



Markhor, Eaves Hall Lane, West Bradford

Proposed Replacement of Residential Building

Produced For

Miss Huskisson and Mr Wilkinson

PRELIMINARY ECOLOGICAL APPRAISAL REPORT

August 2025

1 INTRODUCTION

Report Author	Laura Clement-Evans	Report Reviewer	Russell Grey
Report Version	1	Issue Date	21.08.25
Site Information			
Site Name	Markhor		
Site Location	SD 73858 44866		
Local Authority	Ribble Valley Borough Council		



2 METHODOLOGY

Desk Study			
Data Purchased?	Yes	Local Record Centre	Lancashire Environment Record Network (LERN)
MAGIC reviewed?	Yes	Date of review	09/07/25
Other sources utilised?	No	Details	n/a
Field Survey			
Date of Survey	19/05/25	Survey Conditions	Clear and mild
UKHab Survey?	Yes	If no, state other	n/a
Protected Species Considered		Amphibians / GCN	Badger
Bats (roosting /foraging/commuting)	Birds (nesting /wintering)	Reptiles	Riparian Mammals
Notable species	INNS		
BNG Assessment			
BNG Assessment?	Yes	Doc version	January 2025
Surveyor Information			
Surveyor Name	Russell Grey	Qualifications	BSc, CIEEM, CEnv. GCN Licensed. Bat Licensed.
	Laura Clement-Evans		BSc, MSc
Survey Constraints			
Survey Constraints	The survey was carried out during the optimal survey season.	Full access to all land within the application site.	Limited access to adjacent land.
References			
Relevant Industry Standards and Guidelines			
Chartered Institute of Ecology and Environmental Management (2017). <i>Guidelines for Preliminary Ecological Appraisal</i> . 2nd edition. CIEEM, Winchester.			
Chartered Institute of Ecology and Environmental Management (2018). <i>Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1</i> . CIEEM, Winchester			
Chartered Institute of Ecology and Environmental Management (2017). <i>Guidelines on Ecological Report Writing</i> . CIEEM, Winchester.			

Chartered Institute of Ecology and Environmental Management (2020). <i>Guidelines for Accessing, Using and Sharing Biodiversity Data in the UK</i> . 2nd Edition. CIEEM, Winchester
British Standard 42020 (2013). <i>Biodiversity – Code of Practice for Planning and Development</i> .
British Standard 8683:2021 (2021). <i>Process for Designing and Implementing Biodiversity Net Gain</i> .
Collins, J. (2023). <i>Bat Surveys for Professional Ecologists: Good Practice Guidelines, 4th edition</i> . Bat Conservation Trust, London.


3 RESULTS



Desk Study	
Statutory Sites <1km	There are no statutory nature conservation sites within 1km of the application site. The nearest designated sites are Coplow Quarry (SSSI) ~1.5km south and Cross Hill Quarry (LNR) ~1.95km southeast of the site.
Non-statutory sites <1km	Drakehouse Wood Biological Heritage Site (BHS), is located adjacent to the site on the eastern boundary.
Priority Habitats <250m	Drakehouse Wood is an area of deciduous woodland. Beyond 250m, there are three other areas of deciduous woodland within 1km of the site, as well as good-quality semi-improved grassland.
Species Records <1km	<p>Amphibians: common toad and common frog.</p> <p>Bats: common pipistrelle, soprano pipistrelle, brown long-eared, Daubenton’s and Noctule bats.</p> <p>Birds: kingfisher, grey heron, peregrine, kestrel, little egret, skylark, Canada goose, oystercatcher, reed bunting and barn owl.</p> <p>Invertebrates: dusky brocade, ringlet, harlequin ladybird, violet oil-beetle, small heath, buff ermine, cinnabar, comma, chimney sweep and <i>Bembidion prasinum</i> (beetle).</p> <p>Riparian mammals: water vole.</p> <p>INNS: Japanese knotweed, Himalayan balsam, rhododendron ponticum and grey squirrel.</p>
Relevant Section 41 Habitats/Species	Bluebell Snowdrop Bee orchid Hedgehog Brown hare
Field Survey	
Habitats	
Target Note 1: Eaves Hall Lane.	The site is approximately 0.21ha in size and is situated on Eaves Hall Lane in West Bradford, Clitheroe.

	
<p>Target Note 2: Artificial Unvegetated Unsealed Surface</p>	<p>The front of the property comprises a large driveway constructed from tarmac and loose gravel. It offers negligible ecological value.</p> 
<p>Target Note 3: Developed Land</p>	<p>The site comprises a modern, detached residential property in good condition. The building has a main pitched roof with clay tiles and uPVC soffits, and two flat-roofed sections of mineral felt.</p>



Internally, there is a single large open loft space that runs the length of the property, which offers a warm, humid and still environment. Bat droppings were identified, confirming a bat roost, though the exact nature and extent of use remains unconfirmed and requires further survey effort. No signs of nesting birds or other species were observed. Overall, the building has high bat roost potential.

	
<p>Target Note 4: Vegetated Garden</p>	<p>The garden comprises a regularly mown lawn extending to the south and east of the property, with ornamental borders and scattered shrubs. There is a native hedgerow along the northern boundary, providing some structural diversity and potential for nesting birds and hedgehogs. The hedgerow includes occasional young native trees such as alder and sycamore, offering commuting opportunities for bats and other wildlife.</p>

	
<p>Target Note 5: Individual Trees</p>	<p>The rear garden area includes several individual broadleaved trees, with 3 x large oaks of greatest significance and offering potential roosting features for bats and nesting habitat for birds. The remaining trees contribute to local habitat connectivity and structural diversity.</p> 



Beyond the edge of the site is Three Rivers Park, an area of deciduous woodland which forms part of Drakehouse Wood BHS. The woodland follows the route of Drakehouse Brook, Brocklehurst Brook and West Bradford Brook to form an extensive wooded riparian corridor of high biodiversity value.



Protected Species

Amphibians

The site comprises a residential building, associated hardstanding and a vegetated garden. There is limited terrestrial habitat of high value to amphibians, with vegetated areas including just the well-managed lawn and ornamental shrubs. Amphibians are likely to be present in the surrounding area due to a pond located approximately 190m west of the site. This pond may provide suitable breeding habitat, but Grey Sike stream forms a potential barrier between the pond and the application site. There are no other ponds shown on the OS map within 250m.

Given the distance to the pond and the limited on-site features, the presence of amphibians on-site is considered unlikely. Common frogs and toads have been recorded within 1km of the

	<p>application site, but given the lack of suitable features on site, amphibians are presumed to be absent.</p>
Badger	<p>The site lies adjacent to deciduous woodland to the east, which provides high quality habitat suitable for badgers, including opportunities for sett building and foraging. The vegetated garden and ornamental shrubs on site will offer limited foraging value and are unlikely to support setts due to the site's residential use and associated disturbance.</p> <p>No evidence of badger activity (e.g., setts, latrines, paths) was observed on site or within 30m of the site during the survey. There are no records of badger within 1km of the site and therefore badgers are considered to be absent from the application site.</p>
Bats	<p>The site has previously been subject to a Preliminary Roost Assessment (Angela Graham, 2024) with bat droppings identified in the loft space, indicating historic use prior to works undertaken by the previous owner in 2013.</p> <p>During Etive's inspection, the building was found to be generally well-sealed, with relatively new uPVC soffits/fascia/guttering and no visible gaps or damage to any of the roof tiles. The only potential access point is under the uPVC verge cap at the apex of the east and west gables.</p> <p>Internally, the loft was found to be very warm, humid and still, which offer favourable conditions for bat roosting. There are exposed timbers and breeze block walls. Accumulations of old bat droppings were noted within the loft, potentially from brown long-eared bats. A small number of fresh bat droppings were scattered throughout the loft space, of a size indicative of pipistrelle bats.</p> <p>The site is surrounded by mature trees to the east and various hedgerows and shrubs, offering a high-quality mosaic of commuting and foraging habitat.</p> <p>Numerous species have been recorded within 1km, including common and soprano pipistrelle, brown long-eared, Daubenton's and Noctule bats.</p> <p>Given the presence of new and old droppings, suitable internal conditions and high-quality foraging/commuting habitat, the building is assessed as having High Bat Roost Potential, with bats likely present.</p>
Birds	<p>The site contains habitat features suitable for common nesting bird species. Trees and hedgerows along the site boundaries offer moderate potential for nesting. In contrast, the remainder of the site, comprising developed land, managed lawn and ornamental shrubs, is of limited ecological value and unlikely to support nesting. Adjacent habitats, including the neighbouring deciduous woodland, are likely to be of greater value for foraging and breeding.</p>

	<p>Twenty-two different species of birds have been recorded within 1km of the application site. Overall, the site is likely to support small numbers of common bird species during the breeding season.</p>
Reptiles	<p>The site offers negligible potential for reptiles. The garden is composed mainly of a well-maintained lawn and ornamental shrubs, with limited structural diversity. The site is also heavily shaded and subject to regular human disturbance, further reducing its suitability. No suitable refugia were identified during the survey.</p> <p>There were no records of reptiles within 1km of the application site. Therefore, combined with the lack of suitable habitat on site, reptiles are considered to be absent.</p>
Riparian Mammals	<p>Several watercourses lie within proximity to the site, including Grey Sike to the west and Drakehouse Brook, Brocklehurst Brook and West Bradford Brook to the east.</p> <p>These features may provide suitable habitat for riparian mammals such as water voles. Water voles have been recorded along the nearby watercourses; however, the site contains no riparian vegetation and no aquatic connectivity to these named watercourses. The site is also heavily disturbed due to its residential use.</p> <p>Riparian mammals are concluded to be absent from the application site.</p>
Notable Species	<p>The site has limited potential to support notable species. Hedgehogs may pass through or forage across the garden area, although regular disturbance and limited shelter reduce their suitability for long-term use.</p> <p>Hedgehogs are considered to be potentially present on site.</p>
INNS	<p>No invasive non-native species were observed during the site visit.</p>

4 DISCUSSION

Proposed Scheme		
<p>The scheme entails demolishing the existing house and constructing a new residential property in its place.</p> <p>The Post Intervention UKHab Map in Appendix 2 illustrates the proposed site layout. The planning application includes detailed plans.</p>		
Ecological Receptor	Likely Impacts	Action / Recommendation
All habitats	<p>The proposed development will result in the loss of a small area of vegetated garden. The lawn is of low ecological value and the overall impact on habitats is</p>	<p>Any new garden planting should use native or wildlife-friendly species where possible to maintain or enhance site biodiversity.</p>

	<p>considered to be minor. No significant trees will be lost and no hedgerows will be lost. All boundary features are to be retained.</p> <p>The extent of habitat loss has been captured within the BNG Assessment.</p>	<p>Any BNG deficit should be delivered through the purchase of off-site units from a registered Habitat Bank.</p>
Bats	<p>The existing property has High Bat Roost Potential and shows evidence of former and recent bat usage.</p> <p>The scheme would therefore result in the permanent loss of a bat roost. The nature/usage and conservation status of this bat roost is unconfirmed at the time of writing.</p>	<p>Three dusk emergence surveys are recommended to be undertaken during the active season (May–August inclusive) to determine the nature of bat activity associated with the existing building.</p> <p>If a roost is confirmed, appropriate mitigation and a Natural England licence will be required before works proceed.</p> <p>Further recommendations will be provided within a separate Bat Survey Report.</p>
Birds	<p>The site clearance phase has the potential to impact nesting birds if works take place during the nesting bird season.</p>	<p>All site clearance should take place outside of the nesting bird season (March to August inclusive).</p> <p>Where this is not possible, a pre-commencement search for active nests must be undertaken by a suitably experienced ecologist. Only if no active nests are present can works commence.</p> <p>To deliver ecological enhancement to the site post-development, it is recommended that 2 x 1B Schwegler Nest Boxes are installed on retained trees to the rear of the property.</p>
Notable Species	<p>The site clearance phase has the potential to impact hedgehogs which may be present on site.</p> <p>Post-development the site should return to its baseline level for hedgehogs.</p>	<p>Reasonable avoidance measures (RAMs) should be implemented during site clearance and construction to minimise potential impacts on wildlife. This includes clearing ground vegetation with care to avoid harming hedgehogs. These works should also avoid the hibernation</p>

		<p>period, when hedgehogs are most sensitive to disturbance.</p> <p>15x15cm gaps should also be left in boundary fences to ensure that hedgehogs can continue to disperse through the site and into adjacent gardens.</p>
--	--	---

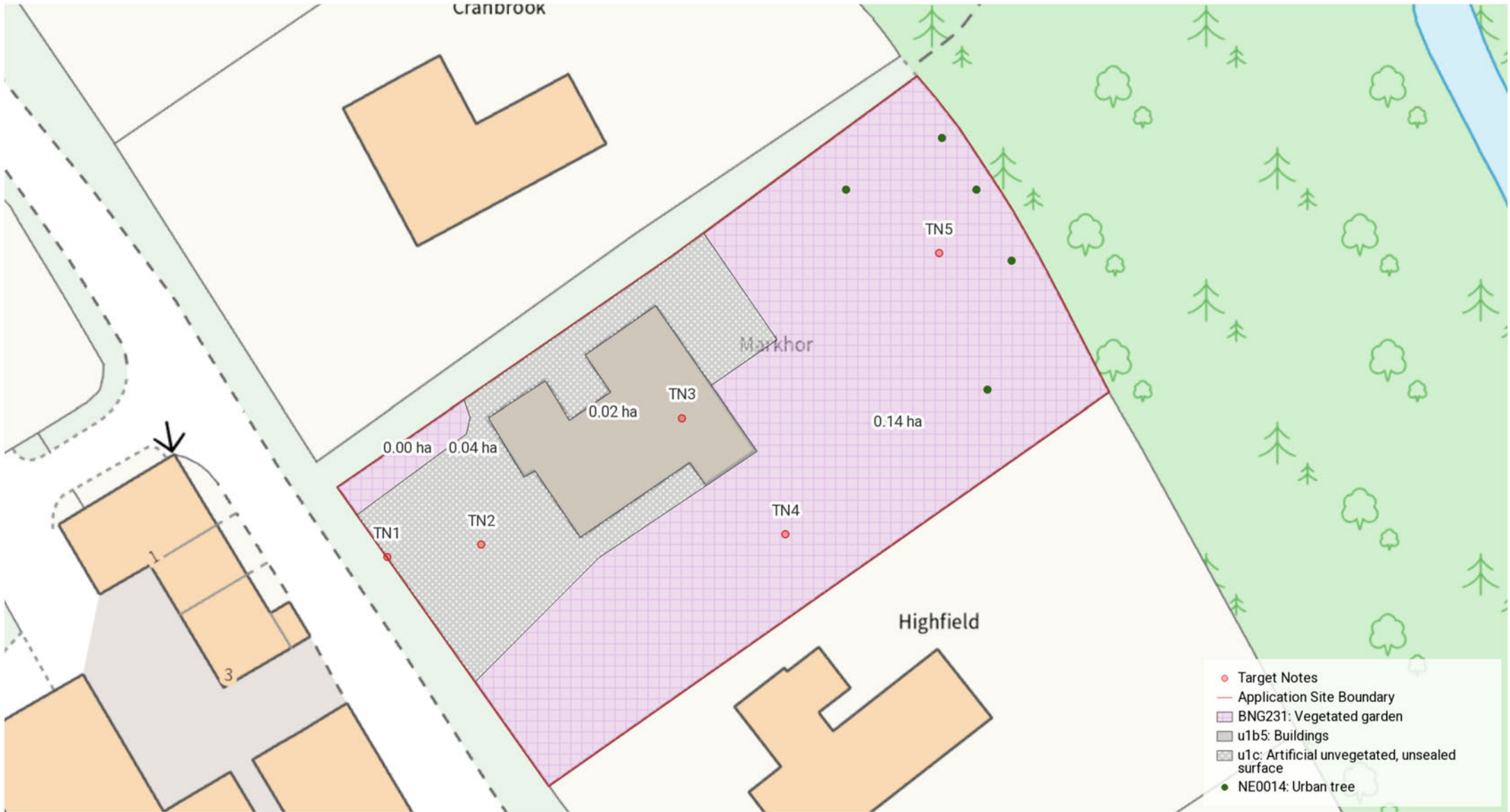
5 CONCLUSIONS

- 5.1 Etive Ecology Ltd has conducted a Preliminary Ecological Appraisal (PEA) of Markhor, Eaves Hall Lane, West Bradford. The proposed scheme is to replace the existing dwelling with a more suitable modern property. The survey included an extended UKHab Survey, a desk study and an evaluation of likely impacts. Recommendations are provided for further surveys and/or mitigation measures.
- 5.2 The desk study confirmed that there are no statutory nature conservation sites within 1km of the application site. The nearest designated areas are Coplow Quarry (SSSI), approximately 1.5km to the south. One non-statutory nature conservation site - Drakehouse Wood BHS (deciduous woodland) - is located immediately adjacent to the eastern boundary. Species records within 1km include a range of amphibians, bats, birds, invertebrates and riparian mammals. Several invasive non-native species, including Japanese knotweed and Himalayan balsam, have been recorded nearby, but none were found on the site.
- 5.3 The site comprises the existing residential property surrounded by a garden featuring ornamental shrubs and a lawn. The site access is through the western boundary onto an area of hard-standing used for parking. It comprises approximately 0.14ha of vegetated garden, 0.04ha of artificial unvegetated land and 0.02ha of developed land (building). There are a number of semi-mature and/or mature trees present in the rear garden. A native hedgerow runs along the northern boundary. The existing property was found to contain evidence of bat use, indicating the presence of a roost. Bat foraging/commuting and bird nesting is also likely to be present on site. Hedgehogs are also likely to be present. No INNS were found within the site boundary.
- 5.4 In order to determine the presence/absence of roosting bats and to characterise any roosting activity, it is recommended that three dusk emergence surveys are undertaken during the active season (May to August inclusive). If roosts are confirmed, a Natural England licence will be required in order to deliver the proposed scheme. Compensatory measures would be necessary, such as a designated space with suitable entry points into the new dwelling or loft space. Full details should be provided within a Bat Survey Report. It is also advised that site clearance works avoid the nesting bird season where possible and that care is taken when clearing the site to avoid harm to any hedgehogs that may be present.
- 5.5 In conclusion, the site is found to be of moderate ecological value, primarily due to the presence of a bat roost. The scheme has the potential to impact the local bat population and further survey relating to bats is required to determine the level of these impacts. Provided the recommendations given in this report (and others) then all potential impacts can be adequately mitigated to ensure no adverse ecological impact as a result of the proposed scheme.

APPENDIX A

UKHab Baseline Map

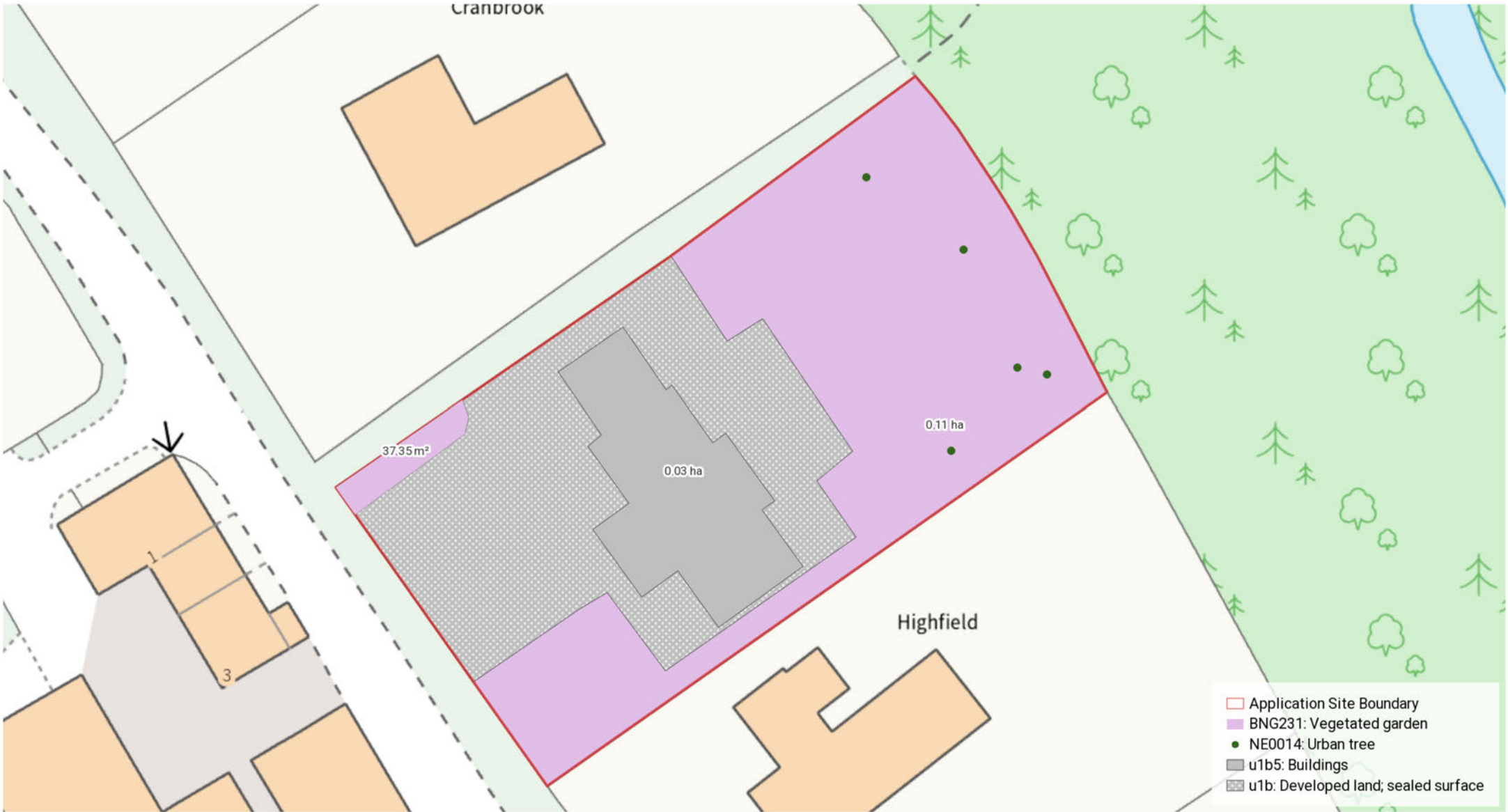
This page is intentionally blank



APPENDIX B

UKHab Post-Intervention Map

This page is intentionally blank



APPENDIX C

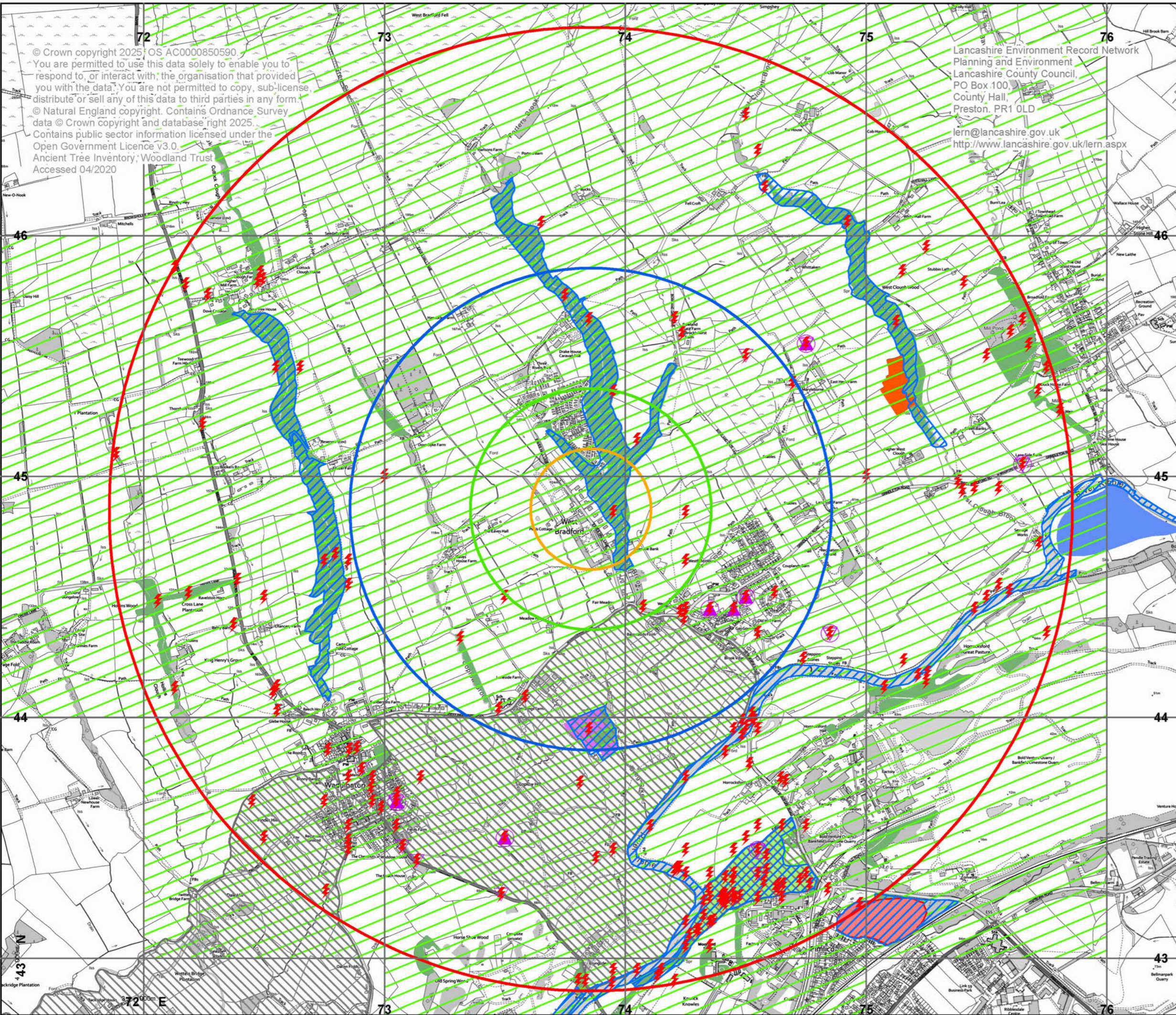
Biological Records

This page is intentionally blank

© Crown copyright 2025, OS AC0000850590.
 You are permitted to use this data solely to enable you to respond to, or interact with, the organisation that provided you with the data. You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.
 © Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2025.
 Contains public sector information licensed under the Open Government Licence v3.0.
 Ancient Tree Inventory; Woodland Trust
 Accessed 04/2020

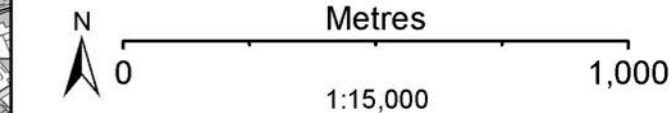
Lancashire Environment Record Network
 Planning and Environment
 Lancashire County Council,
 PO Box 100,
 County Hall,
 Preston, PR1 0LD
 lern@lancashire.gov.uk
 http://www.lancashire.gov.uk/lern.aspx

Project:
 Markhor Eaves Hall Lane
Client:
 Eitive Ecology
Grid Ref: 373857 444865



- 250 m Buffer
- 500 m Buffer
- 1 km Buffer
- 2 km Buffer
- Lancashire Key Species
- Bat Roost or Possible Roost
- Other Bat Record
- SLBG Bat Roost or Possible Roost
- SLBG Other Bat Record
- Biological Heritage Sites
- Local Geodiversity Sites
- Local Nature Reserve
- SSSI
- FC/BTO Wader Zonal Map
- Coastal and floodplain grazing marsh
- Deciduous woodland
- Good quality semi-improved grassland
- No main habitat but additional habitats pres.

**N.B. THIS IS AN INTERACTIVE PDF
 LAYERS CAN BE TURNED ON OR OFF
 TO AID CLARITY.**



Boundaries of statutory designations (Natura 2000, SSSI etc) are included for information only. <ITA> Definitive information for these designations should be obtained from Natural England.

Lancashire Key Species records are plotted at the centre of the area to which they relate (the precision of each record is given in the accompanying attribute data and spreadsheet).



APPENDIX D

BNG Metric and Condition Assessments

This page is intentionally blank

Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.								
---	--	--	--	--	--	--	--	--

Suggested enhancement interventions to improve condition score ²

--