

Preliminary Ecological Appraisal (PEA) Survey Report	
For:	CODA Studios Ltd
Site:	Land off Cliff Lane, Brierley, Barnsley, S72 9HR
Report Date:	30 th March 2026
Report Reference:	SQ-3502

Lead Ecologist:

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John Davies BSc(hons)



Client:	CODA Studios Ltd
Site Name:	Land off Cliff Lane, Brierley, Barnsley, S72 9HR
Grid Reference:	SE 40646 11095
Report:	Preliminary Ecological Appraisal
Date of Survey:	10 th March 2026
Surveying Ecologists:	Daniel Knight-Woodall BSc (Hons), MSc John Davies BSc (Hons)

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
-	-	Draft for review	30 th March 2026	Daniel Knight-Woodall BSc (Hons), MSc – Estrada Ecology Ltd	John Davies BSc (Hons) – Estrada Ecology Ltd
1	V1	Final	30 th March 2026	John Davies BSc (Hons) – Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd

The site is considered to have negligible suitability for riparian mammals, including Eurasian otter (*Lutra lutra*) and European water vole (*Arvicola amphibius*). No impacts are anticipated and no further surveys have been recommended for these species at this stage.

No species listed under Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site.

No species listed under Schedule 9 (I or II) of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site. One individual of Japanese knotweed (*Reynoutria japonica*) was recorded in the wider property boundary to the northwest of the site. Recommendations have been provided.



1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) of the land off Cliff Lane, Brierley, S72 9HR.

1.2 The site consists of:

- Artificial Unvegetated Unsealed Surface
- Building
- Modified Grassland
- Vegetated Garden
- Bramble Scrub
- Individual Tree

1.3 It is understood the development proposal include works on the existing building, subject to the necessary constraints.

1.4 Report Objectives

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

1.5 Site Location and Wider Area

1.5.1 The site is situated within the village of Brierley, located approximately 1.4 km east of the village of Shafton. The survey site's central OS grid reference is SE 40646 11095.

1.5.2 The immediate surroundings of the site are rural fields and agricultural land, with residential properties to the north and east. The site mostly comprises fields of grassland with access track, a garden and a storage building. The main entrance to the site connects to Cliff Lane via the access track.

1.5.3 The wider landscape is primarily residential to the north and east and agricultural land to the south and west. Further afield, to the south, is the village of Grimethorpe.

Figure 1: The survey site within its wider setting.



Google Earth, 2026

2 Protected Species Legislation

- 2.1 Relevant legislation includes the Conservation of Habitats and Species Regulations 2017 (as amended) which came into force on 31 December 2020.
- 2.2 The Natural Environment and Rural Communities (NERC) Act came into force on 1 Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when conducting their normal functions.
- 2.3 The UK Post-2010 Biodiversity Framework was developed in response to the Convention on Biological Diversity's Strategic Plan for Biodiversity 2011 - 2020. Its five strategic goals and twenty biodiversity targets supersede the UK Biodiversity Action Plan.

2.4 Environment and Biodiversity

- 2.4.1 Under the National Planning Policy Framework (NPPF, 2024), local planning authorities should aim to conserve and enhance the natural environment when determining planning applications. Local planning authorities also have an obligation to seek opportunities to further enhance the conservation status of Species and Principal Habitats.
- 2.4.2 Species and Habitats of Principal Importance for the conservation of biodiversity in England (JNCC, 2009) are covered under section 41 of the Natural Environmental and Rural Communities (NERC) Act (2006). Species and habitats listed within Section 41 need to be taken into consideration by a public body when performing any of its functions, such as assessing planning applications.
- 2.4.3 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

2.5 Wildlife

- 2.5.1 European Protected Species, such as bats (all species) and great crested newt (*Triturus cristatus*), are afforded protection under the Conservation of Habitats and Species Regulations 2017, as well as under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. It is an offence to:
- Deliberately or recklessly capture, injure, or kill any wild animal of a European protected species.
 - Deliberately or recklessly disturb any such animal.
 - Damage or destroy their breeding site or resting place.
 - Keep, transport, or offer for sale / exchange any live or dead animal, or any part of, or anything from these species.
- 2.5.2 Disturbance of European Protected Species constitutes any activity which is likely to:
- To impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or, in the case of animals of a hibernating or migratory species, to hibernate or migrate; and
 - To significantly affect the local distribution or abundance of the species to which they belong.

4 Ecological Constraints

- 4.1 It should be noted that this ecological appraisal provides baseline ecological data at the time of survey only and does not include flora or fauna which may be present at various times of the year.
- 4.2 An absence of species records from within a search radius does not provide confirmation that a species is absent from within the search area.

5 Survey Results

5.1 Field Survey Results

5.1.1 Habitat Overview

- 5.1.1.1 A summary of the habitats recorded during the site inspection are listed as follows:

Table 2: Recorded habitats within the site boundaries.

Habitat	UK HABS Codes	
	Primary	Secondary
Artificial Unvegetated; Unsealed Surface	u1c	800
Building	u1b5	-
Modified Grassland	g4	-
Vegetated Garden	g4	828
Bramble Scrub	h3d	-
Individual Tree	h3d	32

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

5.1.2 Artificial Unvegetated Unsealed Surface

- 5.1.2.1 The access road connecting the site to Cliff Lane was an unsealed gravel road, recorded to be largely unvegetated with the exception of the occasional ruderal species.
- 5.1.2.2 This habitat, in its current condition, is deemed to offer very little intrinsic ecological value.
- 5.1.2.3 Species recorded in this habitat were annual meadow grass (*Poa annua*), ragwort (*Jacobaea vulgaris*), lesser hawkbit (*Leontodon saxatilis*), spear thistle (*Cirsium vulgare*) and cleavers (*Galium aparine*).

interior provides easy access but reduces climatic stability. With respect to Colins (2023), this building has been categorised as offering Low bat roost suitability. Furthermore, the interior of the building is deemed to provide some suitability for use by nesting birds. Further recommendations have been proposed.

Figure 3: Building



5.1.4 Modified Grassland and Vegetated Garden

5.1.4.1 The majority of the site is comprised of short sward grassland suggested to be used for seasonal grazing. A section of this grassland is present within a recently erected walled vegetated garden. The sward height and species composition was poor and uniform throughout.

5.1.4.2 This habitat is deemed to provide limited suitability for protected mammal species, given its open short sward composition. The increased risk of aerial predation is considered to reduce the suitability for use by herptiles. The grassland in its recorded condition is deemed to provide negligible suitability for use by ground nesting birds.

5.1.4.3 Species recorded in this habitat include perennial ryegrass (*Lolium perenne*), cock's foot (*Dactylis glomerata*), Yorkshire fog (*Holcus lanatus*), red fescue (*Festuca rubra*), ribwort plantain (*Plantago lanceolata*), greater plantain (*Plantago major*), white clover (*Trifolium repens*), cleavers (*Galium aparine*), common dog rose (*Rosa canina*), broad-leaved dock (*Rumex obtusifolius*), cow parsley (*Anthriscus sylvestris*) and dove's foot cranesbill (*Geranium molle*).

Figure 4: Modified grassland and garden



5.1.5 Bramble scrub and Individual tree

- 5.1.5.1 A very small area of bramble-dominated scrub is present in the southern corner of the field. Included within is multiple small immature self-set trees, of which only one can be assessed as an individual tree.
- 5.1.5.2 Species recorded in this habitat include bramble (*Rubus fruticosus*), ivy (*Hedera helix*), elder (*Sambucus nigra*) and wild cherry (*Prunus avium*).
- 5.1.5.3 The compartment of scrub is not significantly dense to obscure visual assessment. The scrub and tree are considered to provide some suitability for use by breeding birds and as refugia for small mammals like hedgehog. With respect to the wider landscape and the side of the compartment, this scrub is deemed unlikely to be use by badger or hedgehog. Further recommendations have been provided in the conclusion of this report.

Figure 5: Scrub with tree



5.2 Desktop Survey Results

- 5.2.1 The site falls within the boundaries of both Barnsley Biological Records Centre (BBRC) and West Yorkshire Ecology Services (WYES), also including West Yorkshire Bat Group (WYBG). BBRC returned 4117 records, WYES returned 63 records and WYBG returned 5 records within a 2 km radius from the central grid reference. The list of protected and notable species data records is available upon request. In summary, the following records were returned:

Table 3: Records returned within the search radius.

Species	Record Numbers	Nearest record	Notes
Bats	13 (BBRC)	200 m NE	Nine records were returned from BBRC pertaining to bat species, dated between 1991 and 2018. These include: two records for brown long-eared bat (<i>Plecotus auritus</i>), ten for common pipistrelle (<i>Pipistrellus pipistrellus</i>) and one for unspecified <i>Pipistrellus</i> species.
	9 (WYES)	971 m NE	Nine records were returned from WYES pertaining to bat species, dated between 20024 and 2018. These include: one record for brown long-eared bat, one record for unspecified <i>Pipistrellus</i> species and two for unspecified bat species.
	5 (WYBG)	-	Five records were returned from WYBG pertaining to bat species, dated between 1900 and 1999. All five records were for unspecified <i>Pipistrellus</i> species.
Badger	-	-	To maintain confidentiality, all badger records have been omitted from this report but have been considered in the conclusions.
Water Vole	33 (BBRC)	1189 m SE	Thirty-three records were returned from BBRC for water voles from between 1987 and 2013.
Amphibians	4 (BBRC)	1069 m SE	Four records were returned from BBRC pertaining to amphibian species, dated between 1987 and 2013. These include: three for common frog (<i>Rana temporaria</i>) and one for common toad (<i>Bufo bufo</i>).
	4 (WYES)	785 m NE	Four records were returned from WYES pertaining to amphibian species, dated between 1994 and 2014. All four records were for common frog (<i>Rana temporaria</i>)
Reptiles	0	-	No records were returned for reptiles from either BBRC or WYES.
European Hedgehog	0	-	No records were returned for European hedgehog from either BBRC or WYES.
Other species	~	-	All other records pertain to birds, invertebrates, flowering plants and other mammal species.

- 5.4.3 No species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary.
- 5.4.4 No non-native invasive species listed on Schedule 9 (II) of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary. A single specimen believed to be Japanese knotweed was recorded within the wider property on the southwestern edge of the grass field. Recommendations have been provided, if required.

5.5 Protected Species

5.5.1 Breeding Birds

- 5.5.1.1 No breeding birds were recorded on site and no active or historical nests were recorded on site at the time of survey.
- 5.5.1.2 The building on the site, as well as the tree and scrub present in the southern corner of the site are deemed to provide some suitability for use by nesting birds. The grassland field on the site is not considered to be suitable for use by ground nesting birds.
- 5.5.1.3 Recommendations regarding breeding birds are included in the conclusions of this report.

5.5.2 Bats

- 5.5.2.1 No bats or field sign evidence suggesting the presence of roosting bats was recorded on site at the time of survey.
- 5.5.2.2 The building within the site is recorded to provide multiple features which have a residual potential to be used by roosting bats. The building was categorised as offering Low bat roost suitability. The building is not deemed to provide any hibernation suitability.
- 5.5.2.3 The tree on site is recorded to offer no opportunities for roosting bats and has been categorised as offering negligible bat roost suitability.
- 5.5.2.4 The singular tree on site had not reached maturity and the trunk was not thick enough to possess any cavities deep enough for a roosting bat to utilise.
- 5.5.2.5 The hedgerows and lines of trees outside the site around the wider property to the north and west of the site are deemed to provide some suitability for use by commuting and foraging local bat populations. The site itself is not deemed to constitute significant foraging grounds for bats.
- 5.5.2.6 Recommendations regarding roosting bats and the functionality of potential foraging / commuting habitats are included in the conclusions of this report.

5.5.6.2 It is predicted that any impacts towards herptile species will be mitigated for by adherence to standard precautionary measures during development. As such, no specific further recommendations are made for these species.

5.5.7 Other species

5.5.7.1 The site does not support suitable habitat for any other protected or significant fauna, such as barn owl (*Tyto alba*), brown hare (*Lepus europaeus*), dormouse (*Muscardinus avellanarius*), or white-clawed crayfish (*Austropotamobius pallipes*). No impacts towards these species are anticipated.

6 Conclusions

6.1 Designated Sites

- 6.1.1 No Statutory Designated Sites were recorded within the 2 km search radius.
- 6.1.2 The site falls within the outer risk zone for both Dearne Valley Site of Special Scientific Interest (SSSI) and Carlton Main brickworks SSSI. These sites are not predicted to be affected by works given the separating distances, therefore no consultation with Natural England is required.
- 6.1.3 One Non-Statutory Designated Site was recorded within the 2 km search radius, South Hiendley Common LWS. No impacts are anticipated due to the lack of transmission pathways and the distance to this designated site.

6.2 Habitats and Vegetation

- 6.2.1 No priority habitats were recorded within the redline boundary. No priority habitats are present in close proximity to the site boundary.
- 6.2.2 No trees which are on the Ancient Tree Inventory were recorded on site.
- 6.2.3 No protected or notable plant species, listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended), were recorded during the survey.
- 6.2.4 No non-native invasive species listed on Schedule 9 (II) of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey.

6.3 Recommendations for Further Surveys / Mitigation

6.3.1 Breeding Birds

- 6.3.1.1 It is recommended that any works on the building or clearance of the tree and scrub in the south of the site are conducted outside of the breeding bird season (typically March to September inclusive).
- 6.3.1.2 If not feasible, a pre-works check is recommended prior to the onset of works to ensure nests are not impacted. Such pre-works check is valid for only 48 hours given the mobile nature of birds and as such, should be conducted prior to proposed works.

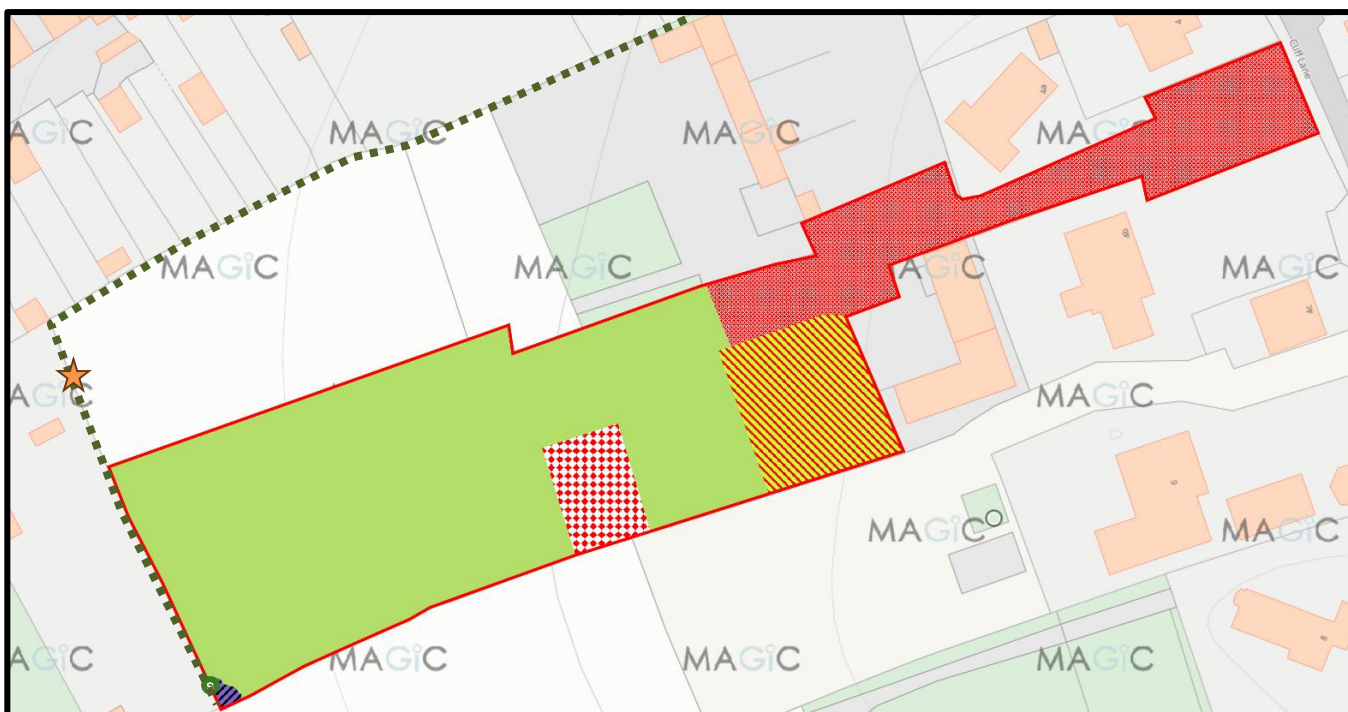
7.2 Due to the size of the site and location, applicable specific habitat enhancements could include, where feasible:

- Boundary features should be kept open and allow passage for small mammals such as hedgehogs.
- The scheme should incorporate built-in bird and bat boxes into the buildings of the site, if feasible.
- Species-rich native planting should be considered for incorporation into the landscaping for the development.

7.3 At this stage a Biodiversity Net Gain assessment has not been conducted for this development.



Appendix One: Phase One Habitat Map



Key	Habitat Type
	Red Line Boundary
	Vegetated Garden
	Artificial Unvegetated Unsealed Surface
	Modified Grassland
	Buildings
	Bramble Scrub – Suitable for use by breeding bird
	Small Individual Tree – Suitable for use by breeding bird
	Target Note – Japanese knotweed individual
	Target Note – Linear habitat outside site suitable for commuting / foraging bats

References

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