

Land off Wold Road,
Barrow upon Humber,
DN19 7BX

Preliminary Ecological Appraisal (PEA) Survey Report	
For:	Keigar Homes
Site:	Land off Wold Road, Barrow upon Humber, DN19 7BX
Report Date:	6 th June 2025
Report Reference:	SQ-3336

Lead Ecologist:

Emily Southern BSc (Hons)



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Barrow upon Humber,
DN19 7BX

Client:	Keigar Homes
Site Name:	Land off Wold Road, Barrow upon Humber, DN19 7BX
Grid Reference:	TA 07272 20857
Report:	Preliminary Ecological Appraisal
Date of Survey:	27th May 2025
Surveying Ecologists:	Emily Southern BSc (hons)

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Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.

1 Introduction and Background to the Site

1.1 Estrada Ecology Ltd was commissioned to conduct a Preliminary Ecological Appraisal (PEA) of the land at Wold Road, Barrow upon Humber, DN19 7BX.

1.2 The site consists of;

- Modified grassland
- Artificial Unsealed Unvegetated Surface.
- Building
- Individual trees
- Native hedgerow

1.3 It is understood that the current development proposal is redevelopment, subject to the necessary consents.

1.4 Report Objectives

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

1.5 Site Location and Wider Area

1.5.1 The site is separated into two individual fields both comprised of modified grassland utilised as horse grazing land, encompassed by native hedgerows of mixed species with scattered individual trees.

1.5.2 The immediate vicinity of the site is characterised by a mix of residential and agricultural land uses. To the north, the site is bordered by an established residential area, with a single residential property situated between the two fields that comprise the survey area. The southern boundary adjoins actively managed arable farmland. The central grid reference for the survey site is TA 07272 20857.

1.5.3 The wider site predominantly consists of intensively managed arable farmland, which forms the principal land use across the majority of the area. This agricultural landscape is interspersed with occasional pockets of woodland, providing limited but locally valuable ecological features. Scattered hedgerows, varying in structure and condition, demarcate field boundaries and offer some linear connectivity across the site.

1.5.4 In contrast, the northern portion of the site is characterised by established residential development, forming part of a suburban fringe. This area includes associated infrastructure such as road networks, private gardens, and amenity green spaces.

Figure 1: The survey site within its wider setting.

Google Earth 2025

2 Protected Species Legislation

2.1 Relevant legislation includes the Conservation of Natural Habitats and Species Amendment (EU Exit) Regulations which came into force on 31 December 2020.

2.2 The Natural Environment and Rural Communities (NERC) Act came into force on 1 Oct 2006. Section 41 (S41) of the Act requires the Secretary of State to publish a list of habitats and species which are of principal importance for the conservation of biodiversity in England. The list has been drawn up in consultation with Natural England, as required by the Act. The S41 list is used to guide decision-makers such as public bodies, including local and regional authorities, in implementing their duty under section 40 of the Natural Environment and Rural Communities Act 2006, to have regard to the conservation of biodiversity in England, when conducting their normal functions.

2.3 The UK Post-2010 Biodiversity Framework was developed in response to the Convention on Biological Diversity's Strategic Plan for Biodiversity 2011 - 2020. Its five strategic goals and twenty biodiversity targets supersede the UK Biodiversity Action Plan.

2.4 Environment and Biodiversity

2.4.1 Under the National Planning Policy Framework (NPPF, 2024), local planning authorities should aim to conserve and enhance the natural environment when determining planning applications. Local planning authorities also have an obligation to seek opportunities to further enhance the conservation status of Species and Principal Habitats.

2.4.2 Species and Habitats of Principal Importance for the conservation of biodiversity in England (JNCC, 2009) are covered under section 41 of the Natural Environmental and Rural Communities (NERC) Act (2006). Species and habitats listed within Section 41 need to be taken

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into consideration by a public body when performing any of its functions, such as assessing planning applications.

2.4.3 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

2.5 Wildlife

2.5.1 European Protected Species, such as bats (all species) and great crested newt (*Triturus cristatus*), are afforded protection under the Conservation of Habitats and Species Regulations 2017, as well as under the Wildlife and Countryside Act 1981 (as amended) and the Countryside Rights of Way Act 2000. It is an offence to:

- Deliberately or recklessly capture, injure, or kill any wild animal of a European protected species.
- Deliberately or recklessly disturb any such animal.
- Damage or destroy their breeding site or resting place.
- Keep, transport, or offer for sale / exchange any live or dead animal, or any part of, or anything from these species.

2.5.2 Disturbance of European Protected Species constitutes any activity which is likely to:

- To impair their ability to survive, to breed or reproduce, or to rear or nurture their young; or, in the case of animals of a hibernating or migratory species, to hibernate or migrate; and
- To significantly affect the local distribution or abundance of the species to which they belong.

2.6 UK Legislation

2.6.1 **Breeding birds** (all species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure or take any wild bird and to take, damage or destroy the nest (whilst being built or in use) or eggs. Schedule 1 species are afforded protection from disturbance at or near nest sites, including reckless disturbance under the Countryside Rights of Way (CRoW) Act 2000.

2.6.2 **Bats** (all native species) and their breeding sites or resting places (roosts) are fully protected under The Conservation of Habitats and Species Regulations 2010 (as amended). Bats are also protected under the Wildlife and Countryside Act 1981 (as amended) through their inclusion in Schedule 5. Under the Act, they are protected from: intentional or reckless disturbance (at any level); obstruction of access to any place of shelter, breeding, or rest; selling, bartering or exchange of these species, or parts of.

2.6.3 **Reptiles** (all native species) are protected under the Wildlife and Countryside Act 1981 (as amended). It is an offence to intentionally kill, injure and trade these animals.

2.6.4 **Amphibians** (all native species) are protected by the Wildlife and Countryside Act 1981 (as amended). The sale, barter, exchange, transportation for sale, and advertising to sell or to buy are an offence.

2.6.5 **Eurasian Badgers** are protected by the Protection of Badgers Act 1992 and under the Wildlife and Countryside Act 1981 (as amended). It is an offence: to wilfully, or attempt, to kill,

Table 1: Key habitats and field signs of protected and priority species.

Taxon	Indicative Habitats	Field Signs
Bats	Roosts - Trees, buildings, bridges caves etc. Foraging areas - e.g., parkland, water bodies and streams, wetlands, woodland edge, hedgerow Commuting routes - linear features (e.g., hedgerows).	In or on potential roost sites: Droppings stuck to walls; urine spotting in roof spaces; oil from fur staining around roost entrances; feeding remains (e.g., moth wings).
Great Crested Newts (<i>Triturus cristatus</i>)	Ponds within 500m of suitable habitat within the site boundary. Suitable (terrestrial) habitat includes rough grassland, scrub and woodland, log and rubble piles and other debris, animal burrows.	Eggs, Individuals of all life stages. Egg rolled plants.
Reptiles	Rough grassland, log and rubble piles, compost heaps.	Sloughed skins; eggs, individuals.
Birds	Trees, scrub, hedgerow, field margins, grassland.	Nests; droppings below nest sites (especially in buildings of trees); tree holes.
Badgers	Found in most rural and many urban habitats.	Excavations and tracks: sett entrances, latrines, hairs, well- worn paths; prints; snuffle holes.
Otter	Water bodies / water courses.	Holt entrances; prints; latrine / spraint sites; anal jelly / smears.
Water Vole	Water bodies / water courses.	Burrow entrances; prints; latrine areas; faeces; feeding stations.
BAP invertebrates	Each butterfly species has its own habitat requirements determined by the food plant of the caterpillar, the nectar source for the adult and the conditions needed for the caterpillar to survive and then pupate successfully.	Eggs, larva, Pupa, adult butterfly. Habitat type and presence of food plants.

3.3 Timing and Weather Conditions

3.3.1 The survey was conducted on the morning of 27th May 2025.

3.3.2 Weather conditions at the time of the site visit were raining lightly and cloudy with a light breeze and temperatures of 12°C.

3.4 Personnel

3.4.1 The survey was undertaken by assistant ecologists Emily Southern BSc (hons), and Aimee McMannus BSc (hons).

3.4.2 All surveying ecologists worked under the supervision and guidance of experienced ecologist Natasha Estrada BSc (Hons), MRes, MCIEEM, who is a licensed bat ecologist (2015-12213-CLS-CLS) and the named ecologist on several Natural England European Protected Species Mitigation Licenses.

3.5 Preliminary Roost Assessment

3.5.1 Where present and access could be gained, trees and buildings were subject to an external inspection to determine their suitability to support roosting bats. The external inspections were conducted in accordance with current best practice guidance (Collins, 2023).

3.5.2 Potential bat roost features and field sign evidence of use of the site by bats include the presence of droppings, stain, or grease marks, feeding remains, or the observations of the bats themselves.

3.5.3 Where present, trees, buildings and the quality of on-site habitats were then categorised based on the classification criteria in 'Bat Surveys for Professional Ecologists' (Collins, 2023). Classification criteria are presented below:

- **Negligible:** No obvious habitat features on site likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and apparently unsuitable features on occasion.
- **Low:** A structure with one or more potential roost sites that could be used by individual bats opportunistically at any time of the year. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and / or suitable surrounding habitat to be used on a regular basis or by larger numbers of bats.
- **Moderate:** A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, conditions, and surrounding habitat but unlikely to support a roost of high conservation status.
- **High:** A structure with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions, and surrounding habitat. These structures have the potential to support high conservation status roosts (e.g., maternity, or classic cool / stable hibernation site).

4 Ecological Constraints

4.1 It should be noted that this ecological appraisal provides baseline ecological data at the time of survey only and does not include flora or fauna which may be present at different times of the year.

4.2 An absence of species records from within a search radius does not provide confirmation that a species is absent from within the search area.

4.3 The area outside the perimeter of the site was unable to be surveyed due to no access as this land was beyond the ownership boundaries of the site and privately owned.

5 Survey Results

5.1 Field Survey Results

5.1.1 Habitat Overview

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

Table 2: Recorded Habitats Within the Site Boundaries.

Habitat	UK HABS Codes	
	Primary	Secondary
Modified Grassland	g4	103
Artificial, Unsealed, Unvegetated Surface	u1c	511
Individual Trees	g	32
Built Linear Feature	u1b5	833
Native Hedgerow	h2a	-

5.1.1.2 A list of all species recorded on the site during the survey can be found in appendix two.

5.1.1.3 The site comprises two individual fields. Figure two maps the two individual fields. Throughout the text, these fields will be referred to as 'field one' and 'field two' or 'the site' when referring to fields one and two inclusive.

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5.1.2.4 Species found within this include; bramble (*Rubus fruticosus*), common nettle (*Urtica dioica*), perennial rye grass, common broad leaved dock (*Rumex acetosa*), meadow buttercup, common snowberry (*Symphoricarpos albus*), ribwort plantain (*Plantago lanceolata*), cow parsley (*Anthriscus sylvestris*), field thistle (*Cirsium arvense*), cleavers (*Galium aparine*), red dead-nettle (*Lamium purpureum*), hogweed (*Heracleum sphondylium*), small flower willowherb (*Epilobium parviflorum*), borage (*Borago officinalis*).

5.1.2.5 This floral composition of the grassland is very limited reducing the variety of invertebrate assemblages the habitat will support. No field sign evidence to suggest the potential use of the habitat by mammal or bird species was recorded at the time of survey. The long sward grassland recorded in field two has protection from predators and creates a corridor of connectivity to the wider landscape for small mammals, reptiles and amphibians.

Figure 3: Modified Grassland



Figure 5: Individual Trees



5.1.5 Native Hedgerow

5.1.5.1 Creating the borders of both fields a native hedgerow was recorded at the time of survey. The composition of the hedgerow is mixed native species including, holly (*Ilex aquifolium*), dogrose (*Rosa canina*), hawthorn (*Crataegus monogyna*), field maple (*Acer campestre*) and hazel (*Corylus avellana*). At the time of survey, the hedgerows were in an unmanaged condition however, evidence of previous management was noted.

5.1.5.2 The understorey of the hedgerow is an extension of the modified grassland habitat recorded within the site. The species composition within the understorey is however dominated by common nettle, bramble and perennial rye grass.

5.1.5.3 Beyond the southern boundary of the site, the landscape is immediately dominated with arable land and further hedgerows. Therefore, the hedgerows encompassing the site

boundaries create a connective corridor for a variety of species to the wider landscape.

5.1.5.4 No historic or current evidence suggesting use of the hedgerows on site by breeding birds however all hedgerows present within the site have potential suitability for use by breeding birds.

Figure 6: Native Hedgerow



5.1.6 Built Linear Feature

5.1.6.1 Within the site boundaries one stable block with a lean too barn was recorded in field one and one wooden open fronted shed was present in field 2.

5.1.6.2 The stable block in field one is a brick-built structure with a clay tiled gable ended roof. Internally, the roof is an open space with the beam work exposed. The building appeared intact and well-sealed with no areas of ingress for roosting bats or breeding birds. Three stable doors are present on the northern elevation of the building. At the time of survey these were open

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along access inside the building for breeding birds or roosting bats.

5.1.6.3 To the south of the stable building is a wooden panelled lean too barn with a corrugated metal roof. At the time of survey, the barn was in a good state of repair and intact with very little weathering to the wood or metal. The barn has no suitable features for use by nesting birds or roosting bats.

5.1.6.4 The second field has a wooden shed structure that is currently being used as a horse shelter. The building is wooden frame with open front on the northern elevation. The openness and lack of features infers this building is unsuitable for use by breeding birds and roosting bats.

5.1.6.5 Should proposed works impact the stable block building within field one then recommendations have been made for a pre- works check for nesting birds and roosting bats.

Figure 7: Built Linear Feature



5.2 Desktop Survey Results

5.2.1 Greater Lincolnshire Nature Partnership returned 3999 records from a 2 km radius from the central grid reference. The list of protected and notable species data records is available upon request. In summary, the following records were returned:

Table 3: Records found within the search radius.

Species	Number of Records	Dates of Records	Notes
Bats	46	1999-2021	3 Common Pipistrelle (<i>Pipistrellus pipistrellus</i>) 2 Brown long-eared (<i>Plecotus auritus</i>) 9 Daubentons (<i>Myotis daubentonii</i>) 1 Nathusius Pipistrelle (<i>Pipistrellus nathusii</i>) 1 Soprano pipistrelle (<i>Pipistrellus pygmaeus</i>) 8 Unknown Pipistrelle species (<i>Pipistrellus</i>) 1 Unkown Myotis species (<i>Myotis</i>) 21 Unknown bat species (<i>Chiroptera</i>)
European badger (<i>Meles meles</i>)	10	2004-2021	No Recorded Setts
Amphibians	3	2000-2004	1 Common Toad (<i>Bufo bufo</i>) 1 Common frog (<i>Rana temporaria</i>) 1 Great Crested Newt (<i>Triturus cristatus</i>)
European Water Vole (<i>Arvicola amphibius</i>)	2	1976-2004	No Recorded Burrows
Barn Owl (<i>Tyto alba</i>)	51	1998-2021	No Recorded Nests
European Hedgehog (<i>Erinaceus europaeus</i>)	24	1976-2022	-
European Hare (<i>Lepus europaeus</i>)	10	1976-2005	-

5.2.2 Consultation with Magic Maps returned no European Protected Species Mitigation Licences granted within a 2 km radius from grid.

5.2.3 No records for great crested newt presence were recorded within a 2km radius from grid via consultation with Natural England's eDNA pond surveys for District Level Licensing (England). The site is recorded as falling within a green-risk zone for GCN.

5.3 Designated Sites

5.3.1 Consultation with Magic Maps returned no Statutory Designated Sites within the 2 km search radius from grid.

5.3.2 Consultation with Greater Lincolnshire Nature Partnership returned three Non-Statutory Designated Sites within the 2 km search radius from grid.

Table 4: Non-Statutory Sites within the Search Radius

Site Name	Designation	Distance from Site	Works Impact Likelihood
Barrow Blow Wells	Local Wildlife Site (LWS)	1120 meters north	Negligible
Barrow Blow Wells	Local Geological Site (LGS)	1120 meters north	Negligible
Barrow Limekiln Quarry	Local Geological Site (LGS)	1630 meters southwest	Negligible

5.4 Priority Habitats and Priority Species

5.4.1 No priority habitats were recorded within the red line site boundary.

5.4.2 Four priority habitats were recorded outside the redline site boundary but within the search radius as displayed in table 5 below.

Table 5: Priority Habitats outside the Site Boundary but within the Search Radius

Habitat Type	Closest location
Lowland Calcareous Grassland	1800m northwest
Deciduous Woodland	380m north
Open mosaic	540m northeast
Lowland Fens	1100m north

5.4.3 No protected species listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the application boundary.

5.4.4 No non-native / invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded within the site boundary.

5.5 Protected Species

5.5.1 Breeding Birds

5.5.1.1 Historic evidence of breeding birds using the site was recorded at the time of survey. Suitable habitat for nesting birds was recorded within the site boundaries. Suitable habitat for ground nesting birds was recorded within the site boundaries.

5.5.1.2 The building on site has evidence of historic nesting birds within the roof beams. Further suitability for use by barn owl was recorded within the stable building on site within the eaves and flat surfaces within the roof structure.

5.5.1.3 The hedgerow and trees within the site provide suitability for nesting birds. No historic or

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current evidence was recorded at the time of survey. Habitats on site including the long grass provides further suitable habitat for ground nesting birds.

5.5.1.4 Potential impacts towards breeding birds are anticipated for this site. A pre-works breeding bird check is recommended in the conclusion of this report.

5.5.2 Bats

5.5.2.1 The trees and buildings within the site were deemed as offering negligible potential to be used by bats for roosting when assessed by a licensed ecologist (2015-12213-CLS-CLS).

5.5.2.2 The site constitutes as likely major foraging or commuting ground, based on the habitat composition within the site boundaries. Furthermore, the nearby area has been deemed to provide suitability for use by local bat populations for foraging and commuting. With connectivity being created through linear features such as hedgerows and lines of trees surrounding the arable fields adjacent to the site boundaries.

5.5.2.3 A lighting scheme is considered for the development, if additional lighting is proposed, with the aim of reducing light splay towards the woodland habitats adjacent to the site boundaries. The purpose of this scheme is to ensure a reduction in impacts towards the local bat population.

5.5.2.4 No further survey effort is required at this stage.

5.5.3 Badger

5.5.3.1 No field sign evidence suggesting use of the site by badgers was recorded within the site. Potential suitable habitat for use by badger was recorded within the site boundaries. Potential suitable habitat for use by badger within the wider landscape was recorded at the time of survey.

5.5.3.2 The site is deemed to hold residual potential for use by badger. Precautionary measures are recommended for badger for the duration of this development. Further details are provided within the conclusion of this report.

5.5.4 European Hedgehog

5.5.4.1 No field sign evidence suggesting use of the site by hedgehog was recorded within the site. Potential suitable habitat for use by hedgehog was recorded within the site boundaries. Potential suitable habitat for use by hedgehog within the wider landscape was recorded at the time of survey.

5.5.4.2 The site is deemed to hold residual potential for use by hedgehog. Precautionary measures are recommended for hedgehog for the duration of this development. Further details are provided within the conclusion of this report.

5.5.5 Riparian/Aquatic Mammals

5.5.5.1 No field sign evidence for aquatic mammals was recorded within the site.

5.5.5.2 No aquatic habitat deemed suitable for usage by aquatic mammals was recorded within the curtilage of the site or in the immediate environment.

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5.5.5.3 No terrestrial habitat deemed suitable for use by aquatic mammals was recorded within the curtilage of the site or in the immediate environment.

5.5.5.4 No further survey effort is required at this stage.

5.5.6 Amphibians

5.5.6.1 No presence of amphibians was recorded at the time of survey. Potential suitable habitat for use by amphibians was recorded within the site boundaries. Potential suitable habitat for use by amphibians was recorded outside of the site boundaries.

5.5.6.2 No suitable aquatic habitat was recorded within the site boundary. Outside of the site boundary and within 500m no suitable aquatic habitat was recorded.

5.5.6.3 Terrestrial habitats suitable for amphibians were detected within the site boundaries. Hedgerows and long grass provide connectivity to the wider landscape and the long sward height provides protection from predation.

5.5.6.4 The site is located within a green zone for great crested newt.

5.5.6.5 The site is deemed to hold residual potential for use by amphibians. Precautionary measures are recommended for amphibians for the duration of this development. Further details are provided within the conclusion of this report.

5.5.7 Reptiles

5.5.7.1 No presence of reptiles was recorded at the time of survey. Potential suitable habitat for use by reptiles was recorded within the site boundaries. Potential suitable habitat for use by reptiles was recorded outside of the site boundaries.

5.5.7.2 No suitable aquatic habitat was recorded within the site boundary. Outside of the site boundary and within 500m no suitable aquatic habitat was recorded.

5.5.7.3 Terrestrial habitats suitable for reptiles were detected within the site boundaries. Hedgerows and long grass provide connectivity to the wider landscape and the long sward height provides protection from predation.

5.5.7.4 The site is deemed to hold residual potential for use by reptiles. Precautionary measures are recommended for reptiles for the duration of this development. Further details are provided within the conclusion of this report.

5.5.8 Barn Owl

5.5.8.1 No current or historical evidence of barn owl was recorded within the site boundaries. Potential suitable foraging and nesting habitat was recorded within the site boundaries. Further suitable foraging habitat was recorded outside of the site boundaries.

5.5.8.2 A stable building within the site has potential suitability for use by barn owl. Area records returned 51 barn owl records within the locality indicating barn owl are common throughout the local area and more likely possibility they will nest within the site.

5.5.8.3 Impacts towards barn owl are possible for this development. A pre works breeding birds check is recommended in the conclusion of this report.

5.5.9 Brown Hare

5.5.9.1 No field sign evidence of brown hare was recorded on site. Potentially suitable habitats for use by brown hare was recorded within and adjacent to the site boundaries.

5.5.9.2 The site is deemed to hold residual potential for use by brown hare. Precautionary measures are recommended for brown hare for the duration of this development. Further details are provided within the conclusion of this report.

6 Conclusions

6.1 Designated Sites

6.1.1 No Statutory Designated Sites were recorded within the 2 km search radius.

6.1.2 Three Non-Statutory Designated Sites were recorded within the 2 km search radius.

6.1.3 The site is recorded as being within one SSSI impact zone, The Humber Estuary, site of special scientific important (SSSI). Consultation with Natural England recommends no further action is required for this development. Due to the distance from site to the SSSI no negative impacts to the Humber Estuary are anticipated for this development.

6.2 Habitats and Vegetation

6.2.1 No priority habitats were recorded within the red line boundary.

6.2.2 No trees which are on the Ancient Tree Inventory were recorded on site.

6.2.3 No protected or notable flora listed on Schedule 8 of the Wildlife and Countryside Act 1981 (as amended) was recorded during the survey.

6.2.4 No non-native invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were recorded during the survey.

6.3 Recommendations for Further Surveys / Mitigation

6.3.1 Birds

6.3.1.1 It is recommended that prior to proposed works a breeding birds check is conducted. It is recommended any clearance of the vegetation and removal of trees or buildings suitable to support breeding birds is conducted outside of the breeding bird season which is typically recognised as March to September (inclusive).

6.3.1.2 Should these timings not be feasible, then a walkover survey / breeding bird check prior to the commencement of works should be conducted in advance of the impactful works to ensure there are no impacts on breeding birds, their eggs or nests.

6.3.1.3 Should birds of any species be recorded nesting, breeding, or attempting to breed, then a suitable buffer should be erected as advised by a suitably qualified ecologist. The buffer should be retained until breeding has ceased and the young have fledged.

6.3.2 Barn Owl

6.3.2.1 Potential suitable habitat for use of barn owl was recorded within the site boundaries,

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specifically barn owl nesting potential within stable block on field one. Prior to commencement of works on a site, a pre works check for barn owl is recommended.

6.3.2.2 Should barn owl be found to be nesting in the building on site then access to the building is to be restricted for the duration of the nesting period, until any young have fledged. Disturbance surrounding the perimeter of the building must be reduced to minimum levels and preventative measures implemented to reduce disturbance.

6.3.3 Lighting Scheme - Bats

6.3.3.1 If additional lighting is proposed for the construction phase of development which is directed towards the linear habitats to the south of the site, then a lighting scheme is recommended to mitigate for the potential impacts of light splay affecting the use of local habitats by commuting, foraging or roosting bats.

6.3.4 Precautionary Method Statement

6.3.4.1 With respects to the site and its habitats, there is considered a residual potential for badger, hedgehogs, reptiles, brown hare and amphibians to be impacted during the works on site.

6.3.4.2 A precautionary method statement is recommended to mitigate any potential impacts towards any protected species, during the construction phase of the site.

6.3.4.3 If such species is encountered during the construction phase of development, works on site should cease and a suitably qualified ecologist consulted.

7 Biodiversity Enhancement & Biodiversity Net Gain (BNG)

7.1 In line with the National planning Policy Framework (2024) the application should demonstrate biodiversity enhancements. Upon finalisation of plans, calculations can be compiled.

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

- Bat and bird boxes are integrated into the scheme design on suitable buildings if proposed to enhance roosting provision over the wider site.
- A planting scheme should be implemented within the scheme to create a green space within the site. Plantings should comprise native species of high biodiversity value.
- Boundary features should be kept open and allow passage for small mammals such as hedgehogs.

7.3 In line with national policy, developments submitted for planning after the 12th of February 2024, with some exceptions, are expected to achieve a 10% net gain minimum increase in site biodiversity value from the existing baseline assessment.

7.4 A baseline assessment of the site and condition assessment of the habitats present was conducted during the survey and within the growing season. The results of the baseline BNG assessment are outlined below. Units are given to two decimal places.

Table 6: Statutory Metric Baseline – Area Units

Area Habitat	UK HABS codes		Condition Assessment/ Strategic Significance	Area Size (ha)	Baseline Units
	Primary	Secondary			
Modified Grassland	g4	103	Poor. Not identified in local plan.	2.242	4.48
Built Linear Feature	u1e	833	Poor. Not identified in local plan.	0.152	0.00
Artificial, Unsealed, Unvegetated Surface	u1c	-	Poor. Not identified in local plan.	0.081	0.00
Individual Trees	g	32	Good. Formally identified in the local plan.	0.1344	1.85

Table 7: Statutory Metric Baseline – Linear Units

Area Habitat	UK HABS codes		Condition Assessment/ Strategic Significance	Length (km)	Baseline Units
	Primary	Secondary			
Native Hedgerow	h2a	-	Good. Formally identified in local plan.	0.82	3.77

7.5 The total value of the site at the baseline is calculated to be 6.34 area habitat units and 3.77 linear habitat units. No watercourse units are recorded on the baseline. No irreplaceable habitats are recorded on the baseline.

Figure 8: Statutory Metric Headline

Land at Wold Road		Return to results menu
Headline Results		
Scroll down for final results ⚠		
On-site baseline	Habitat units	6.34
	Hedgerow units	3.77
	Watercourse units	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00
	Hedgerow units	0.00
	Watercourse units	0.00
On-site net change (units & percentage)	Habitat units	-6.34
	Hedgerow units	-3.77
	Watercourse units	0.00

7.6 To achieve the target 10% net gain for area habitat units, the site post-development will need to provide a total value of 6.97 area habitat units minimum. Of this value 1.85 area habitat unit minimum, with a distinctiveness value of medium or higher within the trees category. The remaining area habitat units can be satisfied with any habitat type.

7.7 To achieve the target 10% net gain for linear habitat units, the site post development will need to provide a total value of 4.15 linear habitat units, minimum of low distinctiveness value habitat or higher.



Appendix One: Phase one habitat map



Appendix Two: Species list (on site)

Vernacular	Taxon
Flora	
Sycamore	<i>Acer pseudoplatanus</i>
Ash	<i>Fraxinus excelsior</i>
Field Maple	<i>Acer campestre</i>
Common Hawthorn	<i>Crataegus monogyna</i>
Common Hazel	<i>Corylus avellana</i>
Holly	<i>Ilex aquifolium</i>
Dog-rose	<i>Rosa canina</i>
Bramble	<i>Rubus fruticosus</i>
Common Nettle	<i>Urtica dioica</i>
Perennial Rye Grass	<i>Lolium perenne</i>
Common Broad-Leaved Dock	<i>Rumex obtusifolius</i>
Meadow Buttercup	<i>Ranunculus acris</i>
Common Snowberry	<i>Symphoricarpos albus</i>
Ribwort Plantain	<i>Jacobaea vulgaris</i>
Cow Parsley	<i>Anthriscus sylvestris</i>
Field Thistle	<i>Cirsium arvense</i>
Cleavers	<i>Galium aparine</i>
Red Deadnettle	<i>Lamium purpureum</i>
Hogweed	<i>Heracleum sphondylium</i>
Small Flower Willowherb	<i>Epilobium parviflorum</i>
Borage	<i>Borago officinalis</i>

Land off Wold Road,
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