four roosts of Common Pipistrelle (Roosts 1 to 4) and a single roost of Soprano Pipistrelle (Roost 5). In accordance with current guidance (Collins, 2016) each of these roosts is assessed as a Day Roost, based on the numbers of individuals present and roost sizes and conditions, which are of low conservation status (English Nature, 2004). No higher status roosts such as maternity roosts, hibernation roosts or roosts of uncommon or rare species have been detected. In addition, in accordance with the framework for valuing bats in Ecological Impact Assessment set out by Wray et al. (2007), the roost statuses are considered of <i>Local value</i> being used by individual bats (common species) or small numbers of non-breeding bats (common species). Given the absence of any evidence of roosting bats within roof voids during the Preliminary Roost Assessment, and as on only two instances was the activity of unconfirmed species recorded, it is not considered likely any Brown Long-eared Bat or other quietly echolocating species are present. Observations during the surveys did not identify any significant commuting routes within or adjacent to the site, and no particular use of building/roof lines commuting to/from roosts was observed. A summary of the five bat roost details is provided below, with locations and photos provided at the appended Drawing MAN.1757.003.EC.D.004: - Roost 1 – Common Pipistrelle Day Roost (max 1 individual) at gap in the brickwork on the eastern elevation of Barn 4. Access between stonework at gap in the mortar with current low lighting levels and east facing. Does not appear to lead into larger void/cavity. - Roost 2 – Common Pipistrelle Day Roost (max 2 individuals) at a gap under a loose tile in the valley of the roof between Barn 1 and Barn 2, east facing and with low lighting levels. Does not appear to lead into larger void/cavity. - Roost 3 – Common Pipistrelle Day Roost (max 1 individual) at a gap under a loose tile on the east side of the roof of Barn 1 which is east facing and with low lighting levels. Does not appear to lead into larger void/cavity. - Roost 4 – Common Pipistrelle Day Roost (max 1 individual) at a gap under a roof tile on the east side of the south facing roof of Woodhead Hall, with low lighting levels. Does not appear to lead into larger void/cavity. - Roost 5 – Soprano Pipistrelle roost (max 2 individuals) at a gap associated with a missing roof tile on the west side of the south facing roof of Woodhead Hall with low lighting levels. Does not appear to lead into larger void/cavity. Refer to Appendix C for the further details of the results of the nocturnal bat surveys, and to Appendix B for the results of the Preliminary Bat Roost Assessment (PRA) which did not identify any confirmed evidence of roosting bats, however, assessed Woodhead Hall, the Farm Cottage and Barn 3 as of <i>High Suitability</i> for roosting bats, Barn 1, Barn 2 and Barn 4 as of <i>Moderate/High Suitability</i>. The remaining	Local

	buildings and structures comprising the stone outhouse, the modern Barn and the collapsed stone barn are assessed as of <i>Low/Negligible</i> suitability for roosting bats (Collins, 2016). No significant hibernation potential present at any of the buildings/structures. The scattered trees, scrub hedgerow and former garden habitats within the arable landscape provide a significantly limited and isolated extent of <i>Low</i> suitability foraging and commuting habitat for bats (Collins, 2016), but do provide some connectivity between the detected roosts located at the farm buildings and the surrounding landscape. The desk study has identified records within a 2km radius in the last 10 years of Common Pipistrelle (<i>Pipistrellus pipistrellus</i>), Soprano Pipistrelle (<i>Pipistrellus pygmaeus</i>), Pipistrelle sp. (<i>Pipistrellus</i> sp.), Noctule (<i>Nyctalus noctula</i>), Leisler's Bat (<i>Nyctalus leisleri</i>), <i>Nyctalus</i> sp., Brown Long-eared Bat (<i>Plecotus auritus</i>), Daubenton's Bat (<i>Myotis daubentonii</i>) and <i>Myotis</i> sp. The closest records are from 2012 at Upper Wood Head Farm 300m to the north, comprising records of Common Pipistrelle, Soprano Pipistrelle, Noctule and Leisler's Bat. There is no further information provided by BBRC regarding whether these represent records of roosts or other recorded bat activity. There is also one record of a previous EPS licence application within a 2km radius, associated with Soprano Pipistrelle 1.5km to the north in 2017 (licence reference 2017-32557-EPS-BDX).	
Badger	No evidence of Badger detected during the field survey either within the site or within an accessible 50m radius. The predominantly building, bare ground and former garden habitats do not provide favourable Badger habitat, although a limited extent of suitable cover, refuge and sett creation opportunity is provided by the areas of trees, scrub, and hedgerow. The local records data indicate seven records of Badger within a 2km radius within the last 10 years. For confidentiality reasons, specific locations are not provided, however, it is confirmed all records lie greater than 1km from the site boundary. These records do confirm however, that Badger are likely present in the wider area.	Local
Dormouse	The building, bare ground and former garden habitats provide no opportunities for Dormouse, with only very limited extent of suitable habitat provided by the regularly cut hedgerows and the localised areas of trees and scrub. This site is also located in an area of the Country where this species is significantly rare, if not extinct. No records of Dormouse within a 2km radius.	Negligible
Otter and Water Vole	No watercourses or waterbodies within or immediately adjacent to the site, resulting in no opportunities for Otter or Water Vole. No records of Otter or Water Vole within a 2km radius.	Negligible
Other Protected Mammals	No evidence of, or specific opportunities for, any other species of protected mammal. No records of any other protected mammal species within a 2km radius.	Negligible

Barn Owl 	Evidence of nesting Barn Owl (<i>Tyto alba</i>) is present associated with the chimney at the south-west elevation of the Farm Cottage, comprising a large accumulation of pellets, both reasonably fresh and significantly old, within the fireplace inside the building. These appear to have dropped down from a location higher up in the stone chimney stack where it is assumed there is a ledge suitable for nesting accessible from the chimney at the top. No other access points to the chimney stack appear present other than from the top of the chimney itself (e.g. there does not appear to be any access into the chimney stack from within the adjacent Barn 2). In accordance with current guidance (Shawyer, 2011), this is assessed as a Probable Breeding Site with no practical opportunities to undertake a further Nest Verification Survey due to the inaccessible location of the nest site within the chimney stack. Each of Barns 1, 2, 3 and 4 have open flight access to hay lofts providing potential for Barn Owl, both for nesting and roosting. Within the barns are stone ledges along the eaves and timber cross beams which provide opportunities for roosting, however no significant nesting potential identified. Entry points to each of the buildings provided by the several areas of damage to the roofs. All four of these buildings have occasional scattered individual numbers of Barn Owl pellets on the floors of these upper haylofts (which are now devoid of any previous hay bales) and some small quantities of splashing, but no evidence of breeding (or any enclosed spaces of high suitability for nest sites). Barn 2 has pellets which appear relatively fresh (i.e. within the last 12 months) and therefore is assessed as an <i>occasionally-used Active Roost Site</i>, whereas Barns 1, 3 and 4 are assessed as <i>Temporary Rest Sites</i> with no recent evidence (Shawyer, 2011). During the 2021 nocturnal bat surveys a Barn Owl was observed on one occasion flying into Barn 2 via a gap in the damaged roof supporting the assessment this building supports an occasionally-used active roost site. No other Barn Owl were detected, including no further evidence of breeding at the chimney associated with the Farm Cottage (e.g. audible chicks, adults returning the nest site with food etc.). It is however recognised that the bat surveys were undertaken in August and September when Barn Owl nesting would likely have finished for the year. No evidence or significant opportunism for Barn Owl at the other buildings, comprising Woodhead Hall, the Modern Barn, the stone outhouse, and the collapsed Barn. Also, during the nocturnal bat surveys no incidental Barn Owl foraging activity was observed at habitats within the site boundary. Further details, photos and assessment of the Barn Owl Survey are presented at Appendix D. No significant extent of suitable foraging habitat present within the site boundary considering the nature of the grassland habitats which lack any dense litter layer suitable for supporting an abundance of small mammal prey such as Field Voles. The surrounding farmland landscape provides ample opportunity for foraging Barn Owl, with the mature trees and hedgerows present within the boundary likely to provide connectivity and commuting corridors between the nest site within the site and this surrounding habitat.	Local
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	The records search confirms four records of Barn Owl within a 2km radius within the last 10 years, with the closest record 300m to the north recorded in 2012.	
Other Specially Protected Birds	No evidence of, or significant specific opportunities for, any other specially protected bird species within the site. The data search has identified records of eight further specially protected bird species as listed on Schedule 1 of the Wildlife and Countryside Act 1981 (as amended). These comprise records of Goshawk (<i>Accipiter gentilis</i>), Kingfisher (<i>Alcedo atthis</i>), Peregrine (<i>Falco peregrinus</i>), Red Kite (<i>Milvus milvus</i>), Redwing (<i>Turdus iliacus</i>), Fieldfare (<i>Turdus pilaris</i>), Garganey (<i>Anas querquedula</i>) and Green Sandpiper (<i>Tringa ochropus</i>). No specific opportunities at the site for any of these species.	Negligible
Breeding, Wintering and Migratory Birds	The scattered trees, dense scrub, hedgerow, and buildings, provide a limited extent of suitable nesting habitat for a restricted range of bird species likely to be present in the local area. The enclosed nature of the site does not provide any significant opportunities for ground-nesting species such as Skylark (<i>Alauda arvensis</i>) and Lapwing (<i>Vanellus vanellus</i>). The data search has revealed records of ten Priority Species of bird within a 2km radius comprising Hawfinch (<i>Coccothraustes coccothraustes</i>), Cuckoo (<i>Cuculus canorus</i>), Grasshopper Warbler (<i>Locustella naevia</i>), Spotted Flycatcher (<i>Muscicapa striata</i>), House Sparrow (<i>Passer domesticus</i>), Tree Sparrow (<i>Passer montanus</i>), Grey Partridge (<i>Perdix perdix</i>), Yellowhammer (<i>Emberiza citrinella</i>), Reed Bunting (<i>Emberiza schoeniclus</i>) and Lapwing. The closest record is of Yellowhammer recorded in 2020 50m north of the site.	Local importance to a restricted range of common bird species.
Common Reptiles	The predominantly building, bare ground and short grassland habitats isolated within the arable landscape do not provide any significant opportunities for common reptiles such as Slow-worm (<i>Anguis fragilis</i>) and Common Lizard (<i>Zootoca vivipara</i>). However, a limited extent of foraging, refuge and basking habitat is provided by the areas of trees, scrub, hedgerow, and unmanaged tall herb vegetation which may support individual numbers of common reptiles. There are no adjacent habitats from which significant numbers of reptiles are likely to have colonised the site (i.e. no significant connectivity with Wombwell Wood to the east considering the arable fields between and only hedgerow providing any habitat connectivity). The records search indicates records within a 2km radius of Adder (<i>Vipera berus</i>), Grass Snake (<i>Natrix natrix</i>) and Common Lizard, with the closest a 2017 record of Grass Snake at Wombwell Wood LWS 250m to the east.	Local

Great Crested Newt	No waterbodies providing any potential for breeding Great Crested Newt (GCN) within the site. The predominantly building, bare ground and short grassland habitats within the site do not provide any significant shelter, refuge or foraging terrestrial habitat for GCN. Aerial imagery and OS maps indicate one pond within an unobstructed 500m, located at Upper Wood Head Farm 240m to the north. Considering the distance to this pond, the extensive arable habitats between this site and the pond, and the limited terrestrial habitat value provided by the site habitats, any impacts of the proposals on any GCN associated with this pond (if present) are reasonably discounted. It is not considered habitats within the site are likely to attract GCN from this distant pond or further afield. This assessment is supported by the Natural England Rapid Risk Assessment (see below) which indicates any offence in respect of GCN is <i>Highly Unlikely</i> based on the size of the development and the distance to the pond to the north (and assuming GCN presence). <table border="1"> <thead> <tr> <th>Component</th><th>Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)</th><th>Notional offence probability</th></tr> </thead> <tbody> <tr> <td>Great crested newt breeding pond(s)</td><td>No effect</td><td>0</td></tr> <tr> <td>Land within 100m of any breeding pond(s)</td><td>No effect</td><td>0</td></tr> <tr> <td>Land 100-250m from any breeding pond(s)</td><td>0.1 - 0.5 ha lost or damaged</td><td>0.1</td></tr> <tr> <td>Land >250m from any breeding pond(s)</td><td>1 - 5 ha lost or damaged</td><td>0.04</td></tr> <tr> <td>Individual great crested newts</td><td>No effect</td><td>0</td></tr> <tr> <td colspan="2">Maximum:</td><td>0.1</td></tr> <tr> <td colspan="2">Rapid risk assessment result:</td><td>GREEN: OFFENCE HIGHLY UNLIKELY</td></tr> </tbody> </table> The records data indicate a single record of GCN presence within a 2km radius, recorded in 2015 1.2km to the south-west. No previous GCN EPS licence applications within a 2km radius.	Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability	Great crested newt breeding pond(s)	No effect	0	Land within 100m of any breeding pond(s)	No effect	0	Land 100-250m from any breeding pond(s)	0.1 - 0.5 ha lost or damaged	0.1	Land >250m from any breeding pond(s)	1 - 5 ha lost or damaged	0.04	Individual great crested newts	No effect	0	Maximum:		0.1	Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY	Negligible
Component	Likely effect (select one for each component; select the most harmful option if more than one is likely; lists are in order of harm, top to bottom)	Notional offence probability																								
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Individual great crested newts	No effect	0																								
Maximum:		0.1																								
Rapid risk assessment result:		GREEN: OFFENCE HIGHLY UNLIKELY																								
Other Protected Herpetofauna	No suitable habitats within or immediately adjacent to the site specifically suitable for other species of protected herpetofauna. No records of other protected amphibian or reptile species within a 2km radius.	Negligible																								
Protected Fish/Marine	No watercourses or waterbodies within or connected to the site. No records of any protected fish or marine species within a 2km radius.	Negligible																								
White-clawed Crayfish	No streams, ditches, or other watercourses within or immediately adjacent to the site providing any opportunities for White-clawed Crayfish. No records within a 2km radius.	Negligible																								

Protected Invertebrates	Only widespread and common habitats typical of the landscape are present. No habitats present which are likely to support a range or diversity of invertebrates or likely to support any protected invertebrate species. The data records search has not revealed any protected invertebrate species within the search area.	Negligible
Protected Flora	No protected flora species detected during the field survey. Only common and widespread habitats present, and unlikely to support any protected flora species. No records of any protected flora within a 2km radius of the site.	Negligible
Invasive Flora	No invasive flora identified during the field survey. The data search identifies records within a 2km of species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) comprising: Canadian Waterweed (<i>Elodea canadensis</i>), Giant Hogweed (<i>Heracleum mantegazzianum</i>), Indian Balsam (<i>Impatiens glandulifera</i>), Japanese Knotweed (<i>Fallopia japonica</i>), Japanese Rose (<i>Rosa rugosa</i>), Montbretia (<i>Crocasmia x crocosmiiflora</i>), New Zealand Pigmyweed (<i>Crassula helmsii</i>), Nuttall's Waterweed (<i>Elodea nuttallii</i>), Rhododendron (<i>Rhododendron ponticum</i>), Wall Cotoneaster (<i>Cotoneaster horizontalis</i>) and Variegated Yellow Archangel (<i>Lamium galeobdolon</i> subsp. <i>argenteum</i>).	Negligible
Invasive Fauna	No invasive species detected during the survey, no specific opportunities for any invasive species identified, and no significant risk of the development proposal causing the spread of any invasive fauna identified. Records within a 2km radius of American Mink (<i>Mustela vison</i>), Grey Squirrel (<i>Sciurus carolinensis</i>) and Canada Goose (<i>Branta canadensis</i>).	Negligible
Priority Species	The areas of scrub, scattered trees, hedgerows, and tall herb vegetation provided a limited extent of foraging and shelter for other Priority Species such as Common Toad (<i>Bufo bufo</i>) and Hedgehog (<i>Erinaceus europaeus</i>) which have been recorded in the wider area. The data search has indicated records within a 2km radius of Common Toad, Hedgehog, Harvest Mouse (<i>Micromys minutus</i>), Brown Hare (<i>Lepus europaeus</i>), Small Heath (<i>Coenonympha pamphilus</i>), White-letter Hairstreak (<i>Satyrus w-album</i>), Dingy Skipper (<i>Erynnis tages</i>), Shaded Broad-bar (<i>Scotopteryx chenopodiata</i>), Latticed Heath (<i>Chiasmia clathrata</i>), Cinnabar (<i>Tyria jacobaeae</i>), Pennyroyal (<i>Mentha pulegium</i>) and Cornflower (<i>Centaurea cyanus</i>), in addition to the Priority Species of bird described above.	Local

4.0 Assessment and Mitigation

- 4.1.1 Assessment of impacts and the associated ecological effect to identified ecological features are presented below. Ecological features have been screened out where no likely significant impacts have been identified or where impact is unlikely to occur. Cumulative effects are also considered where applicable. This section can be updated into a final Ecological Impact Assessment (EclA) once all further surveys have been completed and the redevelopment plans have been finalised.
- 4.1.2 To clarify, other than the ecological features listed below, there are no perceived potential impacts on any other sites, habitats, or species in the wider area. The proposals are of a type, scale, and distance that any direct or indirect construction or operational impacts on the other identified ecological features are reasonably discounted. Specifically, no significant impacts of the proposals on Wombwell Wood LWS have been identified, with potential recreational impacts (e.g. significant increase in cat predation) discounted considering the small number of residential properties proposed and the existing widely encouraged public access to the LWS. No impacts on any other designated sites or habitats in the surrounding area have been identified.

Table 5 – Assessment of effect and mitigation measures

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Native Hedgerow, Mature Trees and Green Infrastructure	Risk of damage and/or degradation of Hedgerow Priority Habitat and Green Infrastructure Minor adverse, permanent, reversible impact.	It is recommended that the final site proposals are designed to enable to retention and protection of the existing Hedgerow Priority Habitat along the access road and as many of the existing mature trees as is feasible to permit development. Trees and hedgerow should be protected throughout the construction phase in accordance with BS5837:2012 <i>Trees in relation to design, demolition, and construction. Recommendations.</i> In addition, where possible, it is recommended these hedgerows lie outside of the curtilage of the new residential properties to minimise the risk of future degradation through inappropriate management by new residents (this is unlikely to be a significant issue considering the location of the vast majority of the hedgerows along the access road). To avoid potential degradation of these features through excessive artificial lighting overspill, a sensitive lighting scheme shall be implemented making use of suitable products such as directional, low-level, capped, screened and/or low-lux lighting. In the unlikely event that removal, breaches, or significant damage to the hedgerows along the access road is required, further assessment would be recommended to confirm whether these hedgerows qualify as 'Important' in accordance with <i>The Hedgerows Regulations 1997</i>, and confirmation sought from the Council to confirm if any hedgerow removal notice would be required where not covered by planning permissions. This further survey is not recommended if the hedgerows can be retained and protected as expected.	None required.	No significant effect anticipated

Bats	Risk of killing/injury of roosting bats and destruction of roosts during works. Risk of significant adverse, permanent, irreversible impact.	In accordance with the Mitigation Hierarchy (BSI, 2013), considering the nature and location of the roosts, avoidance of impacts is not feasible alongside the redevelopment proposals (i.e. the roosts cannot be retained and protected as existing). As a result, it is confirmed that a Natural England European Protected Species Mitigation (EPSM) licence is required to avoid an offence in respect of the protection afforded to bats and their roosts (a low impact class licence is not applicable in this instance). This licence application can be applied for once planning permission has been granted and will be informed by a detailed Method Statement including confirmation of the proposed mitigation measures in accordance with current mitigation guidance (English Nature, 2004) and new emerging guidance (CIEEM, 2021): In summary the mitigation approach shall comprise the following to demonstrate the maintenance of the favourable conservation status of bats at the site: - To significantly minimise the risk of killing/injury of bats, the initial conversion works, and disturbance of potential roosting features, will be timed to avoid periods when bats are likely to be present (i.e. avoid late-Spring to early-Autumn period), and a licensed bat ecologist/accredited agent will directly supervise the removal/disturbance of all suitable roosting materials (e.g. roof tiles). The principal contractor will need to provide scaffolding/a cherry picker to allow the ecologist safe and clear access to these features. Any bats encountered will need to be immediately relocated to an undisturbed roosting location. - Due to the transitional nature of bats, it is possible that individual/small numbers of low status roosts have gone unobserved. As such, contractors will be briefed on the potential presence of bats and construction activities undertaken sensitively. If at any time a bat or evidence of a roost is encountered, then works must immediately cease and the ecologist contacted to determine the best method to proceed and need for an EPS Licence from Natural England. - To maintain the 'favourable conservation status' of the roosting Common and Soprano Pipistrelle at the site, specific bat roosting features will be incorporated into the redeveloped buildings. These shall be incorporated at strategically determined locations which are located away from external lighting sources and human disturbance, will ideally have a south facing aspect which gets full sunlight during the summer (to warm the roost, and prevent an alternative heating source from being required), be situated	None required.	No significant effect anticipated.
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		close-to/overlooking surrounding trees which provide commuting routes for bats, and have the highest chance of being discovered and utilised by roosting bats. Specifications will be fully detailed within the EPS Licence Method Statement and will be in accordance with current guidance (English Nature, 2004). However, in summary shall comprise five raised roof tiles and five ridge tile access points, which shall replicate the conditions of the existing roosts to be lost and provide access to suitable roosting locations in the space between the roofing slates and internal felt. To the extent which is feasible, these features shall be located in the positions on the roofs/walls where the existing roosts are located in order to maximise the chance of bats returning. At no point will bats have access to any modern Breathable Roofing Membranes (BRMs) which are known to cause bat mortality. Only traditional building materials to be used at roost locations. - In addition, to ensure that suitable roosting locations always remain available, and to provide a location to move roosting bats to in the unlikely event they are discovered during the works, five bat roost boxes (e.g. Schwegler 2F Bat Boxes or similar if unavailable) will also be provided at the retained mature trees. These five additional boxes shall also serve to provide overall enhancement in the long-term (i.e. above and beyond those required to mitigate for any identified impacts). Information to address the two licence tests of 'imperative reasons of overriding public interest (IROPI)' and 'no satisfactory alternative' will be addressed by the client/their planner on production of the final Method Statement to be submitted to Natural England. No management of the new roosting features at the site is required, with the proposed features being durable and long-lasting, and due to the nature of the incorporated features they will be self-cleaning in that droppings will fall out and will not need to be cleared. Although, roosts of the status identified at the site (day roosts, individual bats of a common species) do not require the provision of any long-term monitoring scheme, it is recommended that a single year of monitoring should be undertaken one year following the completion of the development in order to identify the success of the compensation features implemented. It is recommended this monitoring should comprise a single dusk emergence or dawn re-entry survey in accordance with the current survey guidance (Collins, 2016).		
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Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		In respect of the mature trees, once it is established which of these trees need to be felled further inspection in relation to roosting bats is recommended. This may entail further precautionary survey at height in accordance with current guidance (Collins, 2016) in order to closely inspect features. It is noted that nocturnal surveys did not detect any evidence of roosting bats at mature trees, and although not directly targeted by the surveyor positions, the majority of trees were visible by surveyor positioning such that any roosting activity would likely be detected. No further survey is recommended in respect of hibernating bats as no suitable hibernation locations have been identified, including no potential access points to the basement beneath Woodhead Hall. In addition, the tree and hedgerow protection measures described above in relation to physical protection and sensitive lighting will minimise the risk of degradation of the adjacent suitable bat foraging and commuting habitats. Any lighting scheme should be designed in accordance with the guidance note <i>Bats and Artificial Lighting in the UK</i> (Institution of Lighting Professionals, 2018). As necessary, all the above can be subject to a suitably worded planning condition.		

Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
Badger	Low risk of killing/injury of Badger if they stray into the construction site. Unlikely, minor, adverse, temporary, irreversible impact.	As Badger are known to be present in the area, and are at risk of harm if they were to stray into the construction site during works, the following reasonable avoidance measures should be adhered to (with all relevant site contractors informed of these details): - No construction works will be conducted at night, or dawn/dusk when Badgers are likely to be active; - Any holes, trenches or other excavations in which Badger may fall into and become trapped will be covered overnight, or otherwise a means of escape provided (e.g. a plank of wood); - If piles of soil are to be stored within the site, these will be left un-compacted and not permitted to grass over to reduce the likelihood of Badger using them for new sett excavation; - Any pipes between 0.1 and 0.5 in diameter must be stored with caps on to prevent Badger access; and, - Any chemicals will be stored securely so that they cannot be accessed by inquisitive Badger. Considering the absence of Badger detected during the May 2021 field survey and the conditions within the site, it is not considered necessary for any detailed or pre-commencement Badger survey, however, in the unlikely event a Badger sett is discovered or suspected, an Ecologist should be contacted for advice on how to proceed.	None required	No significant effect anticipated

Barn Owl	Potential disturbance and destruction of nest/roost sites. Significant adverse, permanent, irreversible impact. <i>No significant loss of foraging habitat identified</i>	Prior to the commencement of construction works, an updated Barn Owl Survey shall take place to confirm the locations and status of Barn Owl nest and roost sites. It is considered the existing survey information is sufficient to inform the assessment of impacts and proposed mitigation to maintain the favourable conservation status of Barn Owl at the site, and therefore determine the application. Updated surveys secured by condition shall provide up to date details of the current status of Barn Owl to confirm the appropriate mitigation prior to the commencement of works. To avoid the disturbance and risk of killing/injury of active nesting Barn Owl, site clearance and building works associated with Farm Cottage and Barns 1 to 4 should avoid the sensitive period of January to August (inclusive), unless it can be determined by a nesting bird survey conducted by a suitably qualified Ecologist that Barn Owl, and other nesting birds, are absent (although this is likely to be unfeasible at the Probably Breeding Site in the chimney of the Farm Cottage due to access limitations). To mitigate the unavoidable loss of nest/roost sites, it is proposed to create a permanent alternative nest site at a specific Barn owl loft above one of either the redeveloped or newly constructed properties. This can comprise a boxed off space within a roof void, with a hatch providing potential access for monitoring and maintenance as necessary. A suitable hole must be provided in the exterior of the building (i.e. high up on the gable end) to allow Barn Owl access to this space. A location should be chosen which is away from obstructions, major sources of disturbance and the prevailing wind, and overlooks open countryside and therefore likely to be found and taken up by Barn Owl (i.e. at the edge of the site facing over the open countryside). In addition, it is recommended the Barn Owl nest provision is located away from the proposed bat roost locations as Barn Owl are known to predate bats as they leave and enter roosts. There should be no loss of nesting habitat at any point during the works, therefore prior to the commencement of works it is recommended that two wooden nest boxes are provided at retained mature trees to ensure continuation of suitable nest/roost sites. Although these wooden boxes are not considered permanent nesting provision, they shall continue provide nest/roost alternatives for Barn Owl in the medium term. Confirmation of the specific details/specification of the compensatory nest site, can be provided within a Barn Owl Mitigation Strategy which can be subject to a suitably worded planning condition. It is recognised that it is typically recommended that provision of Barn Owl nest sites should avoid locations close to major roads such as Dearne Valley Parkway (A6195) 150m to the south. However, in this instance it is considered important and	Compensation for loss of Breeding Site as described.	No significant effect anticipated
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Ecological Feature	Impact	Avoidance/Mitigation	Compensation	Significance of Residual Effect
		appropriate to compensate for the unavoidable loss of what appears to be a longstanding Barn Owl Breeding Site. This closest section of the A6195 also has raised embankments on either side with high tree planting which reduces the risk of Barn Owl collisions with traffic as they shall be forced to fly up high over the road.		
Nesting Birds	Risk of disturbance of nesting birds during construction phase. Minor adverse, temporary, irreversible impact. (no significant loss of habitat)	In addition to the above-described measures in relation to Barn Owl, to avoid an offence being committed in respect of general nesting birds, clearance of vegetation and works to the buildings should be planned to be conducted outside of the bird nesting season (March to August inclusive), where possible. If it is necessary to undertake these works during the bird nesting season, a suitably trained Ecological Clerk of Works (ECOW) would supervise the clearance to ensure no active nests are affected. If any active nests are detected, an appropriate protection area around the nest(s) will be established until it can be determined that the nest is longer active. Can be subject of a condition.	None required.	No significant effect anticipated
Common Reptiles	Low risk of killing/injury of individual numbers of common reptiles through construction activities. Minor adverse, permanent, irreversible impact	To minimise the risk of killing/injury of common reptiles during the construction period, unmanaged grassland and scrub habitats will be cleared in an ecologically sensitive manner. This will be undertaken by an ecological contractor or under the direct supervision of a suitably qualified Ecological Clerk of Works. In each instance, an ecologist will check any potential habitats/refugia immediately prior to clearance. Vegetation will then be cut/felled to a height of 0.15m to encourage any wildlife present to move outside of the working area. The cut habitats and any remaining refuge habitats will again be checked by an Ecological Clerk of Works prior to the stripping of the stumps and top-soil. In the unlikely event any individuals are discovered, these will be carefully moved by hand to a safe refuge area outside of the construction site (with the use of a clean bucket/bag as necessary). Considering the size of the site and the habitats and conditions present, it is not considered any further detailed Reptile Survey is necessary to inform this assessment or the design of appropriate mitigation measures.	None required.	No significant effect anticipated
Priority Species	Risk of killing/injury of Priority Species during site clearance and construction activities. Minor adverse, permanent, irreversible impact.	The sensitive clearance measures described above to ensure the protection of any common reptiles will also serve to minimise the risk of killing/injury of SPI such as Hedgehog, Common Toad and invertebrates which may be present at the site. Any wildlife discovered will be safely moved to suitable refuge habitat outside of the construction area.	None required.	No significant effect anticipated

5.0 Enhancement and Monitoring

- 5.1.1 Opportunities for biodiversity enhancement (above and beyond those required to mitigate for any identified impacts) have been determined through consideration of: Ecological Features identified on site and within the zone of influence; Historical records of protected species/habitats present within the locality; National and Local planning policy including National and Local Biodiversity habitats/species; Local Development Plans including consideration of Green/Blue Infrastructure Resource; Consultation with third parties/stakeholders where applicable; and Other influencing factors such as underlying Geology/Hydrology, intended operational activities, and existing disturbance activities within the locality. This makes specific reference to Biodiversity Net Gain, Good practice principles for development (CIEEM, IEMA, CIRA, 2019).
- 5.1.2 It is accepted that the scale and nature of the proposed development does not lend itself to providing large scale ecological enhancements, however, it is confirmed that the below minor enhancements, in combination with the above-described mitigation measures, will demonstrate an overall net gain for biodiversity. Given the size of the site, the existing habitats present and those proposed, it is not considered any Biodiversity Offsetting calculation metric is necessary in this instance in order to confirm this, however, if required a Defra Metric 3.0 calculation can be provided. The specific location and details of the proposals can be secured by an appropriately worded planning condition and/or detailed on the final landscape plans. The below enhancement recommendations have been guided by the details presented within the Biodiversity and Geodiversity SPD (Barnsley Council, 2019b).

Table 6 – Enhancement & Monitoring

Ecological Feature	Enhancement & Monitoring	Significance of Residual Effect
Landscape Planting	The landscape planting scheme should incorporate a range of native species and species which are known to be of value to wildlife and which are suitable to the site location and conditions. Planting should be focussed on a linear design to provide enhanced habitat connectivity and wildlife corridor function across and around the site, complementing and contributing to the value provided by the existing mature trees and hedgerows. Planting scheme recommended to include a variation of features and habitat types including tree planting, native hedgerow and wildflower areas as recommended by the Biodiversity and Geodiversity SPD (Barnsley Council, 2019b).	Minor positive effect
Bird Boxes	To provide enhancement opportunities for nesting birds the development should incorporate bird nest boxes suitable for a range of species likely to present at the developed site (e.g. House Sparrow, Starling etc.). Boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and where positioned on buildings or structures should also avoid south-facing elevations where excessive sunlight can cause chicks to overheat in the nest.	Minor positive effect

Ecological Feature	Enhancement & Monitoring	Significance of Residual Effect
Bat Boxes	To provide enhancement opportunities for roosting bats the development will incorporate provision of bat roost boxes. The boxes should be positioned 2.5 to 5 metres above ground level, away from major sources of human disturbance and artificial lighting and should face onto suitable foraging and commuting habitats (e.g. boundary trees).	Minor positive effect
Insect boxes/ Bee hotel	To provide enhanced shelter and refuge opportunities for a range of invertebrates including solitary bees, it is recommended the development also provides Insect boxes/Bee Hotels at suitable locations around the site (such as garden boundary fencing and mature trees). It is recommended these boxes lie within and face on to areas of favourable invertebrate foraging habitats such as wildflower grassland and garden habitats.	Minor positive effect
Hibernacula	To provide enhanced shelter, refuge, and hibernation potential for a range of wildlife including small mammals, amphibians, and invertebrates, it is recommended that informal deadwood piles are created at the site boundaries. The arisings from any necessary tree and scrub clearance shall provide suitable materials for the creation of these piles rather than any need to import materials from off-site.	Minor positive effect

- 5.1.3 No post-determination monitoring is perceived necessary. To comply with guidance set out in BS42020:2013, a Construction Environment Management Plan (CEMP) which includes consideration of biodiversity will be produced prior to the commencement of construction activities, including site clearance works. A Landscape and Ecological Management Plan (LEMP) would also normally be produced prior to operation of the site. However, due to the small scale of the proposals and as no future/ongoing management is proposed, it is not considered this is necessary.

6.0 Conclusion

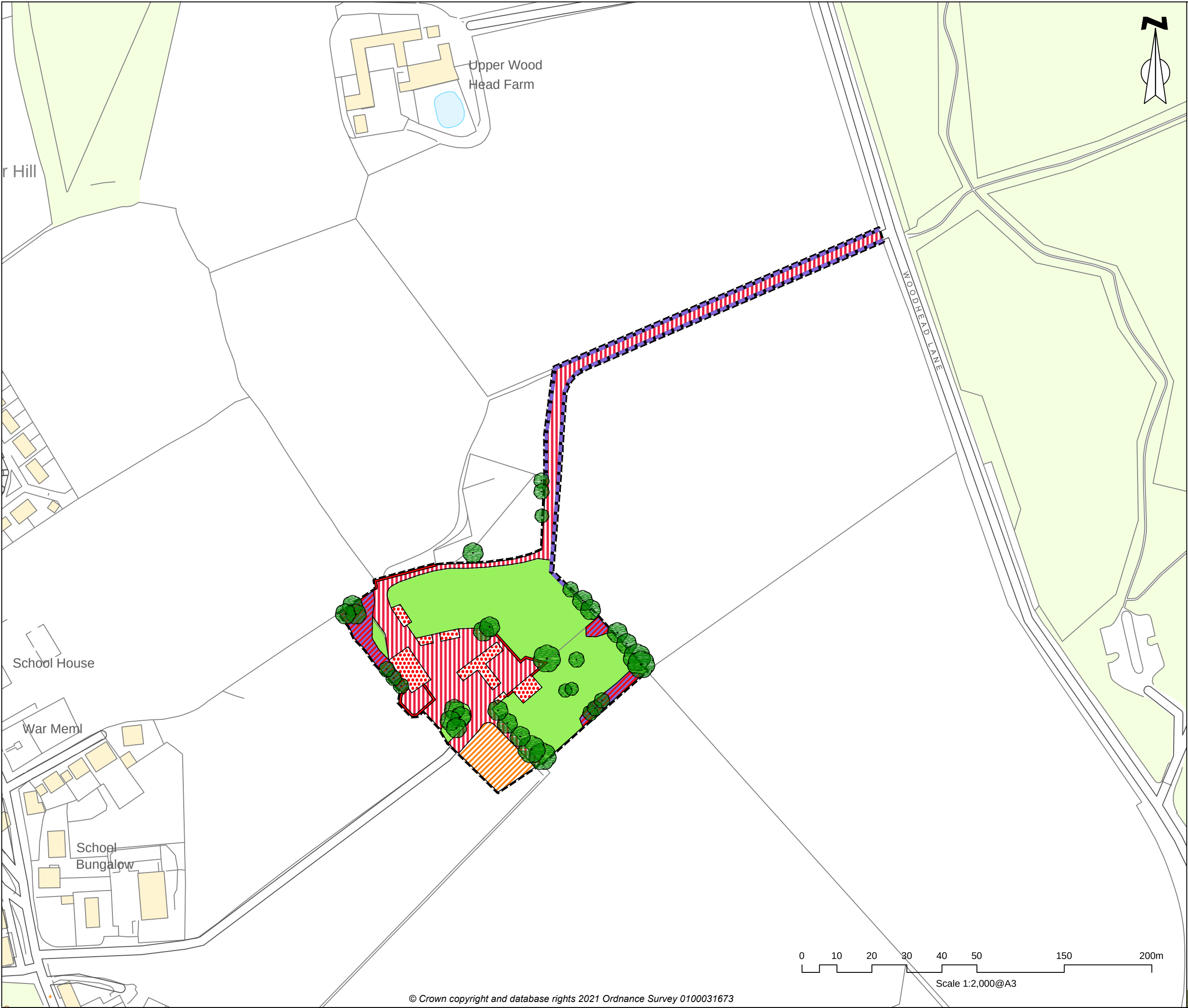
- 6.1.1 This assessment has confirmed the site provides opportunity to incorporate appropriate measures to mitigate any potential impacts to ecological features and to demonstrate 'biodiversity net gain in accordance with NPPF and local planning policy. As such, no significant residual impact can be expected which would prevent determination of a planning application or development of this site.

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Drawing MAN.1757.003.EC.D.001 – UK Habitat Classification Map



- Key**
- Site Boundary
 - Buildings (u1b5)
 - Developed Land, Sealed Surface (u1b)
 - Wall and Fence (u1e)
 - Arable and horticulture (c1)
 - Modified Grassland (g4)
 - Dense Scrub (h3)
 - Hedgerow (h2a)
 - Scattered Trees (t1)



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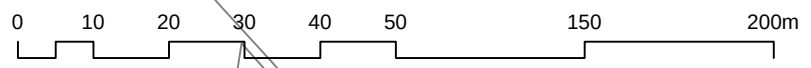
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DRAWN: **MG** CHECKED: **CS** DATE: **Aug 2021**

PROJECT:
**Woodhead Hall Farm,
Platts Common**

TITLE:
UK Habitat Classification Map

DRAWING NO:
MAN.1757.003.EC.D.001

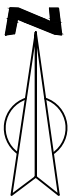


Scale 1:2,000@A3

Drawing MAN.1757.003.EC.D.002 – Preliminary Bat Roost Assessment Plan



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- Key**
- Site Boundary
 - High Suitability Buildings
 - Medium Suitability Buildings
 - Low Suitability Buildings
 - Negligible Suitability Buildings

enzygo
environmental consultants

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SCALE: **1:500@A3** PROJECT REF: **MAN.1757.003**

DRAWN: **MG** CHECKED: **CS** DATE: **Aug 2021**

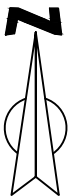
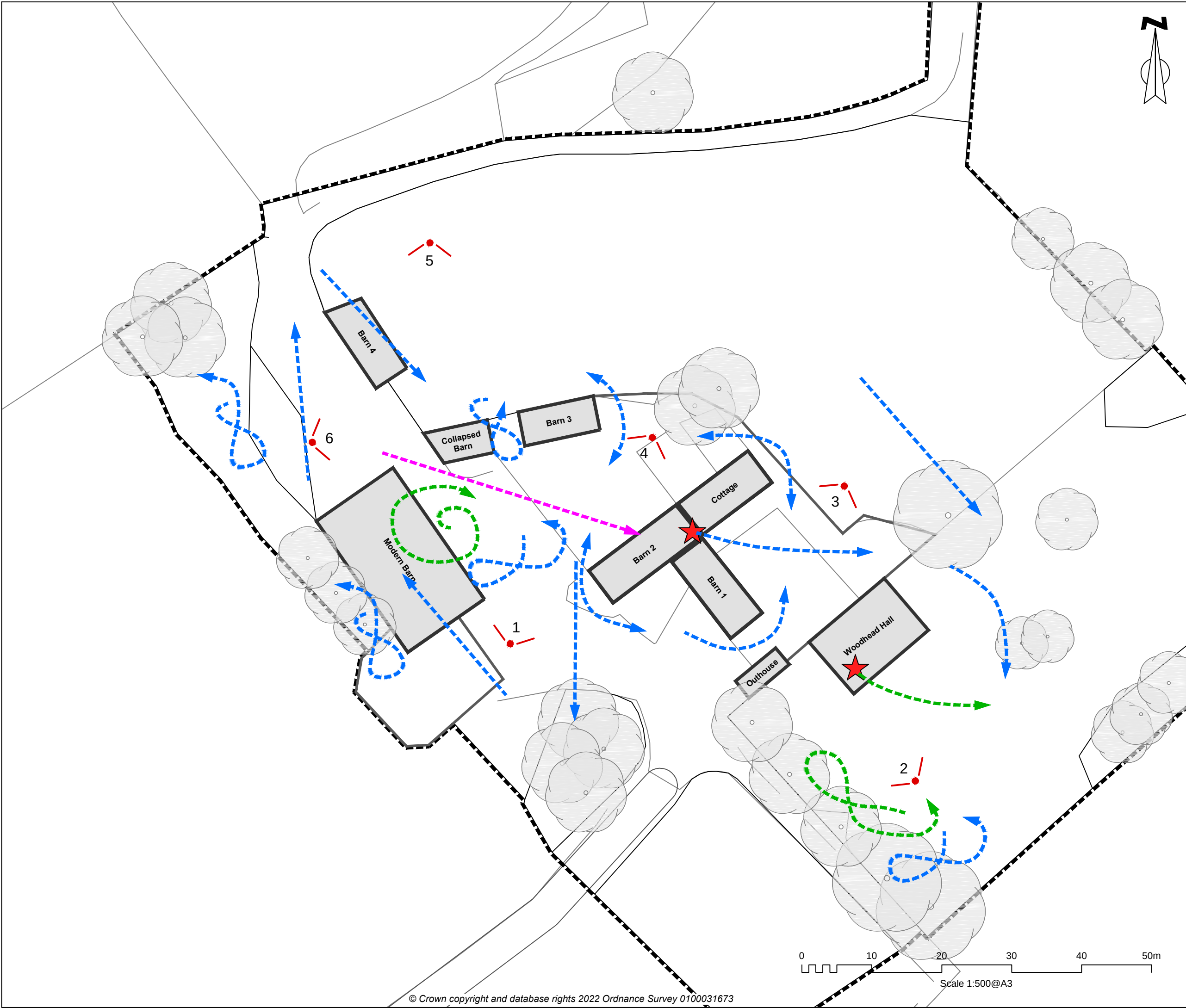
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**Woodhead Hall Farm,
Platts Common**

TITLE:
Bat Preliminary Roost Assessment

DRAWING NO:
MAN.1757.003.EC.D.002



Drawing MAN.1757.003.EC.D.003a to .003c – Nocturnal Bat Survey Results



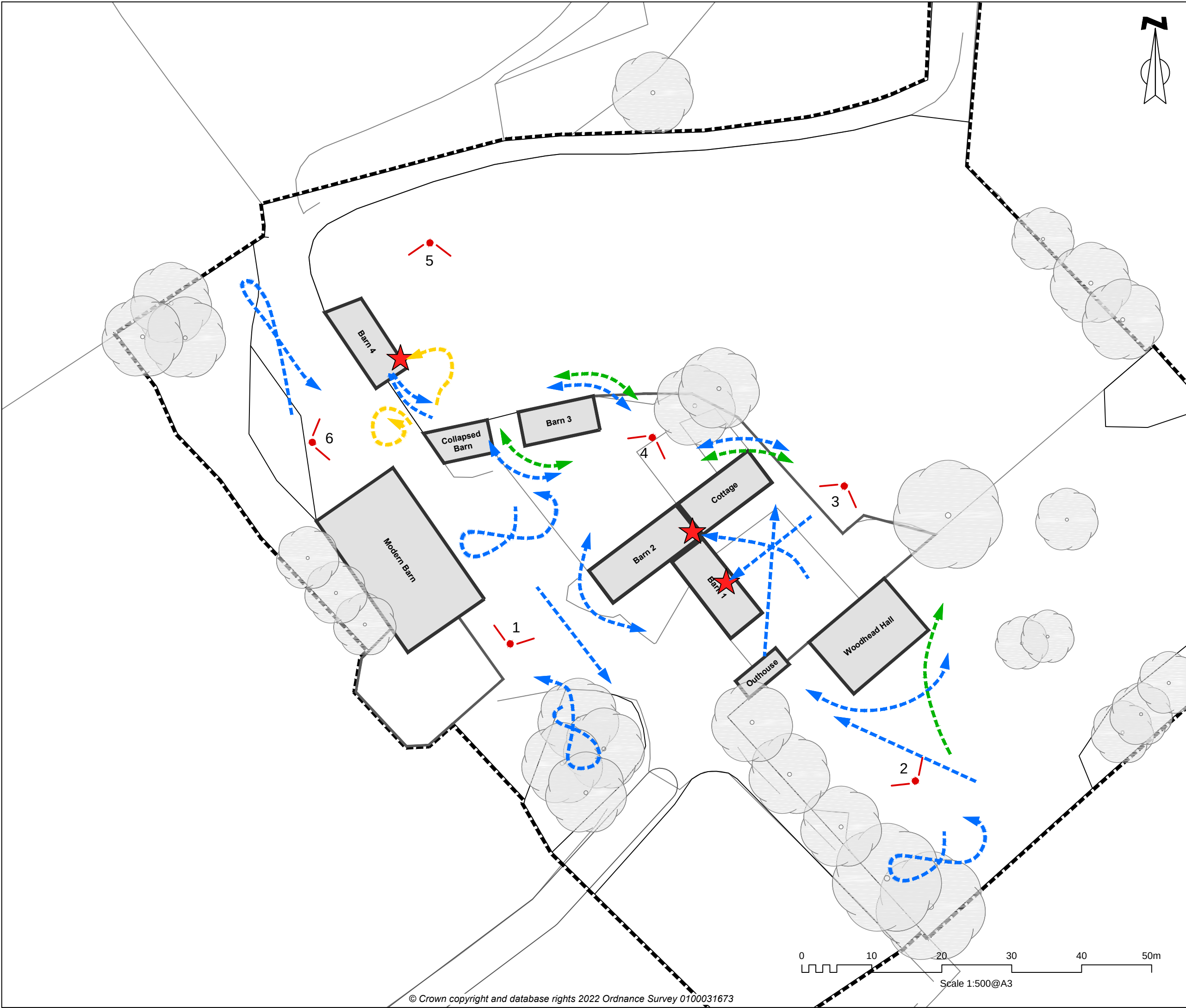
- Key
- 1 - 6 Surveyor Location
 - Observed Common Pipistrelle Activity
 - Observed Soprano Pipistrelle Activity
 - Observed Roost Locations
 - Barn Owl



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SCALE: 1:500@A3	PROJECT REF: MAN.1757.003	
DRAWN: MG	CHECKED: CS	DATE: Jan 2022
PROJECT: Woodhead Hall Farm, Platts Common		
TITLE: Nocturnal Bat Survey 1 (Dusk) 24/08/2021		
DRAWING NO: MAN.1757.003.EC.D.003a		





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Key

- 1 - 6 Surveyor Location
- Observed Common Pipistrelle Activity
- Observed Soprano Pipistrelle Activity
- Unknown Bat Species Activity
- Observed Roost Locations



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SCALE:
1:500@A3

PROJECT REF:
MAN.1757.003

DRAWN:
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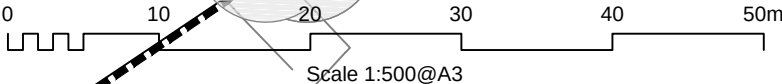
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DATE:
Jan 2022

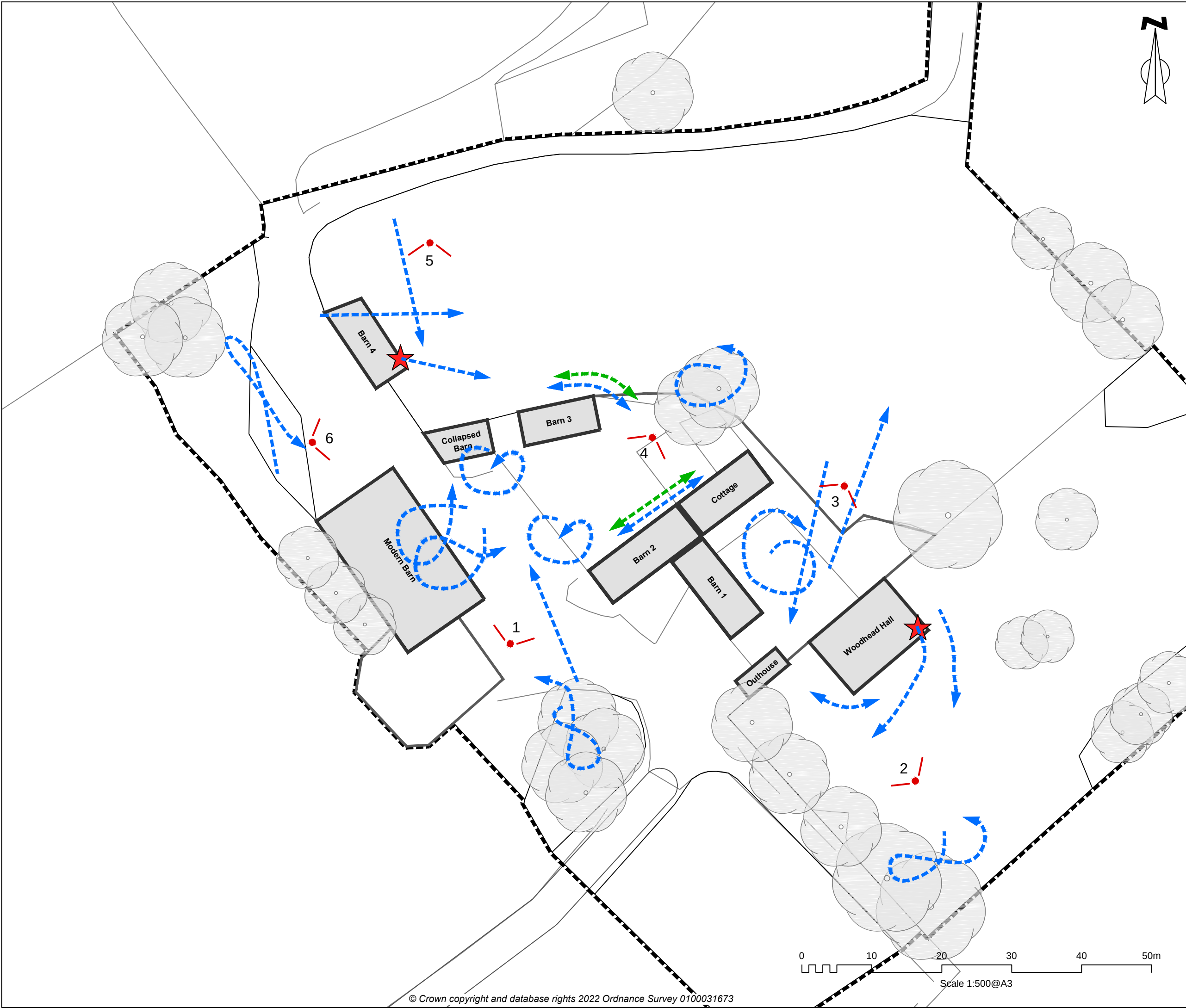
PROJECT:
Woodhead Hall Farm,
Platts Common

TITLE:
Nocturnal Bat Survey 2 (Dawn)
08/09/2021

DRAWING NO:
MAN.1757.003.EC.D.003b



Scale 1:500@A3



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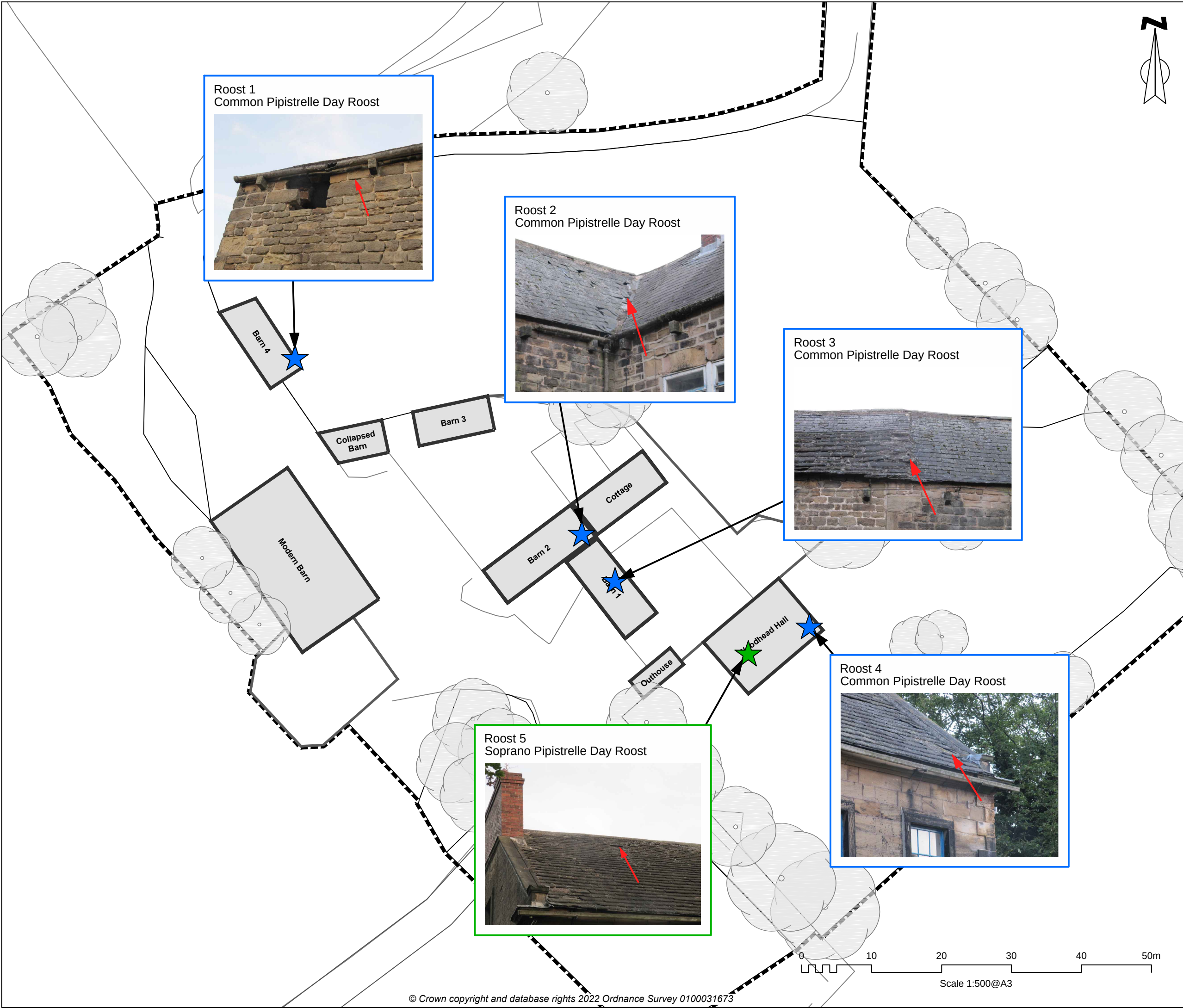
- Key
- 1 - 6 Surveyor Location
 - Observed Common Pipistrelle Activity
 - Observed Soprano Pipistrelle Activity
 - Observed Roost Locations



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CLIENT: Rotary Developments Ltd		
SCALE: 1:500@A3	PROJECT REF: MAN.1757.003	
DRAWN: MG	CHECKED: CS	DATE: Jan 2022
PROJECT: Woodhead Hall Farm, Platts Common		
TITLE: Nocturnal Bat Survey 3 (Dusk) 22/09/2021		
DRAWING NO: MAN.1757.003.EC.D.003c		

Drawing MAN.1757.003.EC.D.004 – Bat Roost Location Plan



Key

- ★ Common Pipistrelle Roost Locations
- ★ Soprano Pipistrelle Roost Locations



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SCALE: 1:500@A3	PROJECT REF: MAN.1757.003	
DRAWN: MG	CHECKED: CS	DATE: Jan 2022
PROJECT: Woodhead Hall Farm, Platts Common		
TITLE: Bat Roost Location Plan		
DRAWING NO: MAN.1757.003.EC.D.004		

Appendix A – Proposed Site Layout



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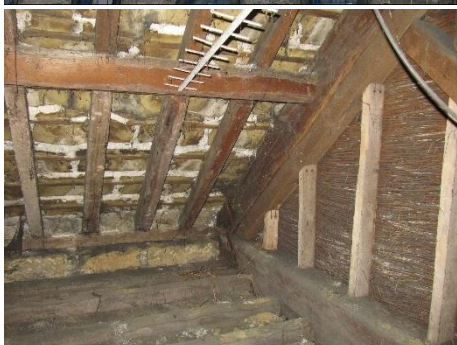
Client:

Project:
WOODHEAD HALL FARM
HOYLAND, BARNSELY, S74 9SX

Drawing:
PROPOSED SITE PLAN

Scale:	Date: DEC. 2020
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Drawing No.	Revision.
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Appendix B – Preliminary Bat Roost Assessment Results

Reference	Photos	Description	Assessment (Collins, 2016)
Woodhead Hall	   	Woodhead Hall is a Grade II Listed building reportedly dating back to 1780. This is a two-storey stone building with a pitched tiled roof and brick chimney stacks. The building is in reasonable condition with all windows and doors intact and no obvious signs of significant damage. External there is potential accesses for bats associated with localised gaps in the masonry and occasional displaced roof tiles which are lifted sufficiently to allow potential bat access beneath. Two tiles on the south face of the building are missing providing further more obvious potential access. Internally, the building is well-lit throughout and has been in use as residential property until reasonably recently. A shallow single roof void lies above the two-storey bedrooms, with full access throughout the void limited due to unsafe flooring. The dark and undisturbed void is constructed from timber rafters and purlins with no roof insulation, membranes etc. The missing roof tiles noted on the exterior of the building result in a large gap providing potential access to bats to this roof void. There is a stone cellar present beneath the building which may provide cool constant temperatures and conditions suitable for roosting bats. However, after careful inspection, no potential accesses for bats to this cellar were identified. No evidence of roosting bats detected anywhere at the building. However, considering the building type and construction, the surrounding landscape, the gaps in the masonry and displaced tiles at the roof, this building is assessed as provide <i>High Suitability</i> for roosting bats.	High Suitability

Reference	Photos	Description	Assessment (Collins, 2016)
Farm Cottage	   	The Farm Cottage is a former residential property which is currently only in use for storing materials. Barns 1 and 2 are attached to the western elevation. This is an old stone two-storey building with pitched tiled roof, and which is in relatively good condition with all windows and doors in place and no obvious signs of significant damage. Externally, there is gaps in the mortar associated with the ridge tiles and slipped/displaced roof tiles. On the southern elevation there is also favourable access to the underside of the roof tiles at the wall top with the gutters lifted away providing good potential access for bats to sweep in. Internally, there is a single dark, enclosed roof void constructed with timber rafters, purlins, ties and ridgeboard. No membrane etc. on the underside of the roof tiles. Although no confirmed signs of roosting bats detected, there is a localised accumulation of Peacock Butterfly wings below the open roof hatch which is possible are a result of a Brown Long-eared feeding perch. However, careful inspection of the roof void did not detect any bat droppings or other signs of bats. These butterfly wings are therefore not confirmed as bat feeding remains. No confirmed signs of roosting bats detected anywhere at the building. However, considering the building type, the surrounding landscape, the lifted tiles and accesses at the rooflines, and the potential feeding remains, this building is assessed as providing <i>High Suitability</i> for roosting bats.	High Suitability

Reference	Photos	Description	Assessment (Collins, 2016)
Barn 1	 	A two-storey stonework Barn with a pitched tiled roof. Externally the building has windows at ground floor with missing windows and there are gaps around the doors providing free flight access for bats. The south-west elevation of the roof also has significant damage and numerous missing tiles providing potential access, and there are localised damaged and displaced tiles at the north-east of the roof providing further potential access. There are further gaps in the stonework walls providing some limited bat roosting potential. Internally, the building is a former farm building, with the 1st storey comprising a former hayloft. The building is open and well-lit throughout with no dark enclosed voids present. However, there is potential for low numbers of roosting bats associated with the timbers associated with the roof structure. No evidence of roosting bats detected anywhere associated with the building. However, considering the building condition, surrounding landscape, and the free flight access into the building, this structure is assessed as of <i>Moderate/High Suitability</i> for roosting bats.	Moderate/High Suitability

Reference	Photos	Description	Assessment (Collins, 2016)
Barn 2	  	A two-storey stonework former barn which is attached to the Farm Cottage at its north-eastern elevation. This structure is of the same construction as Barn 1 with a pitched tiled roof, and open internally with a hay loft which is open to the roof. Missing windows throughout provide potential free flight access for bats, and there are gaps in the masonry and some ventilation openings providing further potential access for bats. Displaced and slipped roofing tiles also provide potential access to bats. Internally, the building is well-lit and there are no dark enclosed voids or spaces present, however, there is potential for roosting bats associated with the timber roof structure and some gaps in the internal stonework. No evidence of roosting bats detected anywhere associated with the building. However, considering the building condition, surrounding landscape, and the free flight access into the building, this structure is assessed as of <i>Moderate/High Suitability</i> for roosting bats.	Moderate/High Suitability

Reference	Photos	Description	Assessment (Collins, 2016)
Barn 3	 	This is a detached stonework barn of the same construction of the other stone barns at the site. Externally, there are missing windowpanes and doors providing potential free flight access into the building. There are several further potential access points at the building exterior comprising significant damage to the northern roof elevation, missing blockwork and gaps in the wall masonry, openings at missing mortar under ridge tiles, and gaps at other displaced tiles. Internally, the building is open and well-lit and there are no dark enclosed voids or spaces present, however, there is potential for roosting bats associated with the timber roof structure and some gaps in the internal stonework. No evidence of roosting bats detected anywhere associated with the building. However, considering the building condition, surrounding landscape, and the numerous potential roosting features both internally and externally, this structure is assessed as of <i>High Suitability</i> for roosting bats.	High Suitability

Reference	Photos	Description	Assessment (Collins, 2016)
Barn 4		This is a further detached stonework barn with a pitched tiled roof which is of a similar construction and condition as the other stone barns, however, this building has a pitched corrugated (suspected) asbestos roof. Externally, there is potential free-flight access for bats through windows and doors, and there are several gaps in the external stonework providing some potential roosting features and potential access into wall cavities. There is also significant damage to the southern part of the roof providing good access opportunities to internal areas. Internally, the building is open and well-lit throughout with no dark enclosed voids present. There are some potential roosting opportunities provided by gaps associated with the timber roof structure, and some into stonework gaps. No evidence of roosting bats detected anywhere associated with the building. However, considering the building condition, surrounding landscape, the free flight access into the building, and the number and nature of potential roosting features, this structure is assessed as of <i>Moderate/High Suitability</i> for roosting bats.	Moderate/High Suitability
Modern Barn		At the west of the site is a more modern pre-fabricated barn/shelter structure. This building is constructed with steel supports and cinderblock walls topped with timber panes, and a shallow pitched corrugated roof with skylights. The eastern elevation is open providing potential access into the single large open internal space. There are no dark enclosed roof voids or potential accesses into any wall cavities. Very limited and poor-quality potential roosting features are provided by small gaps at the edge trim at the northern and southern elevation wall tops. No evidence of roosting bats detected anywhere associated with the building. Building is assessed as providing <i>Negligible Suitability</i> roosting potential.	Negligible Suitability

Reference	Photos	Description	Assessment (Collins, 2016)
Stone Outhouse		To the south-west of Woodhead Hall is a small stone single-storey tiled roof outhouse building. Although potential roosting features are low to the ground, there is potential access to the interior through gaps associated with the timber doors and damaged roof tiles. There are also localised gaps in the external stonework, but again these features are low to the ground reducing their suitability. No evidence of bats detected at the building. Overall, considering the building size and conditions, and the nature of the potential roosting features, this building is assessed as of <i>Low suitability</i> for roosting bats.	Low Suitability
Collapsed Barn		Adjacent to Barn 3 is a collapsed small single-storey former stone Barn. The roof of this building has completely collapsed, and scrub vegetation limits any potential flight access to gaps in the stonework, which are significantly low to the ground. No evidence of roosting bats detected at the building. This building is assessed as of <i>Negligible suitability</i> with an absence of any significant potential roosting features.	Negligible Suitability

Appendix C – Nocturnal Bat Survey Raw Results

2021 Bat Emergence/Re-entry Survey Results

Survey and Date	Surveyor Position	Time	Species	Notes
1 24/08/2021	1	20:27 to 20:29	Soprano Pipistrelle	No emergence detected. Foraging around farmyard and open modern barn.
		20:29 to 20:30	Common Pipistrelle	No emergence detected. Foraging around farmyard and open modern barn.
		20:31	Common Pipistrelle	Heard not seen. Brief distant pass.
		20:33	Common Pipistrelle	No emergence detected. Pass overhead from north to south towards mature trees
		20:34	Common Pipistrelle	Foraging around farmyard.
		20:36	Soprano Pipistrelle	Foraging around farmyard.
		20:37	Common Pipistrelle	Foraging at trees behind to the west of the site.
		20:39	Common Pipistrelle	Pass from south to north over modern barn.
		20:39	Soprano Pipistrelle	Foraging around farmyard.
		20:41	Common Pipistrelle	Heard not seen. Brief distant pass.
		20:41 to 20:43	Soprano Pipistrelle	Foraging in and out of modern barn.
		20:44	Common Pipistrelle	Foraging around Barn 3
		20:47 to 20:48	Common Pipistrelle	Foraging around Barn 2
		20:47	Soprano Pipistrelle	Foraging in and out of modern barn.
		20:50 to 21:25	Common Pipistrelle	Occasional passes and foraging around farmyard and modern barn. No emergences detected. No activity detected after 21:25. Barn Owl observed flying into Barn 2 from the west at 21:16.
1 24/08/2021	2	20:19 to 20:21	Common Pipistrelle	No emergence detected. Foraging at trees to south.
		20:27	Common Pipistrelle	No emergence detected. Foraging at trees to south.
		20:29 to 20:31	Soprano Pipistrelle	No emergence detected. Foraging at trees to south.
		20:32	Soprano Pipistrelle	2 x individuals leaving a roost at a gap from a missing roof tile on southern elevation of Woodhead Hall
		20:39	Soprano Pipistrelle	Estimated 3 individuals foraging around trees (one potentially Common Pipistrelle)
		20:40 to 20:43	Common Pipistrelle	Foraging at mature trees
		20:45 to 21:13	Common Pipistrelle/Soprano Pipistrelle	Occasional passes and foraging activity. No emergences detected. No activity detected after 21:13.
1 24/08/2021	3	20:28	Common Pipistrelle	Commuting pass north-west to south-east to the east of the buildings.
		20:30	Common Pipistrelle	Second commuting pass north-west to south-east to the east of the buildings.
		20:34	Common Pipistrelle	Single bat emerging from a gap under a loose tile in valley in the roof between Barn 1 and Barn 2
		20:35 to 21:30	Common Pipistrelle	Occasional foraging activity around Barns 1, 2 and Farm Cottage. Some periods of constant activity. No emergences detected.

Survey and Date	Surveyor Position	Time	Species	Notes
1 24/08/2021	4	20:27 to 20:28	Common Pipistrelle	No emergencies detected. Foraging activity.
		20:30	Common Pipistrelle	Commuting pass.
		20:39 to 20:50	Common Pipistrelle	Constant foraging around farmyard and Barn 3
		20:52 to 20:54	Common Pipistrelle	More foraging activity.
		20:56 to 20:59	Common Pipistrelle	Foraging around farmyard and Barn 3, estimated 3 individuals.
		21:02	Common Pipistrelle	Heard not seen.
		21:07	Common Pipistrelle	Heard not seen.
		21:15	Soprano Pipistrelle	Heard not seen.
1 24/08/2021	5	20:50	Common Pipistrelle	No activity detected until 20:50. Single pass high over Barn 4. No emergencies detected.
1 24/08/2021	6	20:29	Common Pipistrelle	Foraging at trees to the west of buildings.
		20:30 to 20:37	Common Pipistrelle	Foraging at modern barn and trees to the west.
		20:39	Common Pipistrelle	Pass high overhead flying to the north.
		20:41 to 20:50	Common Pipistrelle & Soprano Pipistrelle	Foraging at modern barn and trees to the west.
		20:55	Common Pipistrelle	Heard not seen.
		21:04	Common Pipistrelle	Heard not seen.
		21:28	Common Pipistrelle	Heard not seen.
2 08/09/2021	1	05:07	Common Pipistrelle	Heard not seen. Distant.
		05:09	Common Pipistrelle	Heard not seen. Brief pass.
		05:12	Common Pipistrelle	Heard not seen.
		05:24	Common Pipistrelle	Heard not seen.
		05:27	Common Pipistrelle	Heard not seen. Distant.
		05:30	Common Pipistrelle	Heard not seen.
		05:33	Common Pipistrelle	Heard not seen. Repeated but faint/distant.
		05:37	Common Pipistrelle	Single pass around west of Barn 2.
		05:39	Common Pipistrelle	Two individuals foraging around farmyard.
		05:41	Common Pipistrelle	Two individuals foraging around mature trees.
		05:44	Common Pipistrelle	Two individuals foraging around farmyard.
		05:45	Common Pipistrelle	Foraging around farmyard and open modern barn.
		05:47	Common Pipistrelle	Single pass from north-west to south-east.
		05:49	Common Pipistrelle	Single pass from north-west to south-east.
2 08/09/2021	2	05:00 to 05:12	Common Pipistrelle	Two individuals foraging around Woodhead Hall.
		05:13 to 05:17	Common Pipistrelle	Foraging at mature trees to the south.
		05:30	Common Pipistrelle	Single pass from south-east to north-west
		05:52	Soprano Pipistrelle	Flew from south towards building but did not enter roost, passed to the east.
2 08/09/2021	3	05:39	Common Pipistrelle	2 x individuals entered a roost at a gap under a loose tile in the valley in the roof between Barn 1 and Barn 2
		05:45	Common Pipistrelle	Single commuting pass
		05:46	Common Pipistrelle	1 x individual entered a roost under a loose tile on the east facing roof of Barn 2
		05:56	Common Pipistrelle	Single commuting pass and did not enter a roost.

Survey and Date	Surveyor Position	Time	Species	Notes
2 08/09/2021	4	05:00 to 05:59	Common Pipistrelle	Occasional foraging around farmyard, and around Farm Cottage, Barn 2 and Barn 3. Up to 3 individuals at once. None entering roosts.
		05:01 to 05:39	Soprano Pipistrelle	Occasional foraging around farmyard, and around Farm Cottage, Barn 2 and Barn 3. No more than one individual confirmed at a time. No individuals entering roosts.
2 08/09/2021	5	05:27	Common Pipistrelle	Heard not seen foraging activity.
		05:29	Common Pipistrelle	Heard not seen foraging activity.
		05:31	Common Pipistrelle	Heard not seen foraging activity.
		05:36	Common Pipistrelle	Heard not seen foraging activity.
		05:42	Common Pipistrelle	Heard not seen foraging activity.
		05:43	Common Pipistrelle	Heard not seen foraging activity.
		05:57	Unknown species	1 x individual entered a roost at a gap in the brickwork at the wall top on the eastern elevation of Barn 4. Did not echolocate so no species confirmed, but size and flight appeared typical of Pipistrelle species <i>Note: confirmed as Common Pipistrelle on next survey</i>
2 08/09/2021	6	04:50 to 05:09	Common Pipistrelle	Heard not seen, constant foraging and social calling, estimated 2 individuals.
		05:09 to 05:14	Common Pipistrelle	Heard not seen, regular passes
		05:21 to 05:23	Unknown species	Foraging to the south of Barn 4 with no echolocation. Did not enter roost.
		05:23 to 05:24	Soprano Pipistrelle	Foraging passes
		05:24	Common Pipistrelle	Individual flew into open gable end window on southern elevation of Barn 4, but then left again. Assumed foraging activity and not roosting.
		05:25	Myotis species	Brief distant pass. Heard not seen.
		05:31	Common Pipistrelle	Individual flew up to and checked gap under ridge on gable end of Barn 4 but did not enter roost
		05:33 to 05:49	Common Pipistrelle	Frequent foraging passes along trees and track to west of Barn 4. Up to 3 individuals. No bats entering roosts.
3 22/09/2021	1	19:22	Soprano Pipistrelle	Flew in and out of modern barn from farmyard foraging, did not leave a roost.
		19:29	Common Pipistrelle	Heard not seen
		19:30 to 19:31	Common Pipistrelle	Foraging around farmyard
		19:32	Common Pipistrelle	Foraging at mature trees to the south
		19:35	Common Pipistrelle	Heard not seen
		19:36	Common Pipistrelle	Single pass from south to north
		19:39 to 19:41	Common Pipistrelle	Two individuals foraging around farmyard north of Barn 2
		19:42 to 20:15	Common Pipistrelle	Constant foraging around open barn and trees to the south.
		19:50	Myotis species	Heard not seen. Single pass.

Survey and Date	Surveyor Position	Time	Species	Notes
3 22/09/2021	2	19:20	Common Pipistrelle	Flew past the west side of house. Did not leave a roost.
		19:24 to 19:56	Common Pipistrelle	Two individuals foraging at mature trees to the south.
		19:27	Common Pipistrelle	1 x individual leaving a roost from a loose roof tile at the east side of the southern elevation of Woodhead Hall.
		19:51 to 19:53	Common Pipistrelle	Individual foraging around Woodhead Hall.
3 22/09/2021	3	19:19 to 20:14	Common Pipistrelle	Foraging and feeding around courtyard. No bats emerging or re-entering roosts.
		19:24	Common Pipistrelle	Single pass from north to south
		19:33 to 20:30	Common Pipistrelle	Constant foraging and feeding around grassland and trees to the east of the buildings.
3 22/09/2021	4	19:23 to 19:25	Common Pipistrelle	Two commuting passes. Did not leave roosts.
		19:28 to 20:26	Common Pipistrelle	Occasional foraging activity around farmyard, and around Farm Cottage, Barn 2 and Barn 3. Up to 3 individuals at once. No individuals emerging from roosts.
		19:38 to 20:10	Soprano Pipistrelle	Occasional foraging around farmyard, and around Farm Cottage, Barn 2 and Barn 3. Up to 2 individuals at once. No individuals emerging from roosts.
3 22/09/2021	5	19:31	Common Pipistrelle	1 x individual emerging either from open window or gap in brickwork at wall top immediately adjacent to window on the eastern elevation of Barn 4.
		19:38	Common Pipistrelle	Single pass north to south from off-site. Did not leave roost.
		19:40	Common Pipistrelle	Two individuals passing from north to south along east side of Barn 4 from off-site. Did not leave roost.
		19:53	Common Pipistrelle	Flying high over Barn 4 from west to east. Did not leave roost at building.
3 22/09/2021	6	19:22	Soprano Pipistrelle	Heard not seen.
		19:40 to 20:15	Common Pipistrelle	Constant foraging activity at farmyard to the south of Barn 3.
		19:55 to 19:58	Common Pipistrelle	Foraging at trees to the west of Barn 4.

Appendix D - Barn Owl Survey

Reference	Photos	Description	Assessment (Shawyer, 2011)
Farm Cottage	 	A large accumulation of Barn Owl pellets (confirmed by the size, shape, colour, consistency, and presence of small mammal skulls) has gathered within the fireplace on the ground floor at the western elevation of the building. This includes pellets which are within 12 months old, and pellets which are considerably older, to the point where they have degraded entirely leaving just small mammal bone remains. No accumulation of other evidence such as splashing or feathers and no audible chicks or Barn Owl observed. The only potential access into this chimney stack appears to be from the chimney itself, with no access opportunities possible from the roof void of the Farm Cottage or the adjacent Barn 2. It is likely there is a stone ledge close to the top of this chimney providing a suitable nest site for Barn Owl and the pellets drop down and accumulate within the fireplace at the bottom. It is assessed that this evidence indicates a Probable Breeding Site located within in the stone chimney stack, which has clearly been repeatedly in use for a considerable amount of time. Due to the suspected location within the chimney stack no closer inspection is possible. No evidence of Barn Owl elsewhere at the building. No potential access between the chimney stack and the roof void is possible.	Probable Breeding Site
Barn 1		A few scattered old Barn Owl pellets present and limited splashing at the base of the north elevation wall. None of these pellets appear fresh (i.e. not within the last 12 months). No significant potential nest sites and no other Barn Owl evidence present. This is assessed as a Temporary Rest Site in accordance with current guidance (Shawyer, 2011), with no recent signs of present and no accumulations of field evidence.	Temporary Rest Site (TRS)

Reference	Photos	Description	Assessment (Shawyer, 2011)
Barn 2		Some scattered relatively fresh Barn Owl pellets (i.e. within the last 12 months) present beneath a roof beam within the hay loft. Since this appears to have been used within the last 12 months but with no significant accumulations of evidence, this is assessed as an Occasionally-used Active Roost Site in accordance with current guidance (Shawyer, 2011).	Occasionally-used Active Roost Site
Barn 3		Two old Barn Owl pellets and small amounts of white splashing associated with a roof beam. No other evidence of Barn Owl, and no significant potential nest sites. Evidence indicates this is a Temporary Rest Site, with no recent signs of present and no accumulations of field evidence.	Temporary Rest Site (TRS)
Barn 4		An accumulation of approximately five pellets (none fresh) beneath a roof beam and at the northern internal wall. No other signs of Barn Owl presence and no suitable nest sites. As with the barns above, this is assessed as a Temporary Rest Site, with no recent signs of present and no accumulations of field evidence.	Temporary Rest Site (TRS)
Woodhead Hall		No Barn Owl evidence or any significant opportunities present.	Barn Owl Absent
Modern Barn		No Barn Owl evidence or any significant opportunities present.	Barn Owl Absent
Stone Outhouse		No Barn Owl evidence or any significant opportunities present.	Barn Owl Absent
Collapsed Barn		No Barn Owl evidence or any significant opportunities present.	Barn Owl Absent

Appendix E - Legislation and National Planning Policy

Wildlife legislation and policy relevant (or potentially relevant pending further survey) to the proposed works, based on the findings of the desk study and field survey are set out below. This legal information is a summary only, and the original legal documents should be consulted for definitive information.

Legislation Protection Afforded to Sites/Habitats that could Potentially be Affected by the Proposed Works

Designated Site/Habitat	Legal Status
Hedgerows	Hedgerows that meet certain criteria are protected by The Hedgerows Regulations 1997, under which it is an offence to remove or destroy such hedgerows without permission from the Local Planning Authority.

Legislation Protection Afforded to Species that could Potentially be Affected by the Proposed Works

Species	Legal Status
European Protected	
Bats	These animal species and their breeding sites or resting places are protected under Regulation 41 of the Conservation of Habitats and Species (Amendment) Regulations 2012, which makes it illegal to: • 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.
Nationally Protected	
Bats	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.

Species	Legal Status
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 to permit sett closure and/or disturbance between July and November inclusive.
Nesting Birds (general)	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.
Barn Owl	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.
Common Reptiles (e.g. Viviparous Lizard, Grass Snake and Slow-worm)	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.
Invasive Species	
None	-

Section 40 of the Natural Environment and Rural Communities Act 2006 (the NERC Act) places a legal duty on public bodies, including planning authorities, to 'have regard' to the conservation of biodiversity when carrying out their normal functions, which includes consideration of planning applications.

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), of which there are 56 habitats and 943 species. The HPI/SPI list is used to guide planning authorities in implementing their duty under the NERC Act.

National Planning Policy

The NPPF (2021) set out the Government's planning policies for England and how these are expected to be applied. At the heart of the NPPF is a presumption in favour of sustainable development.

The NPPF states that:

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

- 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
- 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.'

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

- 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;

- 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;
- 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;
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements 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

‘The following should be given the same protection as European sites:

- potential Special Protection Areas (SPA) and possible Special Areas of Conservation (SAC);
- listed of proposed Ramsar Sites; and,
- site identified, or required, as compensatory measures for adverse effects on European sites, potential SPAs, possible SACs, 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 European sites (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.’



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