



Lizzie Hill BSc (Hons), MSc

Graduate Ecologist

Email: elizabethhill@arbtech.co.uk

Arbtech Consulting Ltd

arbtech.co.uk

Preliminary Ecological Appraisal

Survey site:

Langho FC, Northcote Rd, Old Langho, Langho, Blackburn BB6 8BE

Client:

Adam Allen

Survey date:

20th January 2026

Project:

This report is prepared to inform a planning application with the Ribble Valley Borough Council. The proposal is described as:

3G football pitch

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2025.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context

The survey site is centred on National Grid Reference SD 70518 35049 and has an area of approximately 0.104ha.

The site comprises a playing field with associated hardstanding used for car parking, a building (B1) and storage container (B2). It is situated within the village of Langho in the Ribble Valley. There are scattered trees and hedgerow within the site extending into the local agricultural landscape. Aerial imagery shows the local landscape to have an agricultural character, with a strong hedgerow network and several small copses and woodland swathes in close proximity to the site. Water bodies can be found nearby, such as Bushburn Brook located ~350m northwest which connects to the River Calder located ~1.8km northeast and Dinckley Brook located ~1km northwest. Such features likely enhance the area for a variety of species, including bats, amphibians and reptiles.

This report should be read in conjunction with the following documents:

Tree Survey Report – Langho FC, Langho, Blackburn, BB6 8BE – v1 (Arbtech Consulting Ltd.,2026)

Survey Details

The site survey was undertaken by Lizzie Hill BSc (Hons) MSc, Graduate Ecologist (Accredited Agent on Bat Class 2 Licence Number: 2025-85397-CL18-BAT to undertake Level 1 bat survey work).

Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
20/01/2026	8	82	85	23	None

Executive Summary

Biodiversity net gain

The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.

Great Crested Newt

Environmental DNA (eDNA) surveys will be required of any ponds within 250m of the site (pond 1 and 5) (where accessible) to determine the presence or absence of great crested newts.

OR

Alternatively, a district level licence (DLL) could be obtained. A DLL can be sought without any further survey work and will require no compensatory habitat creation and less stringent on-site mitigation during construction. However, it's important to note that entering the DLL scheme requires the applicant to make a conservation payment to the DLL provider to provide the compensatory habitat creation off-site on their behalf.

Bats

A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors.

Other protected species

Precautionary working measures will be followed to ensure that nesting birds, amphibians, otters, water voles, badgers and hedgehogs are not harmed by the works.

In the unlikely event that a protected animal is found during construction, all works must stop and a suitably qualified ecologist must be contacted.

Survey limitations

It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood.

A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.

The PEA survey was completed outside of the optimal survey period (May to September) limiting the identification of ground flora species, however, an adequate judgement could be made from the vegetation visible therefore it is not considered to be a significant limitation.

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, pond map in appendix 3, proposal plan in appendix 4 and photos in appendix 5). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i>	The site contains hedgerow with trees which is listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). The site also contains scattered trees which are of good quality and could

(UKHab codes used)	be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Further notable habitats are present within 2km. On-site habitat descriptions <u>u1b5 – Buildings</u> There are two buildings on site (Fig.1). B1 is a single-storey prefabricated building with pebbledash roughcast used for site office/utility/welfare. B2 is a metal storage container used for storage/welfare. <u>u1c – Artificial unvegetated, unsealed surface</u> Situating within the northern development boundary is section of gravel hardstanding used for car parking (Fig.2). <u>g4 – Modified grassland</u> The majority of the site is dominated by modified grassland (Fig.3). The grassland is frequently mown and has a uniform short sward height (~10cm). Large sections of the grassland are used for playing sports and there is evident physical damage to sections of grass which are frequently utilised. Species present include: perennial rye <i>Lolium perenne</i> (D), creeping buttercup <i>Ranunculus repens</i> (F), mouse-ear chickweed <i>Cerastium fontanum</i> (F), common daisy <i>Bellis perennis</i> (F), lesser celandine <i>Ficaria verna</i> (F). There is a strip of grassland at the southern site boundary situated close to the ditch which runs along the southern site boundary which is less frequently mown with a longer sward height (~20cm) and has damp sections. Species present which are absent in the remaining grassland include: cock's foot <i>Dactylis glomerata</i> (O), cleavers <i>Galium aparine</i> (O), common rush <i>Juncus effusus</i> (O), broad-leaved dock <i>Rumex obtusifolius</i> (R). This habitat was subject to a condition assessment using the Grassland habitat type: Grassland – Modified grassland habitat condition sheet. The results are detailed below: A. There are less than 6-8 vascular plant species per m². B. Sward height is not varied. C. Presence of scrub accounts for <20% of total area. D. Physical damage is evident in >5% E. Cover of bare ground is <10% F. Cover of bracken is <20% G. There is an absence of invasive non-native species. It is considered that the modified grassland is classified as poor condition. <u>g4-32 – Scattered tree</u> There are 10 individual trees situated within the development boundary (Fig.4).
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Trees were condition assessed individually, Diameter at Breast Height (DBH) refers to small sized trees of DBH between 7.5cm and 29.9cm, medium sized trees of DBH between 30cm and 59.9cm, large trees of DBH between 60cm and 90cm, and very large trees of DBH >90cm as follows:

Condition Assessment (assessed using the 'Individual Trees' habitat type condition assessment sheet):

A. The tree is a native species.

B. Predominately continuous tree canopy, with gaps in canopy cover making up <10% of total area and no individual gap >5m wide; individual trees automatically pass this criterion.

C. The tree is considered mature.

D. There is little or no evidence of adverse anthropogenic impact on tree health so that trees retain >75% of expected canopy for their age range and height.

E. Natural ecological niches for vertebrates and invertebrates are present.

F. More than 20% of the tree canopy area is oversailing vegetation beneath.

Tree ID	Species	DBH (~cm)	Age	Features	Arboricultural report comments	Corresponding arb report ID
T1	Hawthorn	13	Early-mature	Ivy present	Group consisting of three hawthorns. Ivy present from 0.5m to upper crown. Stem diameter estimated due to ivy. Westernmost tree has historic branch failures up stem in all directions. Middle tree stem bifurcates at 1m, union not visible.	2G
T2	Hawthorn	13				2G
T3	Hawthorn	15				2G
T4	Hawthorn	12	Semi-mature	Ivy present	Ivy present from base to upper crown. Stem diameter estimated due to ivy. Structural condition unknown due to ivy. Stem bifurcates from base.	8T
T5	Hawthorn	25	Early-mature	Ivy present	Ivy present from base to upper crown. Stem diameter estimated due to ivy. Structural condition unknown due to ivy.	9T
T6	Hawthorn	15	Early-mature	Ivy present	Stem bifurcates form base with second stem, diameter unknown due to ivy, removed at 0.5m. Remaining stem further bifurcates at 1m. Ivy present from base to upper crown. Stem diameter estimated due to ivy. Structural condition unknown due to	10T

						ivy. South canopy spread limited by neighbouring tree.	
	T7	Common oak	100	Mature	Deadwood, ivy, snapped branch	Deadwood no greater than 100mm in diameter scattered in crown. Snapped branch 100mm in diameter present in lower west crown. Ivy present from 0.5m to 6m. Tree located on raised ground 0.5m above site level.	11T
	T8	Hawthorn	20	Semi-mature	Ivy present	Ivy present from base to upper crown. Stem diameter estimated due to ivy. Structural condition unknown due to ivy. Deadwood present in lower south crown, no greater than 50mm in diameter. Tree located on raised ground 1m above site level.	12T
	T9	Hawthorn	30	Mature	Ivy present	Stem leans 35 degrees to the east. Crown overtaken with ivy. Crown sparse in all directions. Tree located on raised ground 1m above site level.	13T
	T10	Hawthorn	25	Early-mature	Ivy present	Historic branch failure on east side of stem causing decay and resulting in main stem hollowing though to the west side. Stem leans 30 degrees to the south.	14T
<u>Condition criteria for individual trees are below:</u>							

Criterion	T1	T2	T3	T4	T5	T6	T7	T8	T9	T10
A	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
B	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
C	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
D	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
E	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
F										
Condition	G	G	G	G	G	G	G	G	G	G
Good	Passes 5 or 6 criteria									
Moderate	Passes 3 or 4 criteria									
Poor	Passes 2 or fewer criteria									

g4 – 33 – Line of trees

Situated along the southern site boundary is a line of trees comprising a broken line of holly *Ilex aquifolium*, hazel *Corylus avellana* and hawthorn *Crataegus monogyna*. (Fig.5). Ivy *Hedera helix* (A), bramble *Rubus fruticosus* (F) are present in the understory.

Condition Assessment (assessed using the 'Individual Trees' habitat type condition assessment sheet):

- A. At least 70% of trees are native species.
- B. The tree canopy is predominantly continuous. Gaps in canopy cover <10% and no individual gap >5m wide.
- C. One or more trees has veteran features and/or ecological niches for vertebrates and invertebrates.
- D. There is not an undisturbed naturally vegetated strip of at least 6m on both sides.
- E. At least 95% of the trees are in a healthy condition. There is little or no evidence of an adverse impact on tree health.

It is considered that the line of trees is classified as **moderate** condition.

g4-50 – Ditch

A drainage ditch runs along the southern development boundary in front of the line of trees (Fig.6), continuing along the southern ownership boundary and off-site. The ditch within the development and ownership boundaries are dry but off-site along the southwest/west contains running water. The ditch is a tributary of Bushburn Brook located ~350m northwest and it appears that the dry ditches within the site boundaries are for drainage purposes. The ditch on site begins at grid reference SD 70558 34975 and continues along the development and ownership southern boundaries until SD 70398 34972

This habitat was subject to a condition assessment using the Ditch habitat type habitat condition sheet. The results are detailed below:

- A. The ditch is of good water quality, with clear water and no obvious signs of pollution.
- B. There was an absence of emergent, submerged and floated-leaved plants.

	C. There was no sign of eutrophication. D. There was no presence of aquatic marginal vegetation. E. Physical damage was absent. F. Sufficient water levels are not maintained. G. The ditch is heavily shaded. H. There is an absence of non-native plant and animal species. It is considered that the ditch is classified as poor condition. Local notable habitats There are several Priority habitats situated within 2km of the site boundary. These are as follows: - Deciduous Woodland ~210m southeast - Ancient Woodland ~390m southwest - Lowland Fens ~1.3km south - Lowland Meadows ~ 1.6km west
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of ~0.65ha of modified grassland. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the development site to the ditch which connects to Bushburn Brook, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby ditch ~10m south must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. Therefore, the planning application must be accompanied by a landscaping/habitat creation and enhancement strategy, biodiversity net gain calculations and a habitat management and monitoring plan to ensure the proposed development delivers a 10% net gain.

Locality and Designated Sites	
<i>Summary of Survey Findings</i>	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There are no known statutory sites within 2km of the site. The site does not lie within any SSSI impact risk zones. Statutory designated sites (within 10km) No national network sites (SAC, SPA, Ramsar) are located within 10km. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from Lancashire Environmental Records Network.
<i>Foreseen Impacts</i>	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known). The site does not lie within any impact risk zone for SSSI's. The proposed development type is not listed as a possible high risk for any SSSIs.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys but remain vigilant.

Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including modified grassland and scattered trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local invertebrate populations owing to their low value and the presence of more extensive habitat locally.
<i>Recommendations</i>	No further surveys.
Bats	
<i>Summary of Survey Findings</i>	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. No EPSLs are present within a 2km radius of the site. There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat Habitats recorded on site are assessed to provide foraging and commuting opportunities for bats in the form of modified grassland, scattered trees and a line of trees. These habitats are likely to provide micro-climatic conditions that support invertebrates that will in turn provide foraging opportunities for local bat populations. Most notably, the line of trees on site extend beyond the site adding to the continuity of vegetated linear features present in the wider landscape. Bats are well known to utilise linear features to aid navigation whilst travelling between foraging resources and roost sites. Roosting habitat The buildings (B1 and B2) and trees on site are not being impacted by the development and therefore they were not assessed for their suitability for roosting bats.
<i>Foreseen Impacts</i>	Roosting habitat Buildings and trees on site will be retained and therefore no impacts to roosting bats are anticipated. Foraging and commuting habitat

	The proposed development will result in the loss of small areas of ~0.65ha of modified grassland but given its low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting of surrounding habitats or the retained building without mitigation. This may disturb commuting bats.
<i>Recommendations</i>	Roosting habitat None required. Foraging and commuting habitat No further surveys are required. Artificial lighting A low impact lighting strategy will be adopted for the site during post-development which outlines the areas of the site that will be retained as dark corridors. Parameters can be found on the Bat Conservation Trust website: https://www.bats.org.uk/our-work/buildings-planning-and-development/lighting
Birds	
<i>Summary of Survey Findings</i>	Buildings/trees No evidence of nesting birds was identified on or within B1, B2 or the trees on site. B1 and B2 are deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. The scattered trees situated along the northern site boundary and the line of trees along the southern edge of the ownership boundary provide suitable nesting habitat. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Buildings/trees No impacts are anticipated on nesting birds as a result of the proposed development as no impacts are foreseen to the buildings or trees. Barn owls None foreseen.

	Overwintering birds None foreseen.
<i>Recommendations</i>	Buildings/trees Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries will provide additional nesting habitat for birds e.g. Schwegler 1B Nest Boxes Schwegler 2H Robin Boxes Woodstone Nest Box Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability Given the management regime employed on the modified grassland, as well as the species composition, it is considered unlikely that this faunal group would be present within this habitat. However, the tree lines around the edges of the site boundary provide sheltering and hibernation opportunities for reptiles. In any case, the scattered trees and tree lines are to be retained. Wider landscape The close by Bushburn brook ~350m northwest, the River Calder ~1.8km northeast and woodland swathes throughout the landscape are of elevated ecological value within the wider landscape and may represent important resources for local reptile

	populations. These nearby habitats provide optimal foraging, commuting, and refuge opportunities for reptiles and are well connected to further suitable habitat in the wider landscape. The presence of reptiles utilising these nearby habitats cannot be discounted but reptiles are unlikely to commute on to site from these more suitable habitats.								
Foreseen Impacts	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local reptile populations owing to their low value and the presence of more extensive habitat locally. However, site clearance could result in the death or injury of reptiles, if present.								
Recommendations	A precautionary working method will be implemented for widespread reptiles during construction, including the following measures: • Vegetation will be maintained at a short sward (5cm) to discourage reptiles. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • Best practice pollution prevention measures will be implemented to minimise impacts to nearby habitats. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any reptiles are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. • In the unlikely event that a reptile is identified, works must cease and advice must be sought from a suitably qualified ecologist.								
Amphibians									
Summary of Survey Findings	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 2km of the site. Further, no DLL historic survey data (2017 – 2019) were present within 2km of the site. However, there are 7 positive class survey licence returns located ~1.5km northeast. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). There are no ponds on the site, but a review of aerial imagery (MAGIC and OS Maps) indicates the presence of 7 ponds within 500m: <table><tr><th>Pond ID</th><th>Distance from site</th><th>Suitably connected?</th><th>If no, barrier to dispersal</th></tr><tr><td>P1</td><td>~70m southeast</td><td>Yes</td><td></td></tr></table>	Pond ID	Distance from site	Suitably connected?	If no, barrier to dispersal	P1	~70m southeast	Yes	
Pond ID	Distance from site	Suitably connected?	If no, barrier to dispersal						
P1	~70m southeast	Yes							

	P2	~250m south	No	Main A road with heavy traffic flow
	P3	~350m south	No	Main A road with heavy traffic flow
	P4	~360m west	Yes	
	P5	~230m northwest	Yes	
	P6	~350m north	Yes	
	P7	~300m northeast	Yes	
	A pond map showing approximate pond locations is provided in Appendix 3.			
Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and modified grass offer sub-optimal habitat for terrestrial amphibians. The lines of trees may offer refuge for these species, however given the nature of the surrounding landscape (i.e. roads with high kerbs and arable fields which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.				
Foreseen Impacts	When georeferencing the proposed development plans over scaled mapping of the site, it is noted that the development area is likely to result in the loss or significant disturbance of 0.65ha of modified grassland. If great crested newts are present within the pond ~70m southeast of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces a Red risk score , which states: Offence Highly Likely (see table below).			
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 score	
Great crested newt breeding pond(s)		No effect	0	
Land within 100m of any breeding pond(s)		0.5 - 1 ha lost or damaged	0.7	
Land 100-250m from any breeding pond(s)		No effect	0	
Land >250m from any breeding pond(s)		No effect	0	
Individual great crested newts		No effect	0	

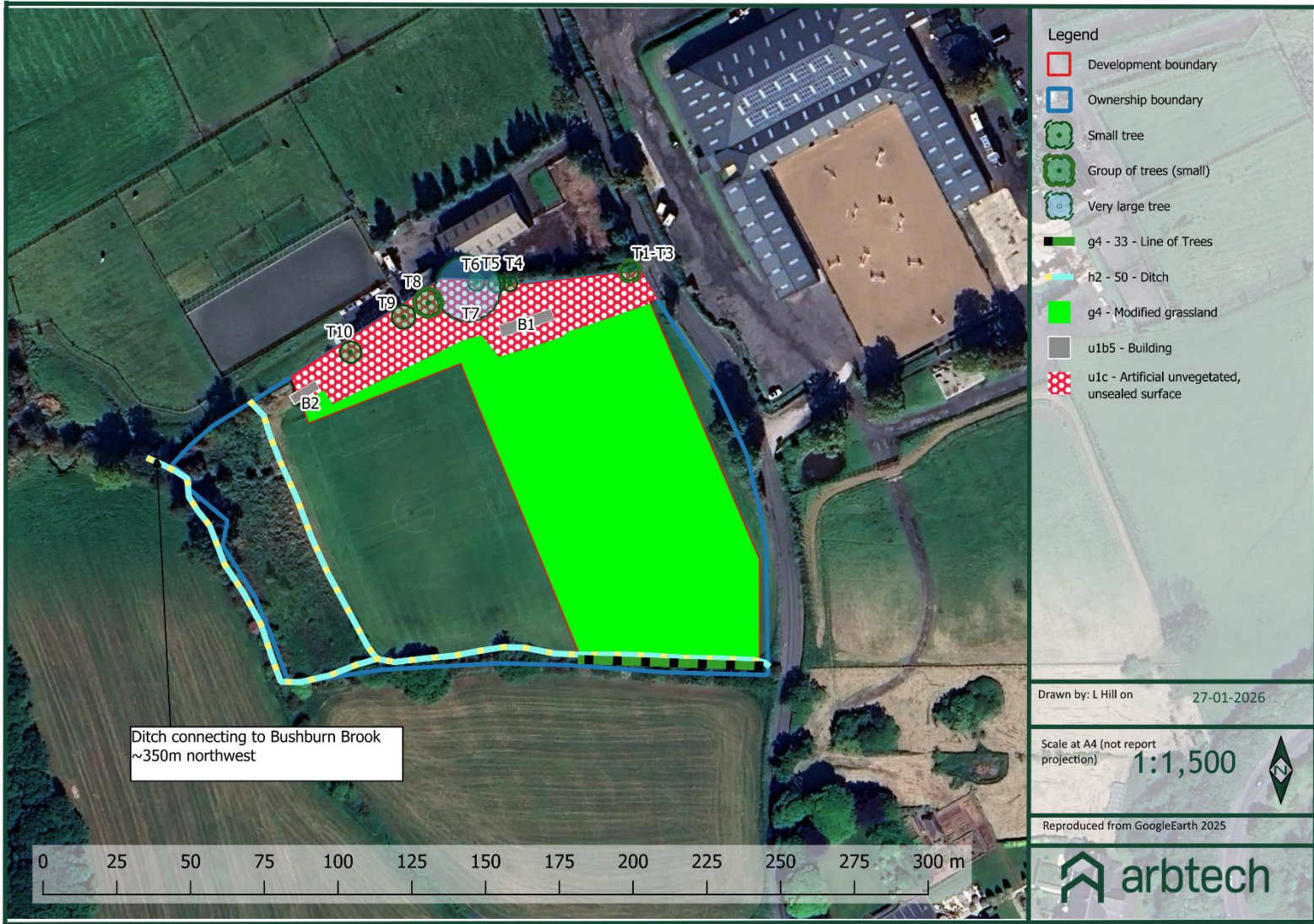
	Maximum: 0.7	
	Rapid risk assessment result:	RED: OFFENCE HIGHLY LIKELY
	If great crested newts are present within the pond ~230m northwest of the site, when completing the rapid risk assessment published by Natural England (Natural England 2015), the proposed development produces an Amber risk score, which states: Offence Likely (see table below).	
	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)
	Great crested newt breeding pond(s)	No effect
	Land within 100m of any breeding pond(s)	No effect
	Land 100-250m from any breeding pond(s)	0.5 - 1 ha lost or damaged
	Land >250m from any breeding pond(s)	No effect
	Individual great crested newts	No effect
	Maximum: 0.3	
	Rapid risk assessment result:	AMBER: OFFENCE LIKELY
<i>Recommendations</i>	Environmental DNA (eDNA) surveys will be required of any ponds within 250m of the site (pond 1 and 5) (where accessible) to determine the presence or absence of great crested newts. This will comprise collecting water samples and sending them off for laboratory analysis and such surveys must be undertaken between mid-April and June, in accordance with current survey guidelines (Biggs et al, 2014). The surveys are likely to be required before planning permission can be granted. OR Alternatively, a district level licence (DLL) could be obtained. A DLL can be sought without any further survey work and will require no compensatory habitat creation and less stringent on-site mitigation during construction. However, it's important to note that entering the DLL scheme requires the applicant to make a conservation payment to the DLL provider to provide the compensatory habitat creation off-site on their behalf. The cost of which is relative to the scale of the impacts. As a general recommendation, if no ponds are being removed to facilitate the development, entering the DLL scheme is likely to be the most cost-effective licensing option, if necessary.	

Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. Further, no evidence of foraging badgers was noted within the development area. However, the site was considered suitable for badger sett excavation and foraging habitat.
<i>Foreseen Impacts</i>	No works will be undertaken within 30m of a badger sett. Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local badger populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of badgers, if present.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to badgers, further badger surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: - Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. - The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which badgers could use. - Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that a badger sett is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. Otters The nearby brooks located ~350m and ~1km northwest and the River Calder ~1.8km northeast, likely provide suitable foraging and commuting opportunities for otters. However, the lack of riparian vegetation within the site offers few foraging resources. Otters could be present for transient periods when commuting and foraging as the site benefits from habitat connectivity via tree-lined field boundaries which may facilitate movement between the brooks and the river in the wider landscape. Water Voles The nearby brooks are likely unsuitable for water voles due to the presence of fast water flow; however the banks may provide foraging options and they may be present in the ponds within the wider landscape. However, water voles are unlikely to migrate from the more suitable habitat available in the wider landscape onto site due to the low value of habitats present on site, lack of riparian vegetation on site and the distance from the ponds to the site. Water voles could be present in the on-site ditch for transient periods when commuting and foraging as the site benefits from habitat connectivity via tree-lined field boundaries
<i>Foreseen Impacts</i>	Otters

	The proposed development will not result in the loss of any riparian habitats and no works will be undertaken within 8m of the watercourse (as per Environment Agency regulations). However, due to the presence of the ditch within close proximity of the site, indirect effects such as pollution could occur during construction. Furthermore, construction activities could result in the death or injury of otters, if present. Water voles No works will be undertaken within 5m of the top of the banks of the watercourse. Therefore, no impacts are anticipated on water vole as a result of the proposed development.
<i>Recommendations</i>	Owing to the nature of the proposed development and the low potential for impacts to riparian mammals, further surveys are considered to be disproportionate. A precautionary working method will be implemented during construction, including the following measures: • Heras fencing will be erected around the working area to prevent encroachment within 8m of the ditch. • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to the watercourse and any retained habitats which otters could use. • Best practice pollution prevention measures will be implemented to minimise impacts to the watercourse and any retained habitats that otters could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. In the unlikely event that an otter holt or evidence of water voles is identified, works must cease and advice must be sought from a suitably qualified ecologist.
Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the known current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The modified grassland onsite provides limited foraging and commuting opportunities for hedgehogs, with scattered tree habitat nearby.

<i>Foreseen Impacts</i>	Modified grassland will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance. Suggested biodiversity enhancements The following habitat creation and enhancement opportunities could be incorporated into the proposed development which would be beneficial for hedgehogs: • Creation of brash piles or installation of hedgehog houses in shady areas.

Appendix 1: Survey/Habitat map



Appendix 2: Location map



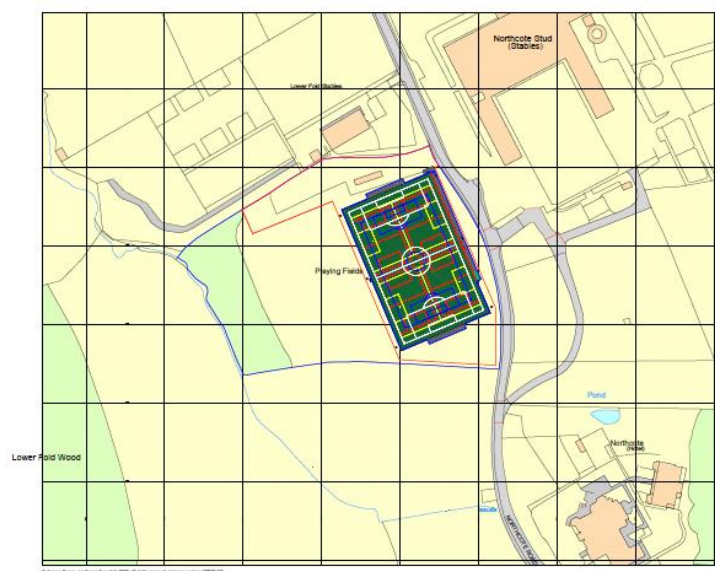
Appendix 3: Pond Map



Appendix 4: Proposed plan

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-  APPLICATION SITE AREA REQUIRED
LAND AREA UNDER OWNERSHIP OF CLIENT



Appendix 5: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: B1 and B2
Artificial unvegetated, unsealed surface	
Photograph	Description

		Figure 2: Gravel hardstanding used as car parking at the north of the site
Modified Grassland		
Photograph		Description
		Figure 3: Modified grassland dominates the site
Scattered trees		
Photograph		Description

		Figure 4: An example of the scattered trees on site	
Line of Trees			
Photograph		Description	
		Figure 5: Line of trees along the southern site boundary	
Ditch			
Photograph		Description	



On-site ditch



Off site – becomes a flowing brook

Figure 6: drainage ditch connecting to Bushburn Brook (dry within development boundary and situated in front of line of trees, then becomes a flowing brook off site)

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