

Langley Lane Farm, Langley Lane, Middleton, Rochdale

Preliminary Ecological Appraisal

Mr Broome

P.2032.24
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Executive Summary

Ascerta has been instructed by **Mr Broome** to carry out a Preliminary Ecological Appraisal and Daytime Building Inspection for bats at Langley Lane Farm, Langley Lane, Middleton, Rochdale, M24 5LJ (hereafter referred to as **the site**).

The Preliminary Ecological Appraisal and Daytime Building Inspection for bats comprised of a desk study and biological records search, as well as a site walkover survey in order to map habitat types. The survey was extended to assess the potential for protected species to use the site. The assessment provides baseline data regarding the current site conditions and, where appropriate, allows recommendations to be made in respect of further potential work in order to satisfy current UK wildlife legislation.

Assessed against the *Guidelines for Ecological Impact Assessment in the UK and Ireland 2nd Edition* (2018), the site's habitats range in ecological value from negligible to within the zone of influence.

The site provides a habitat for small mammals and amphibians. As the habitats to be lost to the proposals are small in area and not of high ecological value, it is considered that their loss can be mitigated for, and the proposals will not adversely affect the ecological value of the wider area, provided the recommendations detailed below are followed.

Bat surveys are conducted in accordance with the *Bat Surveys for Professional Ecologists: Good Practice Guidelines*, published 2024 (the Guidelines). Strict adherence to these is not necessary, but where practice deviates from them, clear reasons and rationale are required.

The site was subject to an extended Phase 1 Habitat Survey. During the survey and following a review of historical species records, it is considered that an impact on amphibians and small mammals is likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by April 2027, an updated site visit will be required to assess the habitats within the site
- Production and implementation of a Small Mammals RAMS to avoid any harm to this species during the proposed works
- Production and implementation of an Amphibian RAMS to avoid any harm to this species during the proposed works
- A survey within the main growing season (June to October) following the site degradation (see Section 5.2) to assess for the presence and extent of Himalayan balsam and to inform further recommendations
- Enhancing the site for species through appropriate landscape planting that includes native, species-rich hedgerows, trees and areas of wildflowers, plus provision of integrated bat and bird features within newly constructed buildings
- Updates to the DEFRA Metric Biodiversity Net Gain calculations to reflect the current site and to minimise impacts on biodiversity and provide net gains in biodiversity
- Production of a management plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site

1. Introduction

Ascerta has been instructed by **Mr Broome** to carry out a Preliminary Ecological Appraisal and Daytime Building Inspection for bats at the site. The site OS grid reference is SD 85846 07665 and the What3Words reference is suffice.swung.mats. The extent of the site is displayed in photograph 1.1 below.



Photograph 1.1: Extent of the site

Our client seeks planning consent to redevelop the site for the construction of a residential dwelling.

This report presents the results of the survey including evaluation of habitats on-site and potential for protected species to be using the site. The report includes recommendations for further actions where applicable, in order to satisfy current UK wildlife legislation and to achieve our client's objectives. Relevant legislation is detailed within Appendix 4.

2. Objectives

Our client's objectives are to assess the potential ecological constraints of the proposed development site.

Our objectives are as follows:

- Identify and evaluate any features of ecological value and the potential of the site to support protected species based on the walkover survey and biological records search
- Identify designated sites within 2km of the site
- Review protected species records within 2km of the site
- Map the habitats within the site using Joint Nature Conservation Committee (JNCC) (2010) methods
- Provide recommendations for further species-specific surveys and mitigation measures where current legislation requires
- Provide recommendations that seek to enhance the ecological value of the site
- Provide recommendations to assist our clients in achieving their objectives whilst satisfying current UK wildlife legislation

3. Survey Methods

The Preliminary Ecological Appraisal involved the collection and review of data from a desk study and field survey, along with an assessment of the value of the habitats following the Chartered Institute of Ecology and Environmental Management (CIEEM) guidelines.

3.1 Desk Study

A desk study was undertaken in March 2025 to identify protected and notable habitats and species, and nature conservation designations potentially relevant to the proposed development. The desk study was carried out using the sources detailed in Table 3.1 below. For the purposes of this report, protected and notable species records have been restricted to the last 15 years.

Table 3.1: Desk study data information

Source	Date obtained	Data obtained
Multi-Agency Geographic Information for the Countryside (MAGIC)	5 March 2025	• Statutory designated sites within 2km of the site • Protected and notable habitats within 2km of the site • Ancient woodlands within 2m of the site • European Protected Species Licenses (EPSLs) within 2km of the site
Greater Manchester Ecology Unit (GMEU)	20 March 2025	• Non-statutory designated sites within 2km of the site • Protected and notable species records within 2km of the site
Greater Manchester Biodiversity Action Plan	5 March 2025	• Additional protections afforded to species/habitat

3.2 Field Survey

A walkover survey of the site was conducted on 1 April 2025 by Liz Kenyon BSc (Hons). The habitat types and features of ecological interest were identified and mapped in compliance with the *Handbook for Phase 1 Habitat Survey: A Technique for Environmental Audit* (JNCC, 2010). During the survey, weather conditions were recorded to ensure optimal surveying conditions according to guidelines. Any sub-optimal conditions will be discussed in the limitations.

This includes the identification of the main species present and examination of the potential for any protected species. Habitats were mapped (Appendix 1) and target notes (Appendix 2) made for any interesting features.

The surveys particularly focused on the following species and habitat features:

- Mammals (badgers, bats, otters and water voles)
- Birds (including species potentially associated with 'European Sites')
- Amphibians and reptiles
- Invertebrates
- Hedgerows and boundaries
- Invasive plant species
- Plant communities and trees

3.3 Bat Survey Methods

The survey methods followed the guidelines set out by the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024). Habitats, buildings and trees were assessed for suitability for use by bats and categorised independently using Table 4.1 page 44 within the Bat Conservation Trust Guidelines (Collins, 2024).

Preliminary Ecological Appraisal for bats

Habitats on site were assessed for their suitability for bats to use them for roosting, commuting and foraging, both on the site and surrounding area. Commuting and foraging habitat suitability was categorised **low to high**. Any commuting and foraging habitat valued as **moderate** or above may need further survey effort if lost to the proposals.

Preliminary Roost Assessment trees

All trees were inspected for Potential Roost Features (PRFs). Features searched for included: Natural or woodpecker holes, cracks/splits in major limbs, loose bark, hollows/cavities, dense epicormic growth, bird and bat boxes. Where such features were found they, were investigated for scratches or staining, bat droppings and smoothing of surfaces around entry points.

Trees on site are categorised as per Table 3.2 (below). Trees assigned a suitability of **FAR** or above may require further survey effort if they are to be lost to the development.

Table 3.2: Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. Guidelines taken from Table 4.2, page 45 of the Bat Conservation Trust's *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition* (2024).

Suitability	Description
None	Either no PRFs in the tree or highly unlikely to be any.
FAR	Further assessment required to establish if PRFs are present in the tree.
PRF	A tree with at least one PRF present.

3.4 Badger Survey Methods

The site was searched for setts and badger field signs including foraging areas, latrines and tracks. Attention was paid to the presence of the following field signs:

- Setts: Single holes or a series of holes likely to be interconnected underground
- Latrines: Badgers usually deposit faeces in excavated pits
- Paths and footprints
- Scratching posts: At the base of trees
- Snuffle holes: Areas where badgers have searched for insects
- Day nest: Bundles of vegetation where badgers may sleep above ground
- Traces of hair

3.5 Great Crested Newt Habitat Suitability Index (HSI)

The on-site pond (P1) was assessed for suitability as a great crested newt (*Triturus cristatus*) breeding habitat. The HSI assessment followed the method described by Oldham *et al.* (2000) as updated by ARG UK (2010), involving an assessment of each waterbody against 10 suitability indices:

- Location of the pond within the context of Britain
- Total surface area of the pond
- Pond drying (based on both local knowledge and field evidence)

- Water quality
- Percentage perimeter shaded
- Presence or absence of waterfowl
- Presence or absence of fish
- Number of waterbodies situated within 1km
- Suitability of terrestrial habitat
- Percentage macrophyte cover

The HSI is calculated using an equation producing a single number between 0 and 1. The value provides an indication of whether the waterbody is likely to support a population of great crested newts. The lower the index, the less likely the location is to support a breeding population. Ponds are classed as Poor, Below Average, Average, Good or Excellent habitat suitability based on this value.

3.6 Evaluation

Habitats and species on the site were evaluated following the *Guidelines for Ecological Impact Assessment in the UK and Ireland* (2018). A geographical frame of reference is assigned to each habitat and species, with **International Value** being most important, then **National, Regional, County, District, Local** and lastly, within the immediate **zone of influence** of the proposals only.

Value judgements are based on characteristics that can be used to identify ecological resources or features likely to be important in terms of biodiversity. These include site designations such as Sites of Special Scientific Interest (SSSIs). For undesignated features, the size, conservation status (locally, nationally or internationally), and the quality of the ecological resource are considered. Ecological resource quality can refer to habitats (for instance if they are particularly diverse, or a good example of a specific habitat type), other features (such as wildlife corridors or mosaics of habitats) or species populations or assemblages.

The recommendations detailed within this report aim to meet requirements of the Environment Act and Statutory Biodiversity Metric as far as possible at this stage.

3.7 Limitations

The absence of biological records does not necessarily mean the absence of species. This has been considered within the report conclusions.

No ponds or ornamental water features were identified within any residential gardens located adjacent to the site. However, it should be noted that unidentified ponds / water features may exist in nearby gardens (within 250m of the site). In general, such water features are usually relatively small in size and are more likely to be used by common amphibians i.e. smooth newt, and/or palmate newt and/or common frog (albeit great crested newt and common toad may use them in certain circumstances; for example, if there is a larger waterbody close by that supports either of these species).

4. Survey Results

4.1 Desk Study

Statutory sites

One statutory designated site was identified within a 2km radius of the proposed development site. This is listed in Table 4.1 below.

Table 4.1: Statutory designated sites

Statutory designated site	Reason for designation	Distance to proposed development
Hopwood Woodlands Local Nature Reserve (LNR)	Designated for its woodland habitat as well as its amphibian and bird assemblages.	1.1km northeast

Non-statutory sites

Three non-statutory designated sites were identified within a 2km radius of the proposed development site. These are listed in Table 4.2 below.

Table 4.2: Non-statutory designated sites

Non-statutory designated site	Distance to proposed development
Glade & Oakenbank Woods Site of Biological Interest (SBI)	1.3km northeast
Higher Boarshaw Clough (SBI)	1.7km southeast
Hopwood Clough (SBI)	1.8km east

The full designations for each site are listed within Appendix 5.

The site does not lie within a relevant Natural England SSSI Impact Risk Zone.

Priority Habitats

Woodland

Three areas of Ancient Woodland were returned within 2km of the site, the closest being located 1.2km northeast. Numerous areas of Priority Habitat Deciduous Woodland were returned within 2km of the site, the closest being located 320m southwest.

The site lies within a Conservation Target Area for the following Priority Species:

- Lapwing
- Snipe

The site also falls within a breeding area for the following Grassland Assemblage Farmland Birds:

- Grey partridge
- Lapwing
- Redshank
- Snipe
- Tree sparrow
- Yellow wagtail

Priority Species

Following a review of records held by GMEU, several Priority Species that have the potential to occur within the vicinity of the proposed development have been identified. These include birds, bats, badgers, hedgehogs and amphibians. The species records are summarised below, and the detailed records held by GMEU within 2km of the site are displayed within Appendix 5. Protected species legislation can be found within Appendix 4.

No species records were returned by GMEU within the site boundary.

Birds

398 records were returned for bird species within 2km of the site. Species returned include barn owl, linnet, lapwing, black redstart, tree sparrow and grasshopper warbler. The most recent of which was a 2023 record of barn owl located 1.6km away from the site. The closest was a 2015 record of dunnoek located 20m south of the site along Langley Lane. All species recorded within 2km are displayed within Appendix 5.

Bats

GMEU returned 263 records for bats within the search area. Bat species include common pipistrelle, soprano pipistrelle noctule, brown long-eared bat, Natterer's bat, Daubenton's bat, unknown myotis species, unknown pipistrelle species and unknown bat species. The most recent of which was a 2022 record of a common pipistrelle casualty located 500m south of the site within a residential area. The closest was a 2021 record of a common pipistrelle casualty located 70m south of the site within a residential area.

Amphibians

66 records for great crested newt were returned within 2km of the site. The most recent of which was a 2024 record located 1.7km northeast of the site within the Glade & Oakenbank SBI. The closest was a 2014 record located 20m west of the site within an agricultural field.

A further seven amphibians were returned within 2km of the site. Species present include common toad. The most recent of which was a 2021 record located 1.6km northeast of the site within the Glade & Oakenbank SBI. The closest were record between 2011 and 2020, located 1.5km west of the site at Broom Hill Farm.

Badgers

12 records for badgers were returned within 2km of the site. The most recent of which was a 2022 sighting located 1.4km away from the site. This was also the closest record to the site.

Other mammals

36 records for other mammals were returned within 2km of the site. Species include brown hare and hedgehog. The most recent of which was a 2022 record of hedgehog located 1.8km north of the site within a residential area. The closest was a 2015 record of hedgehog located 500m west of the site within a garden.

European Protected Species Licences

There was one EPSL application within 2km of the site since 2020. EPSL applications are detailed below (distance and direction from site):

- 2020-48009-EPS-MIT for the destruction of a resting place for common pipistrelle. Start date: 08/09/2020, end date: 30/11/2020 (1.4km northwest)

One Great Crested Newt Class Survey License was returned within 2km of the site, located 1.4km northeast.

4.2 Habitat Survey

Weather conditions during the survey were warm (14°C), dry and overcast (1/8 cloud cover) with a F1 (Beaufort Scale) light air, therefore appropriate for this type of survey.

The site lies to the north of Middleton and is bound by Langley Lane to the south with existing unoccupied buildings adjacent to the site boundary and residential dwellings in the surrounding area. The construction of a new building is being undertaken adjacent to the northern sector of the site.

Table 4.3: Habitats present on site including habitat alphanumeric code references from JNCC (2010)

Habitat description and JNCC codes	Site description
Hardstanding (J4)	Hardstanding access is present from Langley Lane at the south of the site to the proposed development area. This habitat is displayed in photograph 3 within Appendix 3.
Scattered trees (A3.1)	A single scattered tree is present to the northern site boundary and newly planted fruit trees are to the west of the site. This habitat is displayed in photograph 1 within Appendix 3.
Improved grassland (B4)	An area of improved grassland is present to the northern sector of the site within the main development parcel of the site, forming part of the neighbouring agricultural land use. The grassland consists of Yorkshire fog with, <i>Poa</i> sp., bent sp., meadow buttercup, speedwell sp. and fescue, and has been subject to degradation since the Biodiversity Net Gain Assessment in July 2024 with a large area of bare ground present and stored machinery/metal containers (TN1). This habitat is displayed in photograph 5 within Appendix 3.
Standing water (G1)	A newly created pond is present to the north of the site (P1). The pond (P1) was assessed for its great crested newt suitability and is discussed further in Section 4.3 below. This habitat is displayed in photograph 4 within Appendix 3.
Running water (G2)	Two ditches (D1 and D2) flow adjacent to the northern site boundaries. This habitat is displayed in photograph 4 within Appendix 3.

4.3 Great Crested Newt Habitat Suitability Index (GCN HSI)

Table 4.4: Standing water description and GCN HSI with full details in Appendix 6

Standing water description	Photograph
Pond 1 (P1): is a newly created pond to the north of the site with base soil banks and no vegetation present that is fed by the adjacent ditch (D1). Two Canadian geese and a mallard duck were noted in the pond at the time of the survey. The HSI score was 0.54, meaning it has Below Average suitability for use by great crested newt for breeding.	

4.4 Protected and Notable Species

Table 4.5: Habitat suitability for protected and notable species

Birds

Habitat suitability

The improved grassland within the site provides suitable foraging bird species with the mature, single scattered tree providing nesting opportunities for bird species. The site provides very limited habitat for Grassland Assemblage birds due to the on-site degradation and adjacent building works with more favourable habitat in the surrounding area.

Species seen / evidence of presence / features identified

During the survey, Canada geese and mallard duck species were identified within the site.

Further survey required

No further surveys for nesting birds are required as the single mature scattered tree on site will be retained within the proposals.

Bats

Habitat suitability

The storage containers (TN1) on site offer **negligible** potential to support bat roost due to their construction, and the site provides low suitability for commuting and foraging bats with good connectivity to the surrounding land use. The small features such as cracks within the branches were noted at the mature scattered tree to the north of the site, however they were not suitable to support a bat roost; the tree will also be retained within the proposals. The newly planted fruited priced no suitable habitat for bats.

Species seen / evidence of presence / features identified

Evidence of bats was not identified within the site during the survey.

Further survey required

No further surveys for bats are required.

Badgers

Habitat suitability

The improved grassland within the site provides limited foraging and shelter habitat for badgers following the on-site degradation and adjacent building works, with more suitable habitat for badgers in the surrounding landscape.

Species seen / evidence of presence / features identified

No evidence of badger was identified within the site during the survey.

Further survey required

Badgers will not be impacted by the proposals within the site; therefore, badgers do not require further consideration within this planning application and will not be discussed further within this report.

Water voles

Habitat suitability

Ditch D1 provides limited habitat for water voles; the improved grassland banks are very shallow, limiting the suitability for water voles. The banks of Ditch D2 are very steep, limiting the suitability for water voles. The ditches also have no connectivity to further watercourses that may provide habitat for water voles.

Species seen / evidence of presence / features identified

No evidence of water voles was identified during the site visit.

Further survey required

Water voles will not be impacted by the proposals within the site; therefore, water voles do not require further consideration within this planning application and will not be discussed further within this report.

Otters

Habitat suitability

The site provides no suitable habitats for otters as it has been subject to degradation and is prone to human disturbance. Ditch D1 provides very limited habitat for otters as it has no connectivity for commuting otters. Ditch D2 lies within an off-site, small, wooded area. The banks of the woodland are very steep and the ditch also has no connectivity to further watercourses or suitable connectivity for otters.

Species seen / evidence of presence / features identified

No evidence of otters was identified during the site visit.

Further survey required

Otters will not be impacted by the proposals within the site; therefore, otters do not require further consideration within this planning application and will not be discussed further within this report.

Amphibians

Habitat suitability

A newly created pond (P1) is present within the site and six further ponds are present within 500m of the site as mapped on MAGIC Maps. The improved grassland provides terrestrial habitats for amphibians, and as the new pond (P1) matures this may provide aquatic habitat for amphibians. Amphibians may use waterbodies that score an average or below HSI assessment.

Species seen / evidence of presence / features identified

No evidence of amphibians was identified within the site during the survey.

Further survey required

No further survey effort of amphibians will be required; however, RAMS should be implemented (see Section 5.2).

Reptiles

Habitat suitability

The habitats within the site do not offer suitability to support reptiles, and the habitats within the site are prone to high human disturbance and have been subject to degradation.

Species seen / evidence of presence / features identified

No evidence of reptiles was identified within the site during the survey.

Further survey required

No further survey for reptiles will be required. Reptiles do not require consideration within this planning application and will not be discussed further.

Invertebrates

Habitat suitability

The improved grassland provides some limited habitat for invertebrates; however, the area is prone to human disturbance and has been subject to degradation.

Species seen / evidence of presence / features identified

No evidence of invertebrates was identified within the site during the survey.

Further survey required

No further survey for invertebrates will be required. Invertebrates do not require consideration within this planning application and will not be discussed further.

Small mammals

Habitat suitability

The improved grassland within the site provides limited foraging and shelter habitat for small mammal species such as hedgehog, with good connectivity to the local area for commuting species.

Species seen / evidence of presence / features identified

No evidence of small mammals was identified within the site during the survey.

Further survey required

No further survey effort of other small mammals will be required; however, RAMS should be implemented (see Section 5.2).

Invasive species

No non-native invasive species were identified within the site during the walkover survey in April 2025; however, in July 2024 Himalayan balsam was noted to encroach the site.

5. Evaluation and Recommendations

5.1 Designated Sites and Habitats

There are no statutory or non-statutory protected sites within the vicinity of the proposals that are likely to be influenced by the proposals as they all lie over 1km from the site. It is considered that there will be no impact on any statutory or non-statutory sites in the vicinity as a result of the proposal as the proposals are for a single residential dwelling only.

Mitigation

The habitats on site comprise of hardstanding, improved grassland, a pond (P1) and scattered trees. These habitats are considered to have an ecological value of **within the zone of influence** of the site or lower. The site contains no designated or Priority Habitats. Overall, the proposals are unlikely to adversely affect the ecological value of the area.

5.2 Protected and Notable Species Recommendations

Amphibians

The site provides terrestrial habitat within the improved grassland, and the newly created pond (P1) will establish and potentially provide suitable habitat for amphibians, with connectivity to the wider landscape and waterbodies in the local landscape. These habitats are likely to be impacted by the proposals, and therefore it is recommended, as the areas to be lost are small in size, that an **Amphibian RAMS Method Statement** is implemented during the works to avoid harm to this species.

Small mammals

The site provides habitat for small mammals within the improved grassland with good connectivity for commuting species.

These habitats are likely to be impacted by the proposals, and therefore it is recommended that a **Hedgehog RAMS Method Statement** is implemented during the works to avoid harm to this species.

To enable hedgehogs to continue the use of the site, it is advised that gaps of at least 13cm by 13cm are left under any new fences to enable hedgehogs to roam freely within the area following development. To mitigate for the loss of habitat that could be used by hibernating hedgehogs, it is recommended that a hedgehog hibernaculum is provided within the landscaping.

Invasive species

In July 2024, Himalayan balsam was noted within the site; degradation works have been undertaken within the main development parcel of the site which may have further spread the species. It is recommended that a full invasive species survey is undertaken within the main growing season (June to October) to assess for the presence and extent of the species and to inform further recommendations.

5.3 Enhancements

In order to meet requirements for biodiversity protection and enhancement outlined within the NPPF, it is recommended that ecological enhancements are included. These could include:

- Provision of one bird box (25mm, 28mm, or 32mm entrance hole box), attached to or integrated within new buildings on site
- Provision of one bat feature (e.g. Vivara bat bricks or 'bird brick houses' bat boxes) integrated within new buildings
- Suitable landscaping incorporating species that provide a food or shelter resource to wildlife

6. Conclusions

The site was subject to an extended Phase 1 Habitat Survey. During the survey and following a review of historical species records, it is considered that an impact on amphibians and small mammals is likely to occur in relation to the proposals for the site. The following recommendations have been made to avoid an impact on these species:

- If works have not begun by April 2027, an updated site visit will be required to assess the habitats within the site
- Production and implementation of a Small Mammals RAMS to avoid any harm to this species during the proposed works
- Production and implementation of an Amphibian RAMS to avoid any harm to this species during the proposed works
- A survey within the main growing season (June to October) following the site degradation (see Section 5.2) to assess for the presence and extent of Himalayan balsam and to inform further recommendations
- Enhancing the site for species through appropriate landscape planting that includes native, species-rich hedgerows, trees and areas of wildflowers, plus provision of integrated bat and bird features within newly constructed buildings
- Updates to the DEFRA Metric Biodiversity Net Gain calculations to reflect the current site and to minimise impacts on biodiversity and provide net gains in biodiversity
- Production of a management plan to ensure the long-term commitments to manage the planting, protection and enhancement of biodiversity in and around a new development site

It is considered that there would be very limited impacts on the local ecology as a result of the proposals, provided the recommendations detailed within Section 5.0 above are followed.

7. References

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Appendix 1

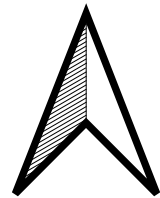


ASCERTA
LANDSCAPE | TREES | ECOLOGY



- Key
- Survey area
 - A3.1 Scattered trees
 - J4 Bareground (degradation)
 - G1 Standing water
 - G2 Running water
 - J4 Hardstanding
 - B4 Improved grassland
 - Target note

Target note
TN1 - Location of containers & machinery storage



DO NOT SCALE.
ALL COORDINATES RELATED TO LOCAL GRID.
LOCATED TO NG BY BEST FIT TO DETAIL.
EXTRACTED FROM OS DIGITAL DATA.

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CLIENT:
Mr Broome

PROJECT:
Langley Lane Farm

DRAWING TITLE:
Phase One Habitat Survey

SCALE: NTS@A3	DRAWN BY: LK	DRAWING No: P.2032.24.E02
DATE: 02/04/2025	CHKD BY: AR	REV: -

Appendix 2

Appendix 2: Species Lists and Target Notes

Table 1: Flora species

English name	Scientific name
Annual meadow grass	<i>Poa annua</i>
Apple	<i>Malus sp.</i>
Cherry	<i>Prunus sp.</i>
Common daisy	<i>Bellis perennis</i>
Common field speedwell	<i>Veronica persica</i>
Creeping bent-grass	<i>Agrostis stolonifera</i>
Creeping buttercup	<i>Ranunculus repens</i>
Creeping thistle	<i>Cirsium arvense</i>
White clover	<i>Trifolium repens</i>

Table 2: Target notes

Target note number	Description
TN1	Location of containers

Appendix 3



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Appendix 3: Photographs

Table 3: Photographs of the site



Photograph 1:
On site degradation and scattered tree



Photograph 2:
Machinery storage and containers (TN1)



Photograph 3: Off-site D1



Photograph 4: Pond P1



Photograph 5:
Newly planted fruit trees



Photograph 6:
Himalayan balsam (July 2024)

Appendix 4



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Appendix 4: Relevant Legislation

European Legislation

The following Directives have been adopted by the European Union and provide protection for fauna and flora species of European importance and the habitats which support them:

- Directive 2009/147/EC on the Conservation of Wild Birds (Birds Directive)
- Directive 92/43/EEC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora (Habitats Directive)

UK Legislation

The Habitats Directive has been transposed into national legislation through the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019 (The Habitats Regulations). This provides for the designation and protection of 'European Sites' (SPAs, SACs and Ramsar Sites, including proposed or potential European Sites) and the protection of 'European Protected Species'.

The key UK legislation relating to nature conservation is the Wildlife and Countryside Act 1981 (as amended) (W&C Act). This Act is supplemented, *inter alia*, by provision in the Countryside and Rights of Way (CROW) Act 2000, and the Natural Environment and Rural Communities Act 2006 (NERC Act). Additional species and habitat-specific UK legislation includes the Protection of Badgers Act 1992 and the Hedgerow Regulations 1997.

The Environment Act sets out how the UK will maintain environmental standards following leaving of the EU. The Bill builds on the vision of the 25 Year Environment Plan, with the ambition from the government to leave the environment in a better state than it was when inherited.

The DEFRA Statutory Biodiversity Metric has been implemented to work alongside the Environment Act. This tool calculates potential biodiversity impacts as a result of development and identifies mitigation and compensation requirements to ensure no net loss of biodiversity. In addition, it identifies measures that can be implemented in order to meet biodiversity gain as a result of development.

The NPPF 2024 has been published to provide further planning guidance. Wildlife, biodiversity and ecological networks are referred to in Section 15 *Conserving and enhancing the natural environment*. The NPPF states that the planning system should contribute to and enhance the natural and local environment by: protecting and enhancing valued landscapes and sites of biodiversity value, recognise the wider benefits from natural capital and ecosystem services and minimising impacts on and provide net gains for biodiversity. Further guidance is provided within Government Circular 06/05: *Biodiversity and Geological Conservation – Statutory Obligations and Their Impact Within the Planning System*.

Species and Habitats of Principal Importance

Species and Habitats of Principal Importance are listed under Section 41 of the NERC Act and are a material consideration in planning decisions. Planners require relevant, up-to-date information from ecological surveys in order to assess the effects of a proposed development on biodiversity as Councils have a statutory obligation under Section 40 of the NERC Act to consider biodiversity conservation in the determination of planning applications.

Background information about the lists of priority habitats and species (Species and Habitats of Principal Importance) can be found within the UK Biodiversity Action Plan (UK BAP). Although this has been succeeded by the *UK Post-2010 Biodiversity Framework*, many UK BAP tools are still relevant. BAPs identify habitats and species of nature conservation priority on a UK (UK BAP) and Local (LBAP) scale. Most BAP priority habitats and species have Habitat Action Plans (HAPs) and Species Action Plans (SAPs) and there are also 'grouped action plans' for groups of related species with similar conservation requirements. The LBAP relating to this site is the Greater Manchester Biodiversity Action Plan.

Badgers

The legislation protecting badgers in England and Wales is the Protection of Badgers Act 1992. Under the Protection of Badgers Act 1992, it is an offence *inter alia* to:

- Wilfully kill, injure or take a badger, or to attempt to do so
- Cruelly ill-treat a badger
- Intentionally or recklessly interfere with a badger sett by (a) damaging a sett or any part of one; (b) destroying a sett; (c) obstructing access to or any entrance of a sett; (d) causing a dog to enter a sett; or (e) disturbing a badger when it is occupying a sett

The Badger Act 1992 defines a badger's sett as '*any structure or place which displays signs indicating current use by a badger.*'

Natural England can issue licences to enable works to continue that may affect a protected species. In relation to disturbance of badgers, Natural England (2009) gives guidelines on disturbance which will require a licence. These include: '*using very heavy machinery (generally tracked vehicles) within 30 metres of any entrance to an active sett; using lighter machinery (generally wheeled vehicles), particularly for any digging operation, within 20 metres; light work such as hand-digging or scrub clearance within 10 metres. There are some activities which may cause disturbance at greater distances (such as using explosives or pile driving) and these should be given individual consideration.*'

Bats

In England, all bats and their roosts are protected under the Conservation of Habitats and Species Regulations 2017 and the W&C Act 1981 (as amended). Several species of bat are also highlighted as Priority Species under the UK Biodiversity Action Plan and within the Local BAP.

Under the current legislation, as summarised on pages 9 and 10 of the *Bat Surveys for Professional Ecologists: Good Practice Guidelines – 4th Edition (2024)*, it is a criminal offence to:

'Kill, capture, injure or take a wild bat:

- *To damage or destroy a place used by a bat for breeding or resting. All offences of this nature are identified within the Habitats Regulations. This offence is unique in that it can be committed accidentally. No element of intentional, reckless or deliberate action needs to be evidenced.*
- *To disturb bats anywhere (roosts, flight lines or foraging areas) if levels of disturbance can be shown to impair their ability to survive, to breed or reproduce, to rear or nurture their young, to hibernate or migrate or to affect significantly local distribution or abundance*
- *To intentionally or recklessly disturb a bat, whilst it is occupying a place of shelter or protection*
- *To intentionally or recklessly obstruct access to any place used by a bat for shelter or protection*
- *To be in possession or control of a bat alive or dead (or any part of a bat or anything derived from a bat, although bat droppings are generally considered to be acceptable), or to transport a bat, to sell or exchange a bat or to offer to sell or exchange a bat taken from the wild.'*

Breeding birds

Breeding birds are protected under the W&C Act 1981, which makes it an offence to:

- *Intentionally kill, injure or take any wild bird or take, damage or destroy the nest of any wild bird whilst it is in use or being built*
- *Intentionally take or destroy the egg of any wild bird*
- *Have in one's possession or control any wild bird, dead or alive, or any part of a wild bird (including eggs), which has been taken in contravention of the Act or the Protection of Birds Act 1954*
- *Intentionally or recklessly disturb any wild bird listed on Schedule 1 while it is nest building, or at a nest containing eggs or young, or disturb the dependent young of such a bird*

Great crested newt

The great crested newt (*Triturus cristatus*) is fully protected under the W&C Act 1981 (as amended) and the Habitats Regulations, 2017. It is also a Species of Principal Importance. The legislation makes it an offence to:

- *Deliberately (or intentionally) kill, injure or capture (or take) a great crested newt, or great crested newt egg or eft*
- *Deliberately (or intentionally) damage or destroy any breeding site or resting place (i.e. pond, refuge, hibernaculum)*
- *Deliberately or recklessly obstruct access to any breeding site or resting place*
- *Deliberately, intentionally or recklessly disturb a great crested newt, in particular disturbance which is likely to:*
 - *Impair the ability of the great crested newt to survive, breed, reproduce, or to rear or nurture young*
 - *Impair the ability of the great crested newt to hibernate or migrate, or significantly affect the local distribution or abundance of great crested newts*

Invasive species

It is an offence under Section 14(2) of the W&C Act 1981 to 'plant or otherwise cause to grow' in the wild any plant in Schedule 9 Part II.

Water voles

Water voles are a Species of Principal Importance and also fully protected under Schedule 5 of the W&C Act 1981 (as amended), which makes it an offence to:

- *Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection*
- *Intentionally or recklessly disturb water voles whilst occupying a structure or place used for that purpose*
- *Intentionally kill, injure or take water voles*
- *Possess or control live or dead water voles or derivatives*
- *Sell water voles or offer or expose for sale or transport for sale*
- *Publish or cause to be published any advertisement which conveys the buying or selling of water voles*

Otters

Otters and their resting places protected under Schedule 5 of the W&C Act 1981 (as amended), and under EC Directive (92/43/EEC), listed under Annexes II and IVa. Under European Legislation implemented in Britain under the Conservation of Habitats and Species Regulations, 2019 (as amended), it is an offence to 'damage or destroy an otter's place of shelter, whether intentionally or accidentally.' Under this legislation, it is also an offence to deliberately disturb an otter.

Under the W&C Act 1981 (as amended), it is an offence to:

- *'Intentionally' kill, injure or take an otter without a licence*
- *Damage, destroy or obstruct access to a place used by an otter for shelter*

It is a criminal offence to intentionally, wilfully kill, injure or take any of the aforementioned protected species or to destroy or disturb its habitat.

Local policy

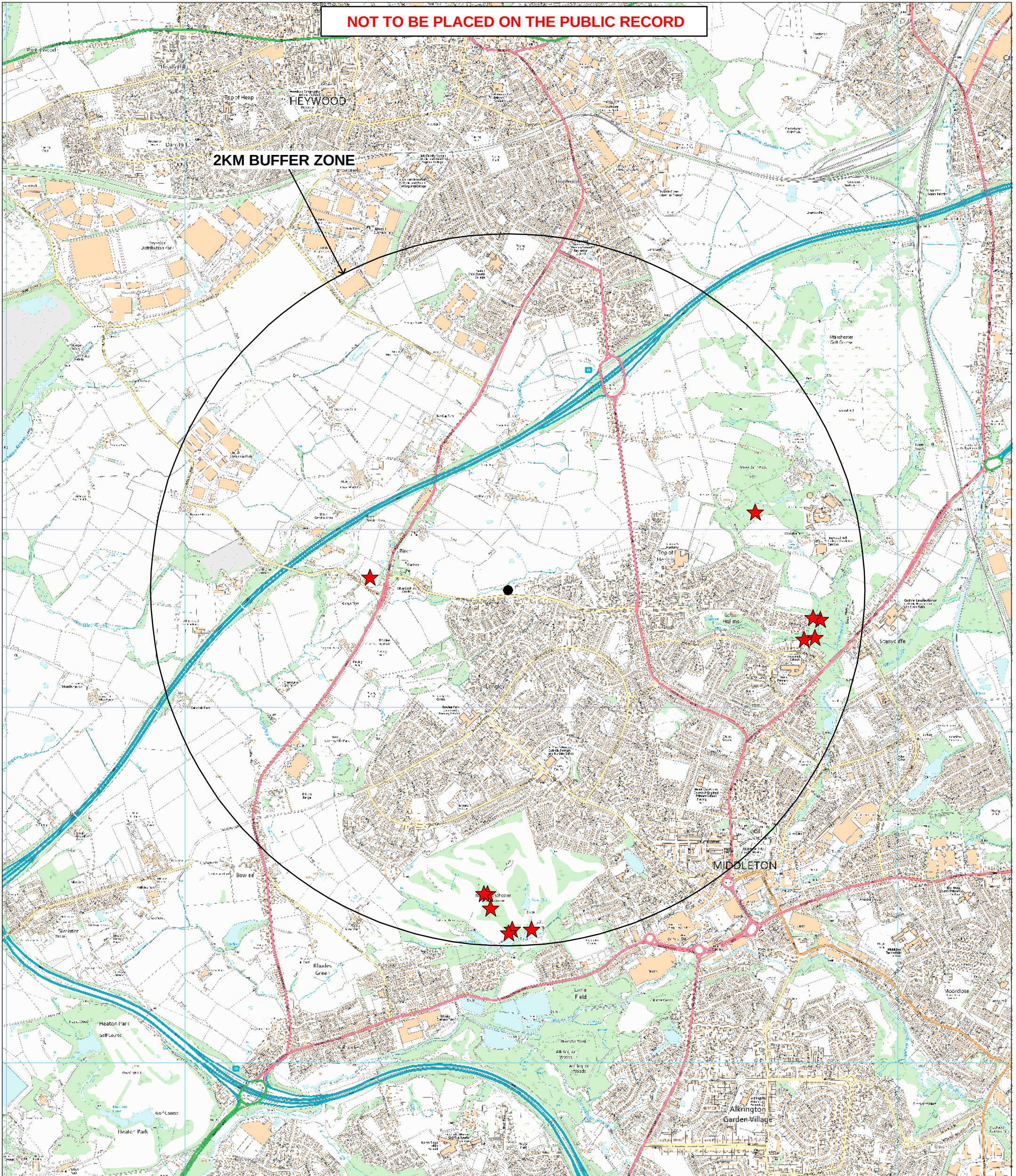
The site lies within Middleton and is covered by the Rochdale Core Strategy (adopted October 2016). Policies G4 and G7 regarding greenbelt protection and biodiversity are particularly relevant.

The site is also covered by the Places for Everyone Joint Development Plan 2022 to 2039 (adopted March 2024). The policy of relevance is JP-G8 regarding Net Enhancement of Biodiversity and Geodiversity.

Appendix 5

NOT TO BE PLACED ON THE PUBLIC RECORD

2KM BUFFER ZONE



GREATER MANCHESTER ECOLOGY UNIT
ECOLOGICAL SEARCH - SD 8581 0766
LANGLEY LANE FARM - MAP 3
CONFIDENTIAL

SCALE 1:20,000

KEY
BADGERS
★ SETTS
● OTHER SIGNS

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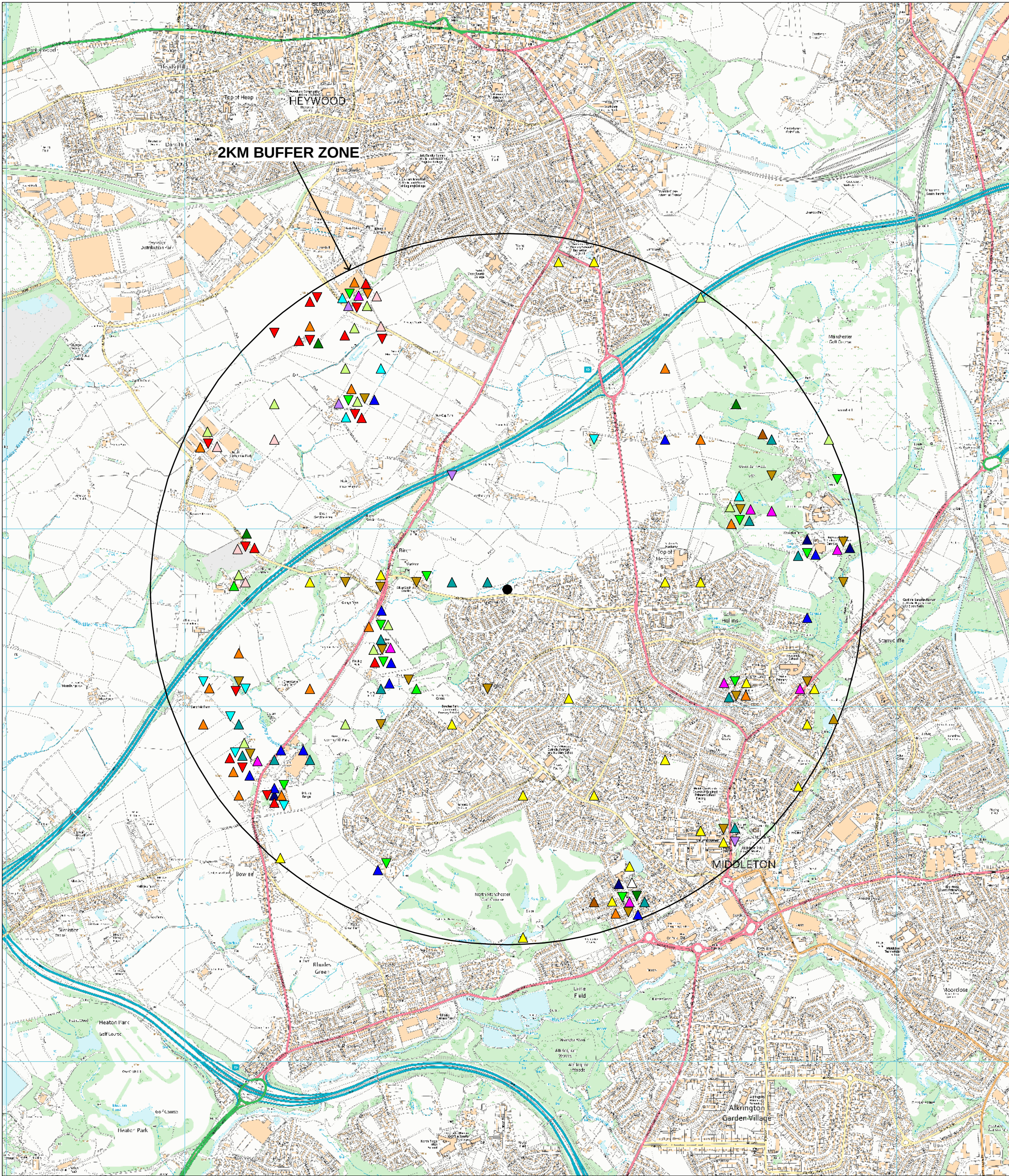
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KEY
SECTION 41 SPECIES

- | | |
|---------------------|------------------|
| ▲ BROWN TROUT | ▲ LINNET |
| ▲ BULLFINCH | ▲ REED BUNTING |
| ▲ COMMON TOAD | △ RING OUZEL |
| ▲ CURLEW | ▲ S41 MOTH |
| ▲ DUNNOCK | ▼ SKYLARK |
| ▲ GR.HOPPER WARBLER | ▼ SONG THRUSH |
| ▲ GREY PARTRIDGE | ▼ SP. FLYCATCHER |
| ▲ HEDGEHOG | ▼ STARLING |
| ▲ HERRING GULL | ▼ TREE SPARROW |
| ▲ HOUSE SPARROW | ▼ WALL |
| ▲ LAPWING | ▼ WL HAIRSTREAK |
| ▲ LESSER REDPOLL | |

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LANGLEY LANE FARM - MAP 5

SCALE 1:20,000

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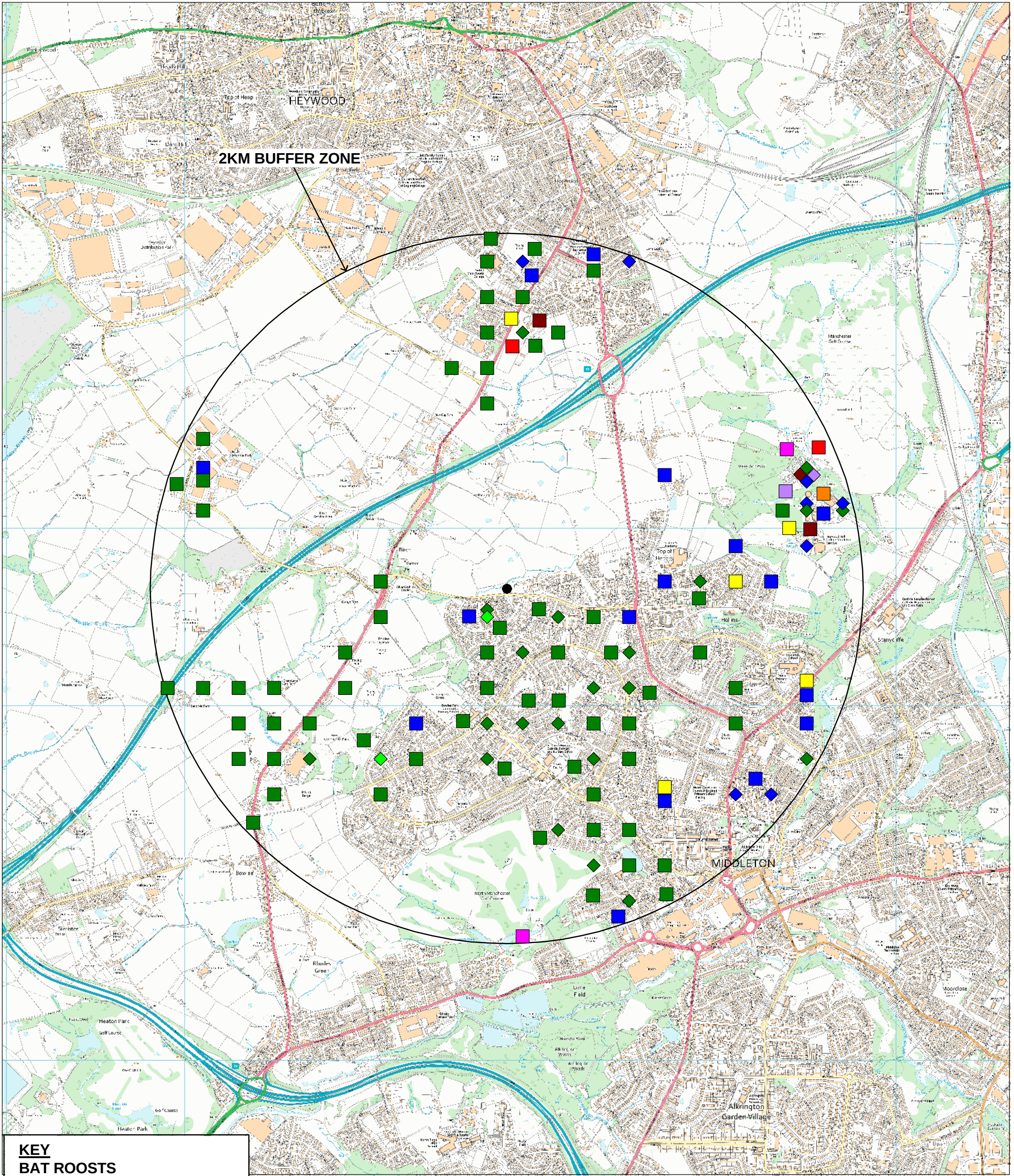
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KEY
BAT ROOSTS

- ◆ BAT SP
- ◆ BROWN LONG-EARED BAT
- ◆ COMMON PIPISTRELLE
- ◆ MYOTIS SP
- ◆ PIPISTRELLE SP

BATS OTHER SIGNS

- BROWN LONG-EARED BAT
- COMMON PIPISTRELLE
- DAUBENTON'S BAT
- MYOTIS SP
- NATTERER'S BAT
- NOCTULE BAT
- PIPISTRELLE SP
- SOPRANO PIPISTRELLE

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LANGLEY LANE FARM - MAP 4

SCALE 1:20,000

BAT DATA COURTESY OF SOUTH LANCS BAT GROUP

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2KM BUFFER ZONE

HOPWOOD
WOODS

MIDDLETON

KEY
PROTECTED SPECIES

-  GREAT CRESTED NEWT
-  GREAT CRESTED NEWT ABSENCE
-  WATER VOLE
-  BROWN HARE
-  BARN OWL
-  BEE ORCHID
-  BLACK REDSTART
-  GREY HERON (HERONRY)
-  HOBBY
-  KINGFISHER
-  LITTLE RINGED PLOVER
-  PEREGRINE

SITES

-  LOCAL NATURE RESERVES

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LANGLEY LANE FARM - MAP 2

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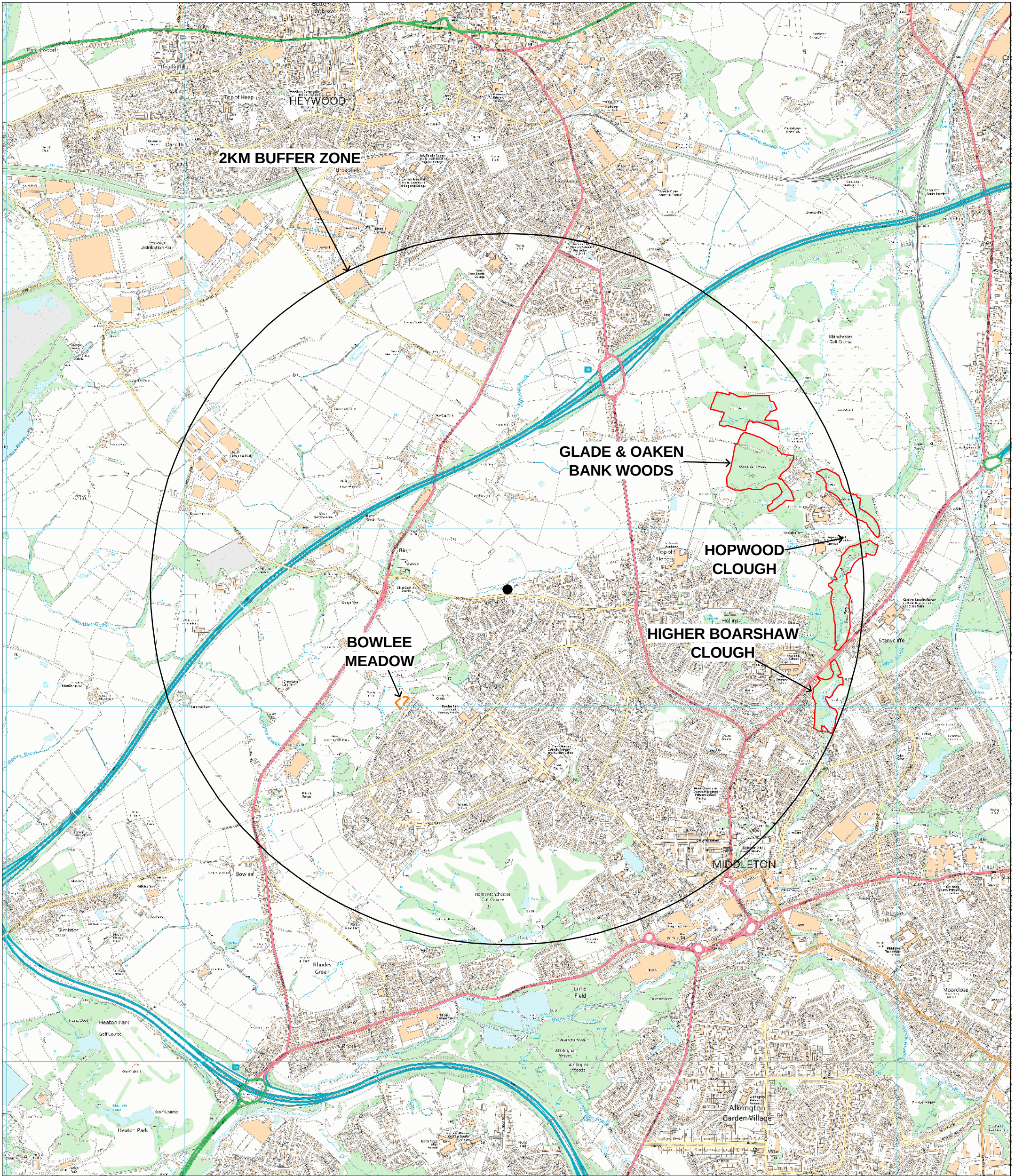
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**GREATER MANCHESTER ECOLOGY UNIT
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LANGLEY LANE FARM - MAP 1**

- KEY**
- SITE OF BIOLOGICAL IMPORTANCE**
- SBI BOUNDARY**
- CANDIDATE SBI**

SCALE 1:20,000

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Appendix 6

Great Crested Newt Habitat Suitability Index (GCN HSI)

Pond P1

SI ₁		SI ₂		SI ₃		SI ₄		SI ₅		SI ₆		SI ₇		SI ₈		SI ₉		SI ₁₀		Product	HSI	Suitability
Location		Pond Area		Pond Drying		Water Quality		Shade		Fowl		Fish		Ponds		Terrestrial Habitat		Macrophytes				
Zone A	1	<50m2	0.05	Rarely Dries	1	Poor	0.33	0-60%	1	Minor	0.67	Absent	1	6	0.84	Moderate	0.67	1-5%	0.35	0.00218	0.5417	Below Average

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