



PLANE STREET, HUDDERSFIELD.

OS REF: SE 145-154.

**PRELIMINARY ECOLOGICAL APPRAISAL
(PEA).**

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1. INTRODUCTION.

1.1. Plans are being drawn up for the development of an area of land off Plane Street in Huddersfield. Finalised plans have not been prepared for the site although an indicative plant showing the area of the site to be developed is included in Appendix X of this report.

1.2. Whitcher Wildlife Ltd has been commissioned to carry out a Preliminary Ecological Appraisal of the site to establish whether there are any issues that may affect the proposed works.

1.3. The site survey was carried out on 23rd October 2019. This report outlines the findings of that survey and makes appropriate recommendations.

1.4. Appendices I to VI of this report provide additional information on specific species and are designed to assist the reader in understanding the contents of this report.

2. SURVEY METHODOLOGY.

2.1. Prior to visiting the site, the survey area was cross referenced to maps and aerial photographs to give a general idea of the habitats and potential issues within the area and to identify potential access and walking routes.

2.2. The survey area was walked where access was agreed and public rights of way were used where no access was agreed. All habitats within and immediately around the survey area were documented and the dominant species within that habitat listed in line with the JNCC Handbook for Phase 1 Habitat surveys.

2.3. The survey area and immediate surrounding area was thoroughly searched for evidence of badger (*Meles meles*) activity by looking for the following signs in line with Harris S, Cresswell P and Jefferies D (1989). *Surveying Badgers*. Mammal Society: -

- * Badger setts.
- * Badger latrines or dung pits.
- * Badger snuffle holes and evidence of foraging.
- * Badger paths.
- * Badger prints in areas of soft mud.
- * Badger hairs caught on fencing.

2.4. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 100m in each direction were thoroughly searched for evidence of water vole (*Arvicola amphibius*) activity by looking for the following signs, in line with Dean M, Strachen R, Gow D and Andres R (2016). *The Water Vole Mitigation Handbook (The Mammal Society Mitigation Guidance Series)*. Eds Fiona Mathews and Paul Chanin. The mammal Society, London: - (2011). *Water Vole Handbook: Third Edition*: -

- * Water vole burrows.
- * Water vole faeces and latrines.
- * Water vole feeding stations.
- * Water vole runs.
- * Water vole prints in areas of soft mud.
- * Water vole lawns.
- * Predator field signs.

2.5. The survey area was searched for watercourses and where found all watercourses within the survey area and for approximately 50m in each direction were thoroughly searched for evidence of otter (*Lutra lutra*) activity by looking for the following signs in line with the P Chanin (2003). *Monitoring the Otter and Conserving Natura 2000 Rivers: Monitoring Series No10 Guidelines*: -

- * Otter prints in soft mud.
- * Otter spraints.
- * Otter Holts.

2.6. The survey area was searched for watercourses and waterbodies. Where found, and where safe to enter the water, all were thoroughly searched for the presence of crayfish, for approximately 50m in each direction of the site, by searching under rocks and logs. Where stated, crayfish traps were also deployed into the watercourse. All survey work was carried out in accordance with the *Conserving Natural 2000 Rivers Monitoring Series No 1, Protocol for Monitoring the White Clawed Crayfish*.

2.7. The survey area was searched for trees and structures and where found these were checked for potential bat roosting sites in line with Collins, J. (ed.) (2016) *Bat Surveys for Professional Ecologists: Good Practice Guidelines (3rd edition)* by looking for the following signs: -

- * Holes, cracks or crevices.
- * Bat Droppings.

2.8. The land immediately adjacent to the survey area was assessed for bat roosting potential and bat foraging potential. Connective routes and flight lines were also assessed whilst on site and using maps of the area.

2.9. The area within 500m of the survey site was cross referenced to maps to highlight all ponds close to the site. Where possible, all ponds identified were accessed using agreed access or public rights of way to assess the potential for great crested newts (*Triturus cristatus*) to be present.

2.10. The survey area was assessed for the potential for reptiles and suitable reptile habitats. Where applicable the area was also searched for the presence of reptiles.

2.11. Where appropriate, the habitat within and surrounding the survey area was searched for species such as hazel, oak, honeysuckle, bramble and other species which may provide potential habitat for hazel dormice (*Muscardinus avellanarius*). Field signs such as feeding remains and nests were also searched for where possible,

in line with P Bright, P Morris and T Mitchell-Jones *The Dormouse Conservation Handbook 2nd Edition*.

2.12. Where appropriate, the area within and surrounding the survey area was assessed for its potential to house habitat for red squirrels. Field signs of red squirrels were searched for at least every 50m, looking for any dreys, feeding signs or sightings of red squirrels.

2.13. The survey area was searched for all alien invasive plant species as listed on Schedule 9 of the Wildlife and Countryside Act 1981. The location of all plants identified were recorded and listed within the survey report along with appropriate recommendations to avoid causing the plants to spread in the wild. All species were searched for, but the main species generally found under this category are Japanese knotweed, Giant hogweed, Himalayan balsam, Cotoneaster, Rhododendron and Japanese Rose.

2.14. All surveys were carried out in line with the Chartered Institute of Ecological and Environmental Management (CIEEM) survey standards and advice.

2.15. This survey was carried out by Steven Whitcher MCIEEM. Since 2002 Steven has gained extensive experience in a professional capacity as an ecological consultant carrying out ecology, protected species and Extended Phase 1 Habitat surveys. Steven's knowledge has been supplemented through the attendance of a variety of courses run by the Chartered Institute of Ecology and Environmental Management (CIEEM), the Bat Conservation Trust (BCT) and the Field Studies Council (FSC) in the relative protected species, plant species and in carrying out Extended Phase 1 Habitat Surveys. Steven holds Natural England Survey Licences in respect of bats, great crested newts, hazel dormice, crayfish and barn owls, NRW Survey Licences in respect of bats and great crested newts and an SNH Survey Licence in respect of bats. Steven is also a Registered Consultant with Natural England and is confined spaces trained and qualified in tree climbing and aerial rescue.

3. SURVEY RESULTS.

3.1. Data Search Results.

3.1.1. A desktop data search for existing records of protected species or designated sites within 2km of the surveyed area was submitted to West Yorkshire Ecology Service (WYES).

3.1.2. WYES hold records of several locally designated sites within 2km of the surveyed area although no sites within or immediately adjacent to the surveyed area. The sites comprise:

- Arthur, Molly Carr and Roaf Woods Local Wildlife Site (LWS) – located 1.9km south of the surveyed area.
- Castle Hill LWS – located 1.3km south of the surveyed area.
- Gledholt Woods LWS – located 1.6km northwest of the surveyed area.
- Huddersfield Narrow Canal LWS – located 700m north of the surveyed area.
- Longley Hill Plantation LWS – located 1.1km southeast of the surveyed area.
- Beaumont Park Local Geological Site (LGS) – located 1.8km southwest of the surveyed area.
- Castle Hill LGS – located 1.3km south of the surveyed area.
- Gledholts Woods Local Nature Reserve (LNR) – located 1.6km northwest of the surveyed area.
- Castle Hill LNR – located 1.3km south of the surveyed area.

3.1.3. In addition there are several areas of Kirklees Wildlife Habitat Network within 2km of the surveyed area although the closest areas lie over 350m to the north and west.

3.1.4. WYES hold abundant records of protected and notable species within 2km of the surveyed area although none relating to the surveyed area or immediate surrounding area. The notable records comprise:

- Abundant field records of bats, including Pipistrelle, Natterers and Daubentons, with the closest roost record located approximately 400m to the east.
- Records of brown hares approximately 250m to the west of the surveyed area.
- Records of several invasive non-native plant species within the surrounding area, including Japanese knotweed and giant hogweed.
- Records of great crested newts in the wider surrounding area, the closest located over 1km to the southwest of the surveyed area.

3.1.5. A full copy of the results received from WYES can be provided on request.

3.2. The Surveyed Area.

3.2.1. The surveyed area was an area of land off Plane Street in Huddersfield, as shown below.



3.2.2. The site comprises the site of an old school and areas of land to the south and east. The school was knocked down approximately 10 years ago and the site has been disused since.



3.2.3. The site lies towards the south of Huddersfield with residential housing immediately to the north, west and east. The land to the south comprises a band of woodland (within the surveyed area) with open grazing pasture beyond.

3.2.4. The further surrounding area comprises urban land on all sides with Huddersfield centre to the north, areas of woodland and a golf course to the east and west and further areas of open grazing pasture to the south.



3.3. Constraints.

3.3.1. This survey was carried out during October when vegetation levels remained quite high. Therefore some areas of the site, particularly the scrub and woodland habitats, remained very dense making a thorough survey of all areas impossible.

3.3.2. No access could be gained to inspect the interior of the garage buildings located at the eastern side of the surveyed area.

3.4. Description of Habitats.

3.4.1. Appendix VII of this report contains annotated maps marked up with the varying habitats that are cross referenced to target notes in Appendix VIII of this report. The habitats on and adjacent to the site are: -

- Dense/Continuous Scrub.
- Scattered Scrub.
- Semi Natural Broad Leaf Woodland.
- Scattered Trees.
- Buildings.
- Other Habitat – Hard Standing.
- Walls.
- Fences.

3.4.2. *Dense/continuous scrub*: There are several areas of dense scrub within the surveyed area.

3.4.2.1. The school on the site was demolished approximately 10 years ago with no management on the site since the demolition. Therefore, scrub species have become established on the site with occasional areas of the old hard standing ground still visible. The scrub on the site comprises silver birch (*Betula pendula*), crack willow (*Salix fragilis*), Norway maple (*Acer platanoides*), goat willow (*Salix caprea*), sycamore (*Acer pseudoplatanus*), ash (*Fraxinus excelsior*), cherry (*Prunus* sp), eucalyptus (*Eucalyptus* sp), dogwood (*Comus sanguinea*), buddleia (*Buddleja davidii*), hawthorn (*Crataegus monogyna*), dog rose (*Rosa canina*), sedge (*Carex* sp), laurel (*Laurus nobilis*), cotoneaster (*Cotoneaster* sp), red valerian (*Centranthus ruber*), sow thistle (*Sonchus oleraceus*), thistle (*Cirsium* sp), colts foot (*Tussilago farfara*), lady's mantle (*Alchemilla mollis*), teasel (*Dipsacus fullonum*), mugwort (*Artemisia vulgaris*), red clover (*Trifolium pratense*), perennial rye grass (*Lolium perenne*), Yorkshire fog (*Holcus lanatus*), common bent (*Agrostis capillaries*) and common ragwort (*Senecio jacobaea*).





3.4.2.2. To the east of the old school site there is a narrow strip of land that appears to have been previously open ground but has also remained unmanaged and now comprises a further area of dense scrub. The area was very dense making access difficult although the species visible comprised ash (*Fraxinus excelsior*), holly (*Ilex aquifolium*), sycamore (*Acer pseudoplatanus*), scots pine (*Pinus sylvestris*), dogwood (*Comus sanguinea*), cherry (*Prunus sp*), hawthorn (*Crataegus monogyna*) and bramble (*Rubus fruticosus*).



3.4.3. *Scattered scrub*: To the northeast of the surveyed area there are two old prefabricated garage buildings at the end of Plane Street. The garages appear to be



disused and scattered scrub has become established around the garages and on the adjacent land. The scrub predominantly comprises bramble (*Rubus fruticosus*), buddleia (*Buddleja davidii*), rosebay willowherb (*Chamerion angustifolium*), nettle (*Urtica dioica*) and hedge bindweed (*Calystegia sepium*).

3.4.4. *Semi natural broad leaf woodland*: To the south a strip of woodland extends between the old school site and the adjacent open grazing pasture. The woodland displays a mixture of mature and semi mature trees with a mixed understory. The species present comprise oak (*Quercus sp*), ash (*Fraxinus excelsior*), crack willow (*Salix fragilis*), hazel (*Corylus avellana*), holly (*Ilex aquifolium*), hawthorn (*Crataegus monogyna*), cherry (*Prunus sp*), dogwood (*Comus sanguinea*), bramble (*Rubus fruticosus*), nettle (*Urtica dioica*), common bent (*Agrostis capillaries*) and false oat grass (*Arrhenatherum elatius*), among other species.



3.4.4.1. There are signs of disturbance in some areas of the woodland with paths, rubbish and a tent implying that people occasionally live in the woodland.

3.4.5. *Scattered trees*: There are occasional trees within the areas of scrub that are distinctly more mature than the scrub and have therefore been classified as individual trees rather than included within the scrub. The trees comprise ash (*Fraxinus excelsior*), eucalyptus (*Eucalyptus sp*), goat willow (*Salix caprea*) and apple (*Malus domestica*).



3.4.6. *Buildings*: To the northeast of the surveyed area two old prefabricated garages lie adjacent to the end of Plane Street.



3.4.7. *Other habitat – hard standing*: Plane Street, a tarmac public road, extends along the northern side of the surveyed area.



3.4.8. *Walls*: The old school site is surrounded by large coursed stone walls that retain the site and create a decorative boundary. The walls are topped with metal railings around the majority of the site.



3.4.9. *Fences*: To the south of the surveyed area post and wire stock fences extend along the border of the woodland separating the site from the adjacent grazing pasture.

3.4.9.1. Further fences, in various states of repair, are present throughout the woodland and scrub habitats.



3.5. Description of Species.

3.5.1. No badger setts or other badger field signs were identified within the surveyed area. Occasional animal paths were identified within the areas of scrub and woodland (T2) although the paths appeared to be created by people, domestic animals and foxes with no badger field signs identified.

3.5.2. No watercourses that would provide a suitable habitat for water voles, otters or crayfish were identified within the surveyed area or immediate surrounding area.

3.5.3. The only buildings located within the surveyed area were the two prefabricated garages located at the end of Plane Street (T1).

3.5.4. Access could not be gained to the interior of the garages during this survey although the garages were assessed as providing a negligible potential to support roosting bats due to their prefabricated construction.

3.5.5. No bat field signs were identified around the exterior of the garages during this survey of the site.



3.5.6. The walls around the old school displayed occasional voids where the root systems of the scrub were growing into the walls. However, the walls were assessed as predominantly providing a negligible potential to support roosting bats.

3.5.7. Several trees that may support roosting bats were identified within the woodland (T3). The trees were predominantly mature and semi mature oak (*Quercus sp*) trees although further trees with roosting potential may also be present in some of the less accessible areas of the site.

3.5.8. No Potential Roost Features (PRF) or bat field signs were identified around the accessible trees during this survey although access was restricted by the dense vegetation.

3.5.9. The surveyed area was assessed as providing a moderate value foraging and commuting habitat for bats due to the woodland and scrub habitats present and the connections the site has to the surrounding area. A thorough assessment of the foraging and commuting activity within and around the surveyed area was not possible during this daytime survey of the site.

3.5.10. No ponds were identified within 500m of the surveyed area during this survey or on maps of the area. Therefore, the site was assessed as being unsuitable for great crested newts.

3.5.11. The surveyed area provides a suitable nesting habitat for a variety of bird species. No nests were identified during this survey of the site, which was carried out

outside the nesting season, although bird activity was identified throughout the surveyed area.

3.5.12. The site provides a low value habitat for reptiles and has limited connectivity to other areas of suitable reptile habitat within the surrounding area. No reptiles were identified during this survey of the site.

3.5.13. Although the site displays habitats suitable for hazel dormice and red squirrels it lies outside the known UK range for both species.

3.5.14. Cotoneaster, an invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981, was identified growing extensively within the old school site (T4). The plant may have previously been used in the landscaping on the site and has now spread to other areas with a mixture of large established plants and new growth identified during this survey.



3.5.15. Occasionally rose (*Rosa sp*) were identified in the scrub of the old school site. The species may include Japanese Rose (*Rosa rugosa*), an invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981, which is commonly used in landscaping on public sites. However, an accurate species identification was not possible during this survey carried out late in the growing season.

3.5.16. The surveyed area provides a suitable habitat for hedgehogs, although no hedgehog field signs were identified during this survey of the site.

4. EVALUATION OF FINDINGS.

4.1. No designated sites were identified within the surveyed area or immediate surrounding area, the closest located 700m to the north. Therefore, the proposed development will not have a direct impact on designated sites. In addition, the site is a small development site in an area that is already densely urban and therefore the development is unlikely to impact on designated sites in the area through a significant increase in foot traffic.

4.2. The development does not lie within area of Kirklees Wildlife Habitat Network, although there are areas in the closely surrounding area. Therefore, the development will not cause the loss or fragmentation of areas of habitat network.

4.3. The surveyed area was found to be an old school site that had the buildings demolished approximately 10 years ago and shows no signs of management since that time. The main area of the site therefore comprises dense scrub that has become established on the site. The scrub provides a suitable habitat for a range of species and therefore the scrub on the old school site is assessed as providing a moderate ecological value with a continued lack of management potentially increasing this value.

4.4. The strip of scrub to the east of the old school site appears to be more young woodland in nature although the dense nature of the scrub meant that a thorough survey of the habitat was not possible. The scrub provides a suitable habitat for a range of species and may be transitional towards woodland, which is a Habitat of Principal Importance under the NERC Act 2006. Therefore, the scrub has been assessed as displaying a moderate/high ecological value with further surveys required to accurately assess the value of the habitat.

4.5. The area of woodland to the south of the old school site comprises a mixture of mature and semi mature trees with a varied understory. A thorough survey of all areas of the woodland was not possible during this survey although the woodland was assessed as displaying a high ecological value due to the age of the woodland, the structure it provides in the wider landscape and the fact that woodlands are a Habitat of Principal Importance under the NERC Act 2006.

4.6. The scattered trees on the site predominantly appear to be trees that were part of the landscaping on the old school site or are trees that have become established in the

areas of scrub. The trees provide a suitable habitat for a range of species and provide structure throughout the areas. Therefore, the trees are assessed as displaying a moderate ecological value.

4.7. The remaining habitats on the site are man-made and boundary habitats that display little or no ecological value.

4.8. Overall the site is assessed as displaying a moderate/high ecological value due to the dense nature and age of the habitats present and the structure the habitats provide in the wider landscape. The highest value habitats are assessed as being the woodland to the south and the strip of scrub to the east with the scrub within the old school site displaying a gradually increasing value as the vegetation becomes more mature.

4.9. The proposed development plans show the whole surveyed area as being developed and therefore the development will potentially have a very high impact on the ecological value of the site and will potentially remove Habitats or Principal Importance under the NERC Act 2006.

4.10. No badger setts or other badger field signs were identified within the surveyed area with the paths identified assessed as predominantly being due to people, domestic pets and foxes, which are regularly seen on the old school site. Therefore, it is unlikely that the proposed development will impact on badgers unless they are present in the areas of the site with limited access.

4.11. No watercourses that would provide a suitable habitat for water voles, otters or crayfish were identified within the surveyed area or immediate surrounding area. Therefore, there will be no impact on these species during the proposed development.

4.12. No existing records of roosting bats were identified within the surveyed area with the closest located approximately 400m to the east. Therefore, there will be no impact on known bat roosts during the proposed development.

4.13. The buildings and walls located within the surveyed area were assessed as providing negligible potential to support roosting bats with no bat field signs identified around the accessible areas during this survey. Therefore, if suitable precautionary working methods are implemented during the development there will be no impact on bats in structures.

4.14. Several trees that would provide potential roosting opportunities for bats were identified within the areas of woodland and scrub although a thorough assessment of all of the trees was not possible during this survey due to the limited access caused by the dense vegetation.

4.15. The proposed development shows all of the vegetation on the site being removed. Therefore, the development will potentially have a high impact on roosting bats if they utilise the trees within the surveyed area.

4.16. The surveyed area and immediate surrounding area were assessed as providing a moderate value foraging and commuting habitat for bats due to the connectivity the site provides to the wider landscape. A thorough assessment of the foraging and commuting activity within area could not be carried out during this daytime survey although there are existing records of various bat species within the surrounding area.

4.17. The current development plans show all of the vegetation within the surveyed area as being removed. Therefore, the development will potentially have a high impact on foraging and commuting bats in the surrounding if they forage on the site or commute over the site or along its boundaries due to a loss of habitat and the potential increase in lighting in the area post development.

4.18. No ponds were identified within 500m of the site whilst on site or on maps of the area with the closest records of great crested newts located over 1km from the site. Therefore, the site was assessed as being unsuitable for great crested newts and there will be no impact on the species during the development.

4.19. The surveyed area provides a suitable nesting habitat for a variety of bird species although no nests were identified during this survey because the survey was carried out outside the nesting season, which is March to September.

4.20. Any site or vegetation clearance works carried out during the nesting season will potentially have a high impact on any birds present in the vegetation at that time.

4.21. The surveyed area provides a low value habitat for reptiles and there are no existing records of reptiles in the surrounding area. Therefore, the proposed development is unlikely to impact on reptiles.

4.22. The site lies outside the known UK range for hazel dormice and red squirrels and there are no records of the species within the surrounding area. Therefore, there will be no impact on these species during the proposed development.

4.23. One definite and one potential invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 were identified within the surveyed area, those species being cotoneaster and Japanese rose, which are commonly used in landscaping on public sites.

4.24. Both species spread by seed and therefore the development has the potential to spread the plants to other areas if suitable precautionary working methods are not implemented during the development.

4.25. The surveyed area provides a suitable habitat for hedgehogs although no hedgehog field signs were identified during this survey of the site.

4.26. The proposed development has the potential to have an impact on hedgehogs, if they are present on site, particularly if site clearance works are carried out during the hibernation season.

5. RECOMMENDATIONS.

5.1. It is recommended that the current development plan is looked at and serious consideration is given to retaining the higher value habitats on the site, particularly the strip of woodland to the south and the scrub to the east, to remain in line with the National Planning Policy Framework and ensure that the development does not cause a net loss in biodiversity.

5.2. If there is a requirement to remove the woodland and scrub habitats it is recommended that further surveys of the habitats are carried out to accurately establish the value of the habitats. The surveys should include a winter survey, when vegetation levels are low and a further survey of the woodland during peak survey season for woodland, which is the spring.

5.3. It is recommended that a further badger survey of the dense areas of woodland and scrub is carried out during the winter months, when vegetation levels are low and badger activity is high, to identify whether badgers are present in the less accessible areas of the site.

5.4. It is recommended that a further walkover survey of the site is carried out to establish whether any of the trees on site provide suitable roosting opportunities for bats. The survey should be carried out during the winter months when vegetation levels are low and there is no foliage on the trees.

5.5. Any trees identified to display roosting opportunities for bats should be subjected to further survey work sufficient to identify whether roosting bats are present on the site. The level of survey work will depend on the findings of the walkover survey but is likely to require an initial climbed assessment.

5.6. If the development will remove all of the vegetation from the site it is recommended that the works are preceded by bat activity surveys carried out in line with the Bat Conservation Trust Good Practice Guidelines.

5.7. For a moderate value habitat the guidelines require a single transect survey each month from April to October with static monitoring at two locations per transect for a period of at least five consecutive nights.

5.8. Ideally it is recommended that any site or vegetation is carried out outside the nesting season, which extends from March to September each year.

5.9. Any vegetation clearance works carried out during the nesting season must be immediately preceded by a thorough nesting bird survey carried out by a suitably experienced surveyor. Any nests identified must remain undisturbed until the young have fledged from the nest.

5.10. As a precaution it is recommended that all personnel working on the site are briefed on the potential presence of reptiles on the site and how to identify the species.

5.11. Any individual reptiles encountered during the site clearance works should be carefully moved to an area of suitable habitat outside the development site. In the unlikely event that large numbers of reptiles (5+) are encountered works in that area of the site should cease and further advice should be sought.

5.12. It is recommended that suitable working methods are put in place to ensure that no invasive non-native plant species listed on Schedule 9 of the Wildlife and Countryside Act 1981 are spread during the development.

5.13. It is recommended that any site clearance works are carried out with care and ideally outside peak of the winter. All personnel should be briefed to be vigilant for hedgehogs with any dense areas of vegetation being carefully moved by hand to allow an inspection underneath.

5.14. In the event that any hedgehogs are encountered they should remain in a sheltered location and further advice should be sought.

5.15. It is recommended that the following biodiversity enhancements are considered to increase the overall ecological value of the development, in line with NPPF.

5.15.1. The retention, and improvement, of the woodland and scrub habitats to provide ecological features along the boundaries of the site and to screen the site from the surrounding land.

5.15.2. The installation of suitable integrated bat bricks in at least 10% of the houses on the site.

5.15.3. The installation of suitable integrated bird boxes, including boxes for threatened urban bird species, in at least 10% of the houses on the site.

5.15.4. The use of native fruit and berry bearing tree and shrub species within the landscaping on the site.

5.15.5. Holes a minimum of 130mm being provided in all boundary fences to allow hedgehogs continued access around the site.

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Checked by:	
Derek Whitcher. BSc, MCIEEM, MCMI	Date: 31 st October 2019.

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Appendix I. BADGER INFORMATION.

Ecology

Badgers are territorial animals who live in social groups called 'clans'. The territory of these clans can vary in size from 0.2km² to 1.5 km² with anywhere between two and twenty Badgers present. In areas where two clans meet territorial boundaries become well-defined, marked by a series of dung pits called latrines. In areas with relatively low Badger populations there will be less competition for territory and the number of territorial markings will be low or even non-existent.

Badgers use paths around their territory repeatedly, following a scent trail from previous use; thus, Badger paths become well worn. These paths are important to the Badgers and obstruction to these paths will interfere with the Badger's movement around their territory.

Badger setts are any structure or place which displays signs of current or seasonal use by a Badger. Within a Badger clan territory there can be several Badger setts which are categorised in the following ways:

- **Main Sett.** *There will normally be one main sett in a territory. This will generally be the largest sett in the territory, typically with five or more entrances, will be permanently occupied throughout the year and used as the breeding sett.*
- **Outlying Sett.** *These are the smallest setts with generally only one or two entrances. They are intermittently occupied and there can be any number in a territory.*
- **Annex Sett.** *A sett of intermediate size, located close to the main sett and connected by well-defined paths. These are occupied for prolonged periods and may be used as a second breeding sett if there are two breeding sows in the clan.*
- **Subsidiary Sett.** *A sett of intermediate size, similar to an annex sett but located at some distance from the main sett and not connected to the main sett by defined paths.*

Badgers can mate at any time of year, but delayed implantation controls the time of birth. Most cubs are born between January and March, but they can be born at any time between December and June. An average of two to three Badger cubs are born to each sow and will initially be totally dependent on their mother. Cubs do not appear above ground until during April or May when they are 8 – 10 weeks old and are not fully weaned until at least June of each year.

Badgers are omnivorous, but their preferred food source is worms and insects. Worms are most abundant in well-grazed pastureland while mixed woodland is a good source of insects and grubs. Badgers have a soft and supple nose with which they snuffle into the ground to find insects. When they do this, they leave distinct round holes known as snuffle holes or grubbings. Badgers easily find worms on the surface of well-grazed pastureland and often leave no visible indications of this foraging.

Surveys

Walkover surveys can be conducted to identify the presence of Badgers within an area. This will identify the presence of any setts, dung pits, paths or foraging activity.

Bait marking techniques can be used to survey Badger territories. This involves feeding Badgers at each sett pellets of different colours over a period of at least two weeks. The colour of pellet found in dung pits and territorial latrines shows what areas each clan of Badgers is occupying.

Legislation

Badgers are protected under Schedule 6 of the Wildlife and Countryside Act (1981) and the Protection of Badgers Act (1992).

This makes it an offence to take, kill or injure a Badger, cruelly ill-treat a badger, use Badger tongs or firearms in the killing or taking (or attempt) of a Badger. It is also an offence to damage, destroy, obstruct access to, or any entrance of, a Badger sett, to cause a dog to enter a Badger sett or disturb a Badger while it is occupying a sett.

Appendix II. BAT INFORMATION.

Ecology

There are currently 18 species of bat residing in Britain, 17 of which are known to breed here. They are extremely difficult to identify in the hand and even more so in flight.

All appear to be diminishing in numbers, probably due to habitat change and shortage of food, caused by pesticides, as insects are their sole diet.

As their diet consists solely of insects, bats hibernate during the winter when their food source is at its most scarce. They will spend the winter in hollow trees, caves, mines and the roofs of buildings.

Certain species, particularly the pipistrelle (the commonest and most widespread British bat) can quickly adapt to man-made structures and will readily use these to roost and to rear their young.

Surveys

During walkover surveys, bat roosts can be identified by looking for:

- Suitable holes, cracks and crevices within any building, tree or other structure.
- Bat droppings along walls, window cills, or on the ground.
- Prey remains, such as insect wings.

Further investigations can be made using endoscopes, by carrying out aerial inspections of trees or by conducting bat activity surveys during dusk and dawn over summer months.

Legislation

Bats are protected under Appendix II and III of the Bern Convention (1982), Schedule 5 and 6 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive (some species under Annex II), Annex II of the Conservation of Habitats and Species Regulations (2010) and EUROBATs agreement. Numerous species are also listed under section 41 of the Natural Environment and Rural Communities Act (2006) making them species of principal importance.

All bats and their roosts are therefore protected in the UK. This makes it an offence to kill, injure or take any bat, to interfere with any place used for shelter or protection, or to intentionally disturb any animal occupying such a place.

The UK has designated maternity and hibernacula areas as Special Areas of Conservation (SAC's) under the Habitats Directive. Implementation of the UK Biodiversity Action Plan also includes action for a number of bat species and the habitats which support them.

Where development proposals are likely to affect a bat roost site, a licence is required from Natural England.

Appendix III. NESTING BIRD INFORMATION.

Ecology

The nesting season will vary according to the weather each year but generally commences in March, peaks during May and June and continues until September. It is also worth remembering that some birds nest in trees and scrub, but others are ground nesting or prefer man-made structures or buildings.

Surveys

Nesting bird surveys search for potential nest sites in vegetation, buildings etc. Potential nesting sites are observed over a suitable period of time for bird movements or calling male birds that would indicate the presence of a nest. The presence of a nest can be identified from the field signs without the necessity to see the nest itself, thereby avoiding any disturbance of the nests. The best way to avoid this issue is to plan for vegetation clearance to be carried out outside the bird-nesting season.

Legislation

Nesting birds are protected under The Wildlife and Countryside Act 1981.

Part 1. -(1) Of the Act states that: - If any person intentionally: - kills, injures or takes any wild bird; takes, damages or destroys the nest of any wild bird while that nest is in use or being built; or takes or destroys an egg of any wild bird, he shall be guilty of an offence.

Part 1. -(5) of the Act states that: - If any person intentionally: - disturbs any wild bird included in Schedule 1 while it is building a nest or is in, on, or near a nest containing eggs or young; or disturbs young of such a bird, he shall be guilty of an offence and liable to a special penalty.

The Countryside and Rights of Way Act 2000 amends the above by inserting after “intentionally” the words “or recklessly”.

Appendix IV. REPTILE INFORMATION.

Ecology

There are five main species of reptile that reside in the UK; Common or Viviparous Lizard (*Lacerta vivipara*); Sand Lizard (*Lacerta agilis*); Slow Worm (*Anguis fragilis*); Grass Snake (*Natrix natrix*) and Adder (*Vipera berus*). The Adder is the only native species that is venomous although this is rarely harmful to humans.

Reptiles occupy a wide range of habitats including woodland, marshes, heathland, moors, sand dunes, hedgerows and bogs. Sand Lizards are confined to moorland and coastal sand dunes where they lay their eggs in the warm sand. The range of the Sand Lizard in the UK is therefore very limited. Slow Worms can be found in a wide variety of habitats throughout Britain and is the most likely reptile to be found in urban and suburban environments.

Maintaining the right body temperature is vital to reptiles' survival. In the morning, they find a warm basking site to heat up their bodies, then later they may move back into the shade because they do not sweat and have to be careful not to overheat. During hot summers, Adders will try to move to damper, cooler sites.

Over winter reptiles will hibernate in burrows or under logs where they are protected from the cold and predators, emerging from February onwards as the weather warms up.

Reptiles generally begin to mate April to May with young born in late July to September. The Common Lizard gives birth to live young, hence the term viviparous, meaning live bearing.

Surveys

Reptile surveys involve the searching of refuge such as logs and stones for any animal sheltering below. Artificial refuge may be laid out on site for the purpose of reptile surveys.

Legislation

Reptiles are protected under Appendix II (sand lizards) and Appendix III (common lizard, slow worms, smooth snake, grass snake and adders) of the BERN Convention (1982), partially protected under Schedule 5 of the Wildlife and Countryside Act (1981), Annex IV of the Habitats Directive and are all listed under section 41 of the Natural Environment and Communities Act (2006) making them a species of principal importance.

This makes it an offence to disturb any reptile while it is occupying a structure or place it uses for shelter or protection or to obstruct access to such a place.

Appendix V. INVASIVE PLANT SPECIES INFORMATION.

Ecology

The Government has acknowledged the problems that can be caused by non-native invasive species. In 2008 the Government launched “The Invasive Non-Native Species Framework Strategy for Great Britain”. The strategy provides a framework for a more co-ordinated approach to invasive species management. It seeks to create a stronger sense of shared responsibility across government, key organisations, land managers and the public.

The Non-Native Species Secretariat has been established to oversee the implementation of the strategy. Details of the secretariat including risk assessments and action plans for some species are available at www.nonnativespecies.org.

In general, there are four basic methods of controlling weeds; mechanical, chemical, natural and environmental.

- ***Mechanical control*** includes cultivation, hoeing, pulling, cutting, raking, dredging or other methods to uproot or cut weeds.
Where this method is used all plant material must be considered “controlled waste” and must be disposed of properly.
- ***Chemical control*** uses approved herbicides.
- ***Natural control*** uses pests and diseases of the target weed to weaken it and prevent it from becoming a nuisance.
- ***Environmental control*** works by altering the environment to make it less suitable for weed growth, for example by increasing or decreasing water velocity.

Surveys

A site will be searched for invasive plant species growing on site, from mature plants to new shoots. A site will also be searched for dead stems indicating that plants that may have seasonally died back are present.

Legislation

Invasive species listed under Schedule 9 are prohibited from release into the wild. Schedule 9, Section 14(2) prohibits ‘planting’ or ‘causing to grow’ in the wild of any plant listed in Part 2 of Schedule 9.

The following is a list of all the species of plant listed under Schedule 9 of The Wildlife and Countryside Act 1981.

Common Name	Scientific Name	England & Wales	Scotland
Alexanders, Perfoliate	<i>Smyrnium perfoliatum</i>	✓	
Algae, Red	<i>Grateloupia luxurians</i>	✓	
Archangel, Variegated Yellow	<i>Lamium galeobdolon</i> subsp. <i>Argentatum</i>	✓	
Azalea, Yellow	<i>Rhododendron luteum</i>	✓	
Balsam, Himalayan	<i>Impatiens glandulifera</i>	✓	
Cotoneaster	<i>Cotoneaster horizontalis</i>	✓	
Cotoneaster, Entire Leaved	<i>Cotoneaster integrifolius</i>	✓	
Cotoneaster, Himalayan	<i>Cotoneaster simonsii</i>	✓	
Cotoneaster, Hollyberry	<i>Cotoneaster bullatus</i>	✓	
Cotoneaster, Small Leaved	<i>Cotoneaster microphyllus</i>	✓	
Creeping, False Virginia	<i>Parthenocissus inserta</i>	✓	
Creeping, Virginia	<i>Parthenocissus quinquefolia</i>	✓	
Dewplant, Purple	<i>Disphyma crassifolium</i>	✓	
False-acacia	<i>Robinia pseudoacacia</i>		✓
Fanwort	<i>Cabomba caroliniana</i>	✓	✓
Fern, Water	<i>Azolla filiculoides</i>	✓	✓
Fig, Hottentot	<i>Carpobrotus edulis</i>	✓	✓
Garlic, Three-Cornered	<i>Allium triquetrum</i>	✓	
Hogweed, Giant	<i>Heracleum mantegazzianum</i>	✓	✓
Hyacinth, water	<i>Eichhornia crassipes</i>	✓	✓
Kelp, Giant	<i>Macrocystis angustifolia</i>	✓	✓
Kelp, Giant	<i>Macrocystis integrifolia</i>	✓	✓
Kelp, Giant	<i>Macrocystis laevis</i>	✓	✓
Kelp, Giant	<i>Macrocystis pyrifera</i>	✓	✓
Kelp, Japanese	<i>Laminaria japonica</i>	✓	✓

Knotweed, Giant	<i>Fallopia sachalinensis</i>	✓	
Knotweed, Hybrid	<i>Fallopia japonica x Fallopia sachalinensis</i>	✓	
Knotweed, Japanese	<i>Fallopia japonica</i>	✓	
Knotweed, Japanese	<i>Polygonum cuspidatum</i>		✓
Leek, Few-flowered	<i>Allium paradoxum</i>	✓	✓
Lettuce, water	<i>Pistia stratiotes</i>	✓	✓
Montbretia	<i>Crocasmia x crocosmiiflora</i>	✓	
Parrot's-feather	<i>Myriophyllum aquaticum</i>	✓	
Pennywort, Floating	<i>Hydrocotyle ranunculoides</i>	✓	
Potato, Duck	<i>Sagittaria latifolia</i>	✓	
Primrose, Floating Water	<i>Ludwigia peploides</i>	✓	
Primrose, Water	<i>Ludwigia grandiflora</i>	✓	
Rhododendron	<i>Rhododendron ponticum</i>	✓	
Rhubarb, Giant	<i>Gunnera tinctorial</i>	✓	
Rose, Japanese	<i>Rosa rugosa</i>	✓	
Salvinia, Giant	<i>Salvinia molesta</i>	✓	✓
Seafingers, Green	<i>Codium fragile</i>	✓	
Seafingers, Green	<i>Codium fragile tomentosoides</i>		✓
Seaweed, Californian Red	<i>Pikea californica</i>	✓	✓
Seaweed, Hooked Asparagus	<i>Asparagopsis armata</i>	✓	✓
Seaweed, Japanese	<i>Sargassum muticum</i>	✓	✓
Seaweeds, Laver (except native species)	<i>Porphyra sp. except -</i> <i>P. amethystea</i> <i>P. leucosticta</i> <i>P. linearis</i> <i>P. miniata</i> <i>P. purpurea</i> <i>P. umbilicalis</i>	✓	✓
Shallon	<i>Gaultheria shallon</i>		✓
Stonecrop, Australian swamp	<i>Crassula helmsii</i>	✓	✓
Wakame	<i>Undaria pinnatifida</i>	✓	✓
Waterweed, Curly	<i>Lagarosiphon major</i>	✓	✓
Waterweeds	<i>All species of the genus Elodea</i>	✓	

Appendix VI. HEDGEHOG INFORMATION.

Ecology

The hedgehog was a common species once widespread throughout the country but it has suffered a major decline due to loss of habitat. They are now found distributed across the UK, but the population increases to the south and east. Hedgehogs are rare in Scotland, Wales and Northern Ireland.

The hedgehog is a small, spiny mammal around 20cm long with a long snout. The back and sides of the hedgehog are covered in 25mm (1”) long spines. These are absent from the face, legs and underside, which are covered with coarse, grey-brown fur.

Hedgehogs are highly active and range widely. They need to be able to move freely through a well-connected range of habitats to find food, mates and areas to nest. Studies show that hedgehogs can travel around 2km in a night in urban areas and 3km a night in rural landscapes. A viable population of urban hedgehogs is thought to need 0.9km² of well-connected habitat.

Hedgehogs nest year-round and produce different types of nest for daytime resting, breeding and hibernation. Daytime nests are a retreat during the active season, and are often temporary, flimsy and found in areas of rough grassland, loose leaf piles or garden vegetation. Breeding nests are made by females and are used to raise young. They tend to be more robust, like hibernation nests. Winter nests can be used for several months to hibernate through periods of cold weather and low food availability. The sturdiest nests rely on medium-sized deciduous leaves and a structure to hold the leaves in place. Bramble patches, log piles and open compost heaps are common locations for breeding and hibernation.

Hedgehogs are omnivores, but the bulk of their diet consists of macro-invertebrates such as beetles, worms, slugs, earwigs, caterpillars and millipedes. In urban areas, supplementary food in the form of cat, dog or formulated hedgehog food can make up a significant part of their diet. Access to water is also very important.

Surveys

Hedgehogs are nocturnal animals, so despite their spiny appearance they are often difficult to find.

All surveys should be conducted between May and November when hedgehogs are active.

Droppings can be found in grassland, farmland and in gardens. The droppings are crinkly, often studded with shiny fragments due to their diet of insects. They are variable in size, 15-50mm long and 8-10mm thick, blue/black in colour and sweet smelling with a hint of linseed oil.

Footprint tunnels and camera traps can also be used to survey for hedgehogs.

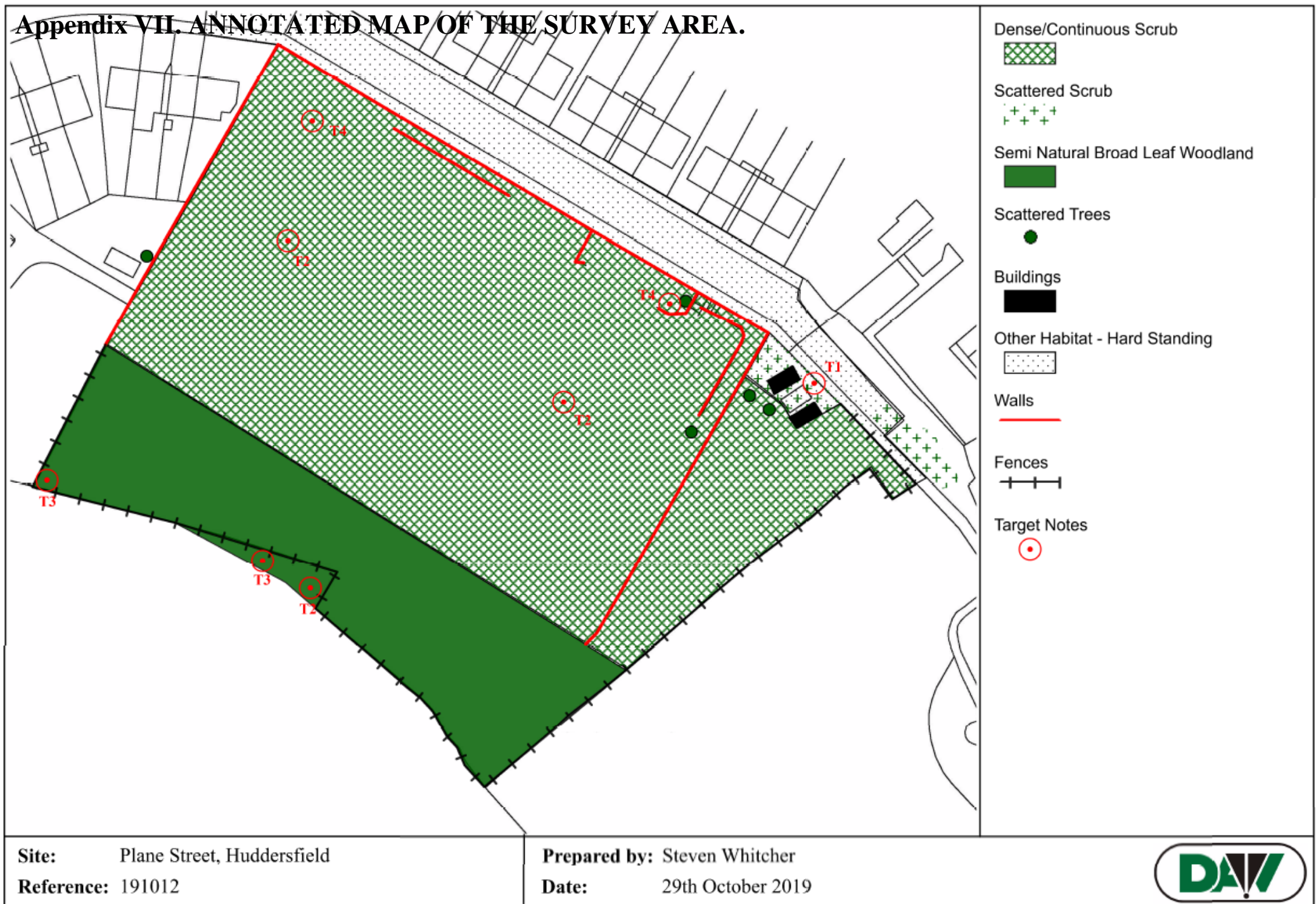
Further survey techniques can also be used to survey for hedgehogs, but these require a survey licence to carry out surveys involving trapping and torch or spotlight searches.

Legislation

The hedgehog is considered an endangered species, but it benefits only from general protection under the Wildlife and Countryside Act 1981. They are listed under Schedule 6 of the Act, which makes it illegal to kill, trap or capture wild hedgehogs, with certain methods listed. They are also listed under the Wild Mammals Protection Act (1996), which prohibits cruel treatment of hedgehogs and they are a species of 'principal importance' under the NERC Act, which confers a 'duty of responsibility to public bodies'.

However, none of these deal with the issues that are a threat to the hedgehog. The main threat is the increasing loss of habitat, the increasing traffic on our roads and the increasing use of herbicides, in particular those used to kill garden slugs.

Appendix VII. ANNOTATED MAP OF THE SURVEY AREA.



Appendix VIII. TARGET NOTES.

T1: Two prefabricated garages assessed as providing negligible potential to support roosting bats.

T2: Animal paths.

T3: Semi mature and mature oak trees identified to provide potential roosting opportunities for bats.

T4: Cotoneaster.

Appendix IX. SPECIES LISTS.

1. Dense/Continuous Scrub.

Species.	DAFOR Assessment.
<i>Old School Area.</i>	
Silver birch (<i>Betula pendula</i>)	A
Crack willow (<i>Salix fragilis</i>)	O
Norway maple (<i>Acer platanoides</i>)	F
Goat willow (<i>Salix caprea</i>)	F
Sycamore (<i>Acer pseudoplatanus</i>)	O
Ash (<i>Fraxinus excelsior</i>)	O
Cherry (<i>Prunus sp</i>)	F
Eucalyptus (<i>Eucalyptus sp</i>)	R
Dogwood (<i>Comus sanguinea</i>)	F
Buddleia (<i>Buddleja davidii</i>)	F
Hawthorn (<i>Crataegus monogyna</i>)	O
Dog rose (<i>Rosa canina</i>)	O
Sedge (<i>Carex sp</i>)	R
Laurel (<i>Laurus nobilis</i>)	R
Cotoneaster (<i>Cotoneaster sp</i>)	F
Red valerian (<i>Centranthus ruber</i>)	F
Sow thistle (<i>Sonchus oleraceus</i>)	O
Thistle (<i>Cirsium sp</i>)	F
Colts foot (<i>Tussilago farfara</i>)	O
Lady's mantle (<i>Alchemilla mollis</i>)	O
Teasel (<i>Dipsacus fullonum</i>)	R
Mugwort (<i>Artemisia vulgaris</i>)	O
Red clover (<i>Trifolium pratense</i>)	F
Perennial rye grass (<i>Lolium perenne</i>)	F
Yorkshire fog (<i>Holcus lanatus</i>)	O
Common bent (<i>Agrostis capillaries</i>)	O
Common ragwort (<i>Senecio jacobaea</i>)	F
<i>To the east of the old school.</i>	
Ash (<i>Fraxinus excelsior</i>)	A
Holly (<i>Ilex aquifolium</i>)	F
Sycamore (<i>Acer pseudoplatanus</i>)	F
Scots pine (<i>Pinus sylvestris</i>)	O

Dogwood (<i>Comus sanguinea</i>)	F
Cherry (<i>Prunus sp</i>)	F
Hawthorn (<i>Crataegus monogyna</i>)	F
Bramble (<i>Rubus fruticosus</i>)	A

2. Scattered Scrub.

Species.	DAFOR Assessment.
Bramble (<i>Rubus fruticosus</i>)	A
Buddleia (<i>Buddleja davidii</i>)	O
Rosebay willowherb (<i>Chamerion angustifolium</i>)	F
Nettle (<i>Urtica dioica</i>)	F
Hedge bindweed (<i>Calystegia sepium</i>)	O

3. Semi Natural Broad Leaf Woodland.

Species.	DAFOR Assessment.
Oak (<i>Quercus sp</i>)	A
Ash (<i>Fraxinus excelsior</i>)	O
Crack willow (<i>Salix fragilis</i>)	O
Hazel (<i>Corylus avellana</i>)	F
Holly (<i>Ilex aquifolium</i>)	O
Hawthorn (<i>Crataegus monogyna</i>)	F
Cherry (<i>Prunus sp</i>)	O
Dogwood (<i>Comus sanguinea</i>)	O
Bramble (<i>Rubus fruticosus</i>)	A
Nettle (<i>Urtica dioica</i>)	O
Common bent (<i>Agrostis capillaries</i>)	O
False oat grass (<i>Arrhenatherum elatius</i>)	O

4. Scattered Trees.

Species.	DAFOR Assessment.
Ash (<i>Fraxinus excelsior</i>)	O
Eucalyptus (<i>Eucalyptus sp</i>)	R
Goat willow (<i>Salix caprea</i>)	O
Apple (<i>Malus domestica</i>)	R

Appendix X. OUTLINE DEVELOPMENT PLAN.



Schedule of Accommodation Phase 1/2/3/4 Site 6						
Block Type	No. of Dwellings	No. of Flats	No. of Studios	sq. ft.	No. of Dwellings	Total sq. ft.
A	2	4	2	78	10	1423
B	6	6	2	99	20	2125
Total	8	10	4	177	30	3548

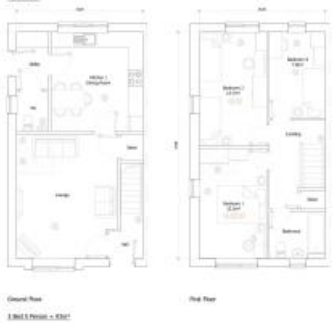
TYPE E



TYPE E



TYPE F



NATSON BATTY ARCHITECTS



Our approach to design takes a holistic view that naturally absorbs, responds to and complements a number of vital design standards and requirements. We firmly believe that good design should take such requirements into account right from the concept stage, thus avoiding retrospectively bolting on confined elements that compromise the feel of the scheme in order to tick a compliance box as part of an audit.

SITE LAYOUT PRINCIPLES

Our understanding of creating a high-quality sense of place promotes a good harmonious neighbourhood. For clarity of analysis we have listed below how we convert design theories and concepts into a verifiable solution. Our site layout principles create vibrant, safe and strong communities fully integrated with their surrounding area.

- Legible traditional street scenes and movement hierarchy: All front doors address the street
- No near "communal" parking courts
- Windows to habitable rooms oriented to help maximise natural surveillance
- Clearly defined "defensible space". Clarity on public and private creates better sense of ownership
- Mixture of traditional adoptable roads (5.5m wide road and 3m footpaths) and home zones with shared surfaces, street trees, raised planters to create visual features, reduce vehicular speeds and improve safety for all
- Create interest and texture at street level
 - Design a series of dwellings that have street owners creating blank spaces to streets and maximise habitable space overlooking external spaces
- Utilise, detached, semi-detached and terraced housing to suit existing scale, meaning and urban footprints
- Minimise vehicular impact upon street scenes by limiting use of terraces
- Where used, there is a maximum of four dwellings to any terraced block with access to rear gardens via shared paths
- Detached/semi-detached units are generally located "proud" of the building line to create pinch points along the road frontage
- Rear gardens are articulated creating safe semi-private to rear secured by design
- Treatment of front gardens is varied dependent on size, aspect, orientation and location
- All front boundaries are defined using either masonry walls, metal railings or 1.2m high hedges
- Our strategy for refuse containment storage adheres to Huddersfield Council's Environmental Policy - bins will be hidden and generally stored to the rear of properties
- To improve quality of the immediate built environment, new dwellings will generally have main body material in brickwork or artificial stone with use of contrasting through-colour render in a contemporary vernacular style on focal points, using locally sourced materials where possible
- Windows will maximise natural light to interior spaces, encourage views and provide more of a "vertical" visual emphasis to facades
- Car parking provision to adhere to local planning policy and feedback from Highways generally achieving two spaces per dwelling
- Most private parking to be in-courtyard for individual dwelling house and well-overlooked to improve security
- Designated on-street visitor parking provision will be provided in locations where accessibility to more formal driveways not compromised
- Roadways will generally be a mixture of 30 to 40 mph with interlocking slates
- Orientation of roofs to the street scenes are varied to improve the level of architectural "articulation" and interest
- All areas of "new" public open space located to provide safe/desirable access, where appropriate any village green style areas are sited in a peripheral gateway location that encourages "staying" between neighbouring residents
- All new Public Open Spaces on the site will be designed and equipped in line with the Council's policies and have maximum levels of natural surveillance
- Where there is need for longer road lengths, these are animated by a focal building or dwelling at the end to reinforce the quality of development and improve local distinctiveness/way finding

In addition to the above design layout principles we have specifically responded and adhered to the following design standards and requirements:

BUILDING FOR LIFE 12

Our design approach naturally considers the 12 themes of Building for Life, which we also document as part of our Design Access Statements that accompany the Planning Application. Our proposal for these Kirkstall site will achieve 'green' lights for the 12 sections of Building for Life, with our main focus relating to the creation of a high-quality development, in spite of the challenging topography and other constraints.

We concentrate on the relationships between our scheme and other land uses and built forms - avoiding conflicting interfaces. This improves the end product once built but also enhances the planning application process and lessens the potential for local objection.

SECURED BY DESIGN

Our knowledge of new build residential estate planning and experience in delivering high quality affordable housing has resulted in us being so far with the Secured by Design principles. Rather than bolting on standard security measures we prefer to absorb the principles into our design concepts - including:

- Natural surveillance onto street scenes, public areas and car parking spaces
- Delineating defensible private space to the fronts of dwellings
- Encouraging active street frontages and creating blank walls onto streets
- Avoiding rear parking courts
- On-street pedestrian access
- Create safe rear garden enclosures via 1.2m high timber fence compartments generally every 4th plot

We believe that high quality neighbourhoods should not be littered with security features as it gives the wrong impression and seems to be looking/expecting trouble and anti-social behaviour. Good space planning is about prevention rather than retrospective cure.

Answer 1B
Site 6 - Plane Street, Huddersfield