Stables at Lamb Croft, Shepley

Construction Environment Management Plan (Biodiversity)

HABITAT WORKS

December 2025

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Report Title: Stables at Lamb Croft, Shepley
Construction Environment Management Plan (Biodiversity)

Report to: Valley Properties
5 Holmfirth Road
Meltham
Holmfirth
HD9 4AA

Version: *V1.0*

Issue Date: December 2025

Prepared by:

Alice Shaw BSc (Hons)
Graduate Ecologist Date: 05.12.2025

Reviewed and Approved by:

Joe Travis BSc (Hons), MSc, ACIEEM
Ecology Team Manager Date: 08.12.2025

Prepared by:
Habitat Works, Suite 12, Westleigh House, Denby Dale, Huddersfield HD8 8QJ

Version History	Author	Description	Date
V1.0	Joe Travis	Final Version for Issue	08.12.2025

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1. Introduction

1.1 *Background*

1.1.1. Valley Properties have submitted a planning application for the proposals for the construction of a new stable block, replacing a shed and an area of grassland the land at Lamb Croft, Shepley, Huddersfield, West Yorkshire. These proposals are detailed within the Valley Properties drawing '*Block Plan as Proposed*' (DRG, NR, BP 02, dated 04/2025). Following consultation with the Nature Conservation Officer permission has been granted subject to a condition that a Construction Environmental Management Plan (CEMP) be produced and followed.

1.1.2. This CEMP aims to outline the ecological interest of the site and any potential impacts of development along with measures to avoid, control or mitigate these impacts.

1.1.3. BS42020:2013 details the requirements of CEMP and recommends that whilst the format may vary it should be proportionate and tailored to the specific needs of the project and the biodiversity elements should all have common structure.

1.1.4. This plan has been written following the guidance set out in BS42020:2013 and aims to satisfy the requirements of the planning condition with respect to biodiversity as detailed in Section 1.2 below.

1.1.5. A CEMP is intended to be an active and iterative document and should be reviewed and updated in the event of any new information becoming available.

1.2 *Regulatory Framework and Planning Conditions*

1.2.1. The ecologist at Kirklees Council requested the production of a CEMP as a planning condition:

1.2.2. "*No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:*

a) Summary of potentially damaging activities
b) Identification of "biodiversity protection zones"
c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements
d) The location and timing of sensitive works to avoid harm to biodiversity features.
e) The times during construction when specialist ecologists need to be present on site to oversee works.
f) Responsible persons and lines of communication.
g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The CEMP must also include the following specific plans / documents:

Pollution Prevention Plan for the watercourse (using good practice guidance such as CIRIA C532)."

1.2.3. The consultation response requested that the CEMP follow the best practice guidance set out in BS

42020:2013 Biodiversity – Code of practice for planning and development.

1.2.4. Section 2 subsection 10 of the standard *"Implementation of development: biodiversity on construction sites (stage 5)"* sets out requirements of a best practice approach including the approach to and production of CEMPs.

2. Schedule of Works

2.1 *Schedule of Works*

2.1.1. Proposals for the Site comprise the partial removal of a small area of '*Modified grassland'* to be replaced by a single storey stable building. The schedule of works has yet to be detailed but will be agreed with the LPA prior to commencement on site.

3. Environmental Assessment

3.1 *Site Description*

3.1.1. The Site is located on the southwestern edge of Shepley, West Yorkshire. The Site consists of a large property with associated gardens and adjacent pastoral field lined with trees on the northern boundary, as shown in Figure 1.

3.1.2. Much of the land to the south of the Site is agricultural with some patches of woodland and a quarry. The land to the west and east is also predominantly agricultural outside of the surrounding edge of Shepley while to the north lies Shepley village itself associated residential properties and gardens. A wooded rail corridor is present approximately 1 km northeast of the Site, creating a green linear feature across the local landscape.

3.2 *Ecological Walkover Survey*

3.2.1. An ecological walkover survey was undertaken on 5th September 2025 by Graduate Ecologist Eleanor Collier BSc (Hons) following relevant best practice guidelines.

3.2.2. Full methodologies employed throughout the survey, including desk study, habitat survey and protected species survey can be found within the Preliminary Ecological Appraisal for the Site '*Stables at Lamb Croft, Shepley – Preliminary Ecological Appraisal*' (Habitat Works, 2025).

3.3 *Assumptions and Limitations*

3.3.1. A UKHab survey is intended to provide a rapid assessment of habitats present within a site and is not intended to replace detailed vegetation or targeted protected species surveys, where deemed necessary.

3.4 *Findings*

3.4.1. Detailed findings can be found within the PEA for the Site undertaken by Habitat Works in 2025 '*Stables at Lamb Croft, Shepley – Preliminary Ecological Appraisal*'.

3.4.2. The findings of the PEA are summarised below in Table 2.

Table 2 – Summary of the findings within the PEA

Potential Ecological Constraint	Summary from the PEA	Potential Impact
Designated Sites		
Designated Sites	The proposals are confined to the Site boundary, and as such, it is not considered that there will be any direct impact upon any of the designated sites which are all located over 900 m from the Site boundary.	No impact anticipated.
Habitats		
g3c Other neutral grassland	Due to the size and scale of the habitat to be impacted by the proposals, in conjunction with the habitats being widespread and common in the local landscape, the habitat was considered to be of no greater than site level importance to nature conservation.	No impact anticipated.
u1 Built up areas and gardens	Outside footprint of the works, no impact is likely to the habitat.	No impact anticipated.

u1b Developed land; sealed surface	Outside footprint of the works, no impact is likely to the habitat.	No impact anticipated.
u1b5 Buildings	Small shed to be removed as part of the proposals, however, offers no botanical interest.	No impact anticipated.
Line of Trees	Outside footprint of the works, no impact is likely to the habitat.	No impact anticipated.
Off-Site waterbodies	Small garden pond (WB1) located close to the Site boundary. Potential for indirect impacts from the proposals from pollution.	No greater than the site level.
Species		
Amphibians	Given the limited suitable habitats within the footprint of the works and the presence of habitats of superior quality within the local area, it is not considered that amphibians (including GCN) will be impacted by the proposals.	No impact anticipated.
	Given the lack of field signs and the limited suitability of the habitats present on the Site, it is considered that are not resident on the Site. are however highly mobile, and with good quality in the wider local area, there is potential for to be present on the Site as part of wider territories.	No greater than the site level.
Bats	The Site offers mature vegetation along the boundaries that could be utilised as part of wider foraging and commuting corridors by bats in the local landscape.	No greater than the site level.
Birds	Due to the lack of suitable nesting habitats present on the Site, it is not considered that the nesting birds are a constraint to the proposals.	No impact anticipated.
Invertebrates	Given the limited suitable habitat present on the Site, and the presence of more suitable habitat at a larger scale in the wider area, invertebrates are not considered to be a receptor to the proposals	No impact anticipated.
Reptiles	Due to the limited suitable habitats present the Site is considered unlikely to support reptiles. Superior quality habitats for reptiles is present adjacent to the Site, and there is potential for reptile to be present on the Site due to the proximity of these habitats. The loss of habitats present is considered unlikely to impact reptiles at greater than the site level.	No greater than the site level.
Riparian Mammals and White-clawed Crayfish	No watercourses are located within 30 m of the Site and as such, it is not considered that riparian mammals or white-clawed crayfish are a receptor with respect to the proposals.	No impact anticipated.
Other Notable and Protected Species	Given the lack of field signs from walkover survey and the limited suitability of the habitats present on the Site, it is considered that hedgehog are not resident on the Site. Hedgehog are however highly mobile, and with good quality in the wider local area, there is potential for badger to be present on the Site as part of their wider territories.	No greater than the site level.
Invasive Species		
Invasive species	No Schedule 9 listed species were observed within the Site during the survey, and as such will not be considered further within this report.	No impact anticipated.

4. Measures to Avoid, Reduce or Mitigate Impacts

4.1 *Proposals*

4.1.1. Proposals for the Site comprise the construction of a new stable block, replacing a shed and an area of grassland. These proposals are detailed within the Valley Properties drawing '*Block Plan as Proposed*' (DRG, NR, BP 02, dated 04/2025).

4.2 *Habitats*

4.2.1. Given that the habitats present on the Site are common and widespread both across the UK and within the local area, it is anticipated that the loss of habitat at the Site is of importance to nature conservation at no greater than the site level.

4.2.2. The Site is located adjacent to WB1. Although the waterbody is not subject to the proposals, there is the risk that the waterbody could be subject to indirect impacts associated with the proposals. As such, general principles of pollution prevention should be adhered to as detailed within the Guidance for Pollution Prevention (GPP) documents produced by Natural Resources Wales (NRW), Northern Ireland Environment Agency (NIEA) and Scottish Environment Protection Agency (SEPA). These include:

- GPP5 – works and maintenance in or near water (NRW, NIEA and SEPA, 2018);
- GPP21 – pollution incident response planning (NRW, NIEA and SEPA, 2017); and,
- GPP22 – dealing with spills (NRW, NIEA and SEPA, 2018).

4.2.3. Pollution Prevention Guidelines 1 (NRW, NIEA and SEPA, 2013), is now withdrawn but provides a general overview for good practice environmental measures in construction and where followed will assist with protection of WB1:

- Materials shall not be stored within 10 m of any running water or ditch habitat; and,
- Details of the Environment Agency should be stored in the Site office during construction works so that swift contact can be made should any pollution incident occur which may impact watercourses.

4.3 *Protected Species*

4.3.1. and their are protected under the . It is an offence under the act to kill, injure or take a . It is also an offence to destroy, damage or obstruct a currently active , or to disturb animals within the

4.3.2. are not considered to be resident on the Site, however they are highly mobile species and have the potential to disperse on to areas of the Site and into working areas. As such it is recommended that Best Practice Measures (BPM) are implemented throughout the works to protect , should they subsequently pass through these areas of the Site. The BPM should include:

- Any excavations deeper than 1 m required during the works should be covered overnight. Shallow excavations less than 1 m should have a roughened scaffold board or equivalent placed

in them overnight to allow any animals which may become trapped to exit. Trenches will also be inspected each morning to ensure that no animals have become trapped overnight;

- Food/litter will not be left on Site;
- If in the unlikely event that are encountered during works, then works will cease temporarily and the animal allowed to move away off its own volition. The ecologist will be contacted for advice; and,
- If are suspected to be associated with the Site once works have commenced, including a suspected found on or within 30 m of the Site during the works by a contractor, works should cease and an appropriately experienced ecologist should be contacted for advice before continuing.

4.3.3. Additionally, any lighting implemented during the construction stage and upon completion of the development should be directed away from retained vegetated habitats, particularly off-site habitats to allow to continue to use such habitats for foraging and commuting where present locally.

Bats

4.3.4. All species of bat occurring within the UK are included in Schedule 2 of the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. Under regulation 41 bats are protected from deliberate capture, injury or killing, from deliberate disturbance and from deliberate damage or destruction of a breeding site or resting place (roost).

4.3.5. All UK bats are also included on Schedule 5 of the WCA 1981 (as amended). However, their protection is limited to certain offences. Under the 1981 Act (as amended) it is an offence to intentionally or recklessly disturb bats while they are occupying a structure or place used for shelter or protection, or to obstruct access to any such place.

4.3.6. Barbastelle *Barbastella barbastellus*, Bechstein's *Myotis bechsteinii*, brown long-eared bat, greater horseshoe, lesser horseshoe, noctule and soprano pipistrelle bats are included as priority species under Section 41 of the NERC Act 2006.

Foraging and Commuting Bats

4.3.7. The habitats on the Site itself were considered negligible for foraging/commuting bats.

4.3.8. The connectivity of the Site to the wider area through vegetated and aquatic habitats is not considered to be negatively impacted due to the limited scale of the proposals. As such, further survey in this instance is not necessary with respect to foraging and commuting bats.

4.3.9. Bat species in the UK are known to be impacted by artificial lighting. In order to avoid impacts associated with artificial light spill on bat flight-lines or foraging habitat, mitigation measures should be implemented whereby the lighting of the proposed development (as well as any temporary lighting to be used during the construction phase) should be designed to avoid light-spill onto surrounding off-site habitats to safeguard these as foraging and commuting resources.

Reptiles

4.3.10. Common reptile species including grass snake, common lizard and slow worm are protected under Schedule 5 of the WCA 1981 (as amended) against intentional killing or injury.

4.3.11. Due to the limited suitable habitats present the Site is considered unlikely to support reptiles, and the loss of habitats present is considered unlikely to impact reptiles at greater than the site level.

4.3.12. The following BPM are recommended with regards to reptiles (these will also help to protect common amphibians):

- All Site personnel to keep a high level of vigilance for reptiles (and amphibians) during works;
- Good general housekeeping of the Site will be employed. All materials (construction materials/arisings) on Site will be stored in a suitable location at least 5 m away from suitable reptile habitat, e.g woodland edge habitats, ideally risen off the ground (e.g. on pallets) or on hard stand/bare ground away from vegetation. Materials arising from the works should be removed from the Site as quickly as possible or placed in a skip or other sealed container immediately if stored on Site. This will avoid colonisation by reptiles and other wildlife and will ensure there is no build-up of debris or other waste which may create suitable habitats for protected species that then has to be removed at a later date; and,
- Should reptiles be encountered works in the area will cease and an ecologist contacted immediately for advice.

Other Notable and Priority Species

Hedgehog

4.3.13. Hedgehog are included as a species of principal importance under Section 41 of the NERC Act 2006. Whilst not afforded a high level of protection, hedgehogs have experienced significant declines in the UK population. Taking a best practice approach, avoiding harm to hedgehogs should be taken into consideration during works.

4.3.14. The proposal on Site is not considered to significantly impact upon hedgehog of more than site level importance.

4.3.15. Hedgehogs are a highly mobile species and have the potential to disperse on to the Site from suitable habitats. BPM should be followed:

- Maintaining vigilance for hedgehogs at all times during the works;
- Allow any hedgehogs to move away from the Site of their own volition. Should a hedgehog be in immediate danger, they should be picked up by gloved hand and placed in an area of suitable shelter and safety away from the proposed works;
- If any excavations are to be left uncovered overnight, a suitable escape ramp (e.g. a long scaffolding board) should be placed within the excavation to allow a hedgehog to escape in the event an individual should fall in;
- If hedgehog is encountered between November and March or juveniles are encountered the ecologist should be contact for advice immediately as these are periods when individuals are at most risk to disturbance; and,
- Safeguards outlined for reptiles and badgers will further help to safeguard small mammals, including hedgehogs in the event that they are present during Site clearance works.

4.4 *General Site Good Practice*

Biosecurity Measures

4.4.1. Biosecurity measures will be followed to prevent introduction of biologically injurious material to the Site. To this end, only machinery essential to the works will be used and time on Site will be minimised. To minimise the potential for contamination, machinery should be dedicated to the Site as far as possible.

Any new machinery arriving on Site should be cleaned and checked for organic material prior to entry to Site.

Environmental Advisor

4.4.2. Whilst the Site is small and the issues identified minor and relatively easily accommodated unforeseen environmental matters may arise and in that event the Environmental Advisor should be contacted.

5. Project Team Roles and Responsibilities

5.1 *Project Team Roles and Responsibilities*

5.1.1. The details of the individuals responsible for different project elements is to be confirmed but key project personnel will be allocated the following roles and their details confirmed to the LPA prior to commencement of works on the Site.

5.2 *Contracts Manager*

TBC

5.2.1. The Contract Manager is responsible for:

- Ensuring that the CEMP is developed & held on site and that it is implemented throughout all phases of the project.
- Maintaining the CEMP and ensuring that all contractors and visitors comply with it.
- Ensuring that environmental issues identified within the Pre-Construction Information and relevant information gathered from agencies, local councils etc are addressed.
- Communicating the CEMP and other related document to employees, contractors and client representatives as appropriate.

5.3 *Site Manager*

TBC

5.3.1. It is the Site Manager's responsibility to ensure:

- The site and all stored materials and chemicals are safe and secure;
- The site is kept in a tidy and orderly fashion. Waste will be managed responsibly and in line with Client requirements and LPA advice, policies and procedure as appropriate.
- Spill kits are available, and staff are appropriately trained in their use.
- Ensure any Site Induction includes briefing on environmental issues pertinent to the project.
- All site workers are aware of all environmental matters which may arise on site.

5.4 *Site Environmental Advisor*

Joe Travis – Habitat Works Ltd

5.4.1. The Environmental Advisor shall:

- Ensure work is carried out in accordance with legislation and consents, objectives, targets and the Construction Environmental Management Plan with regards to any Environmental activities on site.
- Be available for to provide advice on any matters arising from implementation of the CEMP
- Be responsible for delivering environmental training that may be required.

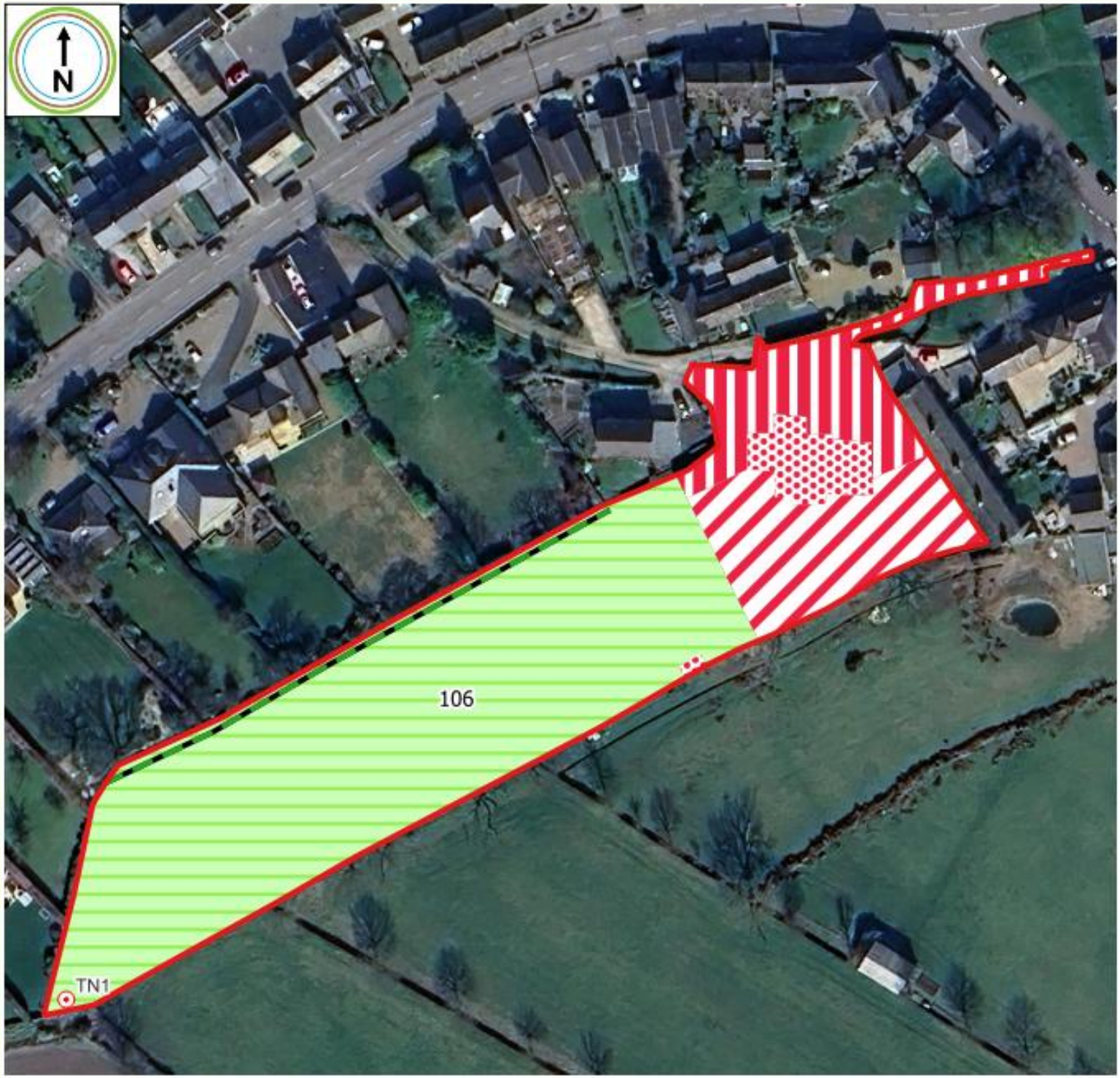
5.5 *Contractors and Visitors*

5.5.1. Contractors and Visitors to the project will be responsible for:

- Ensuring that the control measures identified from environmental surveys are implemented as they are relevant to their work /visit.

- Ensuring that the project management team are notified of any nonconformance of control measures or environmental incident where the environment has been put at risk.

Figure 1. UKHab Habitat Classification Map



Legend

- Site Boundary
- Target Notes

Baseline Habitats

UKHab Habitats

- g3c - Other neutral grassland
- u1b - Developed land; sealed surface
- u1b5 - Buildings
- u1 - Vegetated garden

Baseline Linear

- Line of trees

Secondary Codes:

106 - Mown

0 10 20 30 40 m

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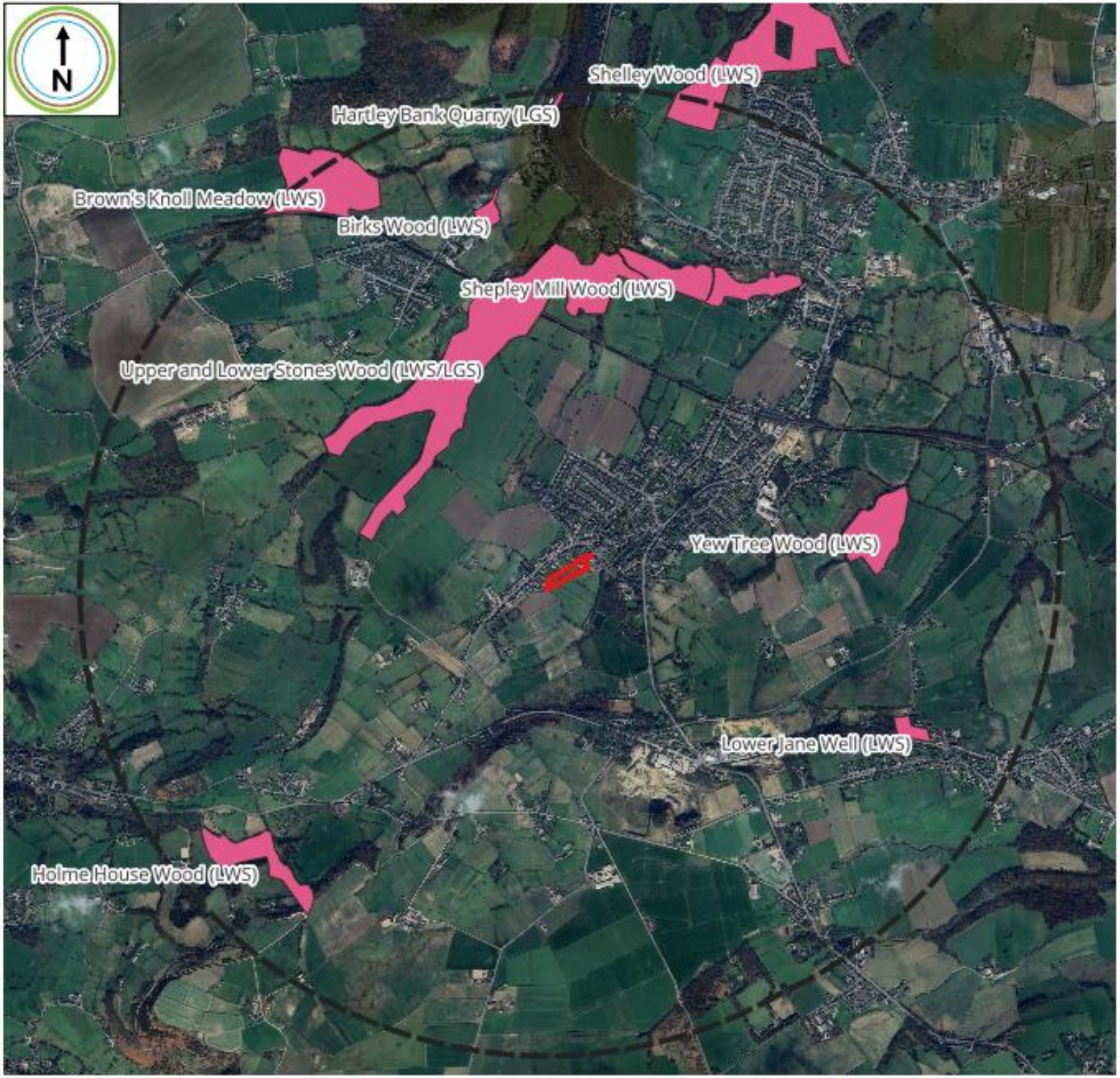
Stables at Lamb Croft

Figure 1
UKHab Habitats Classification Map

Figure 2. Designated Sites within 2 km of the Site



Legend

- Site boundary
- 2 km buffer
- Designated sites

0 300 600 900 1,200 m

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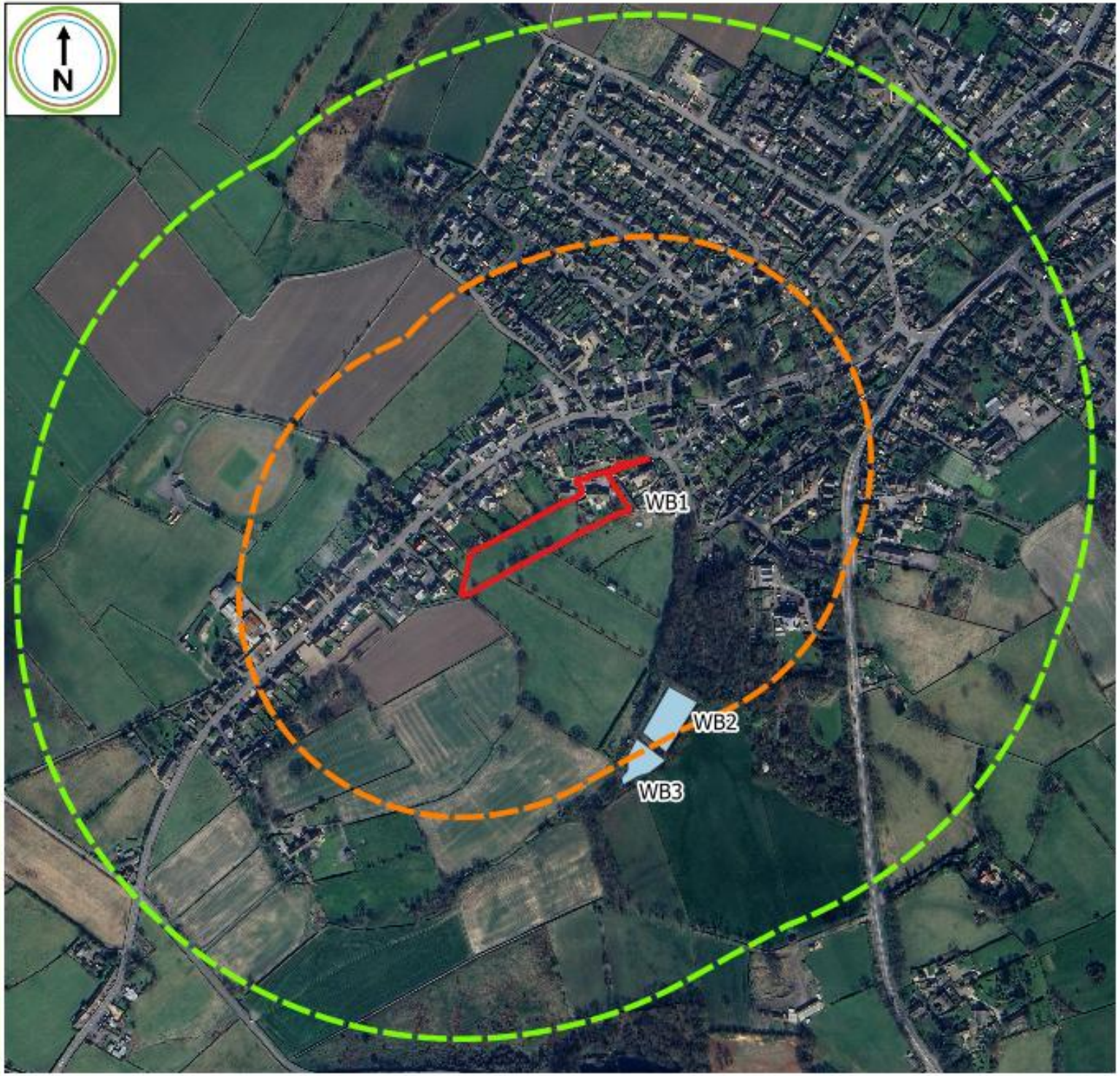
Valley Properties

Stables at Lamb Croft

Figure 2
Designated Sites within 2 km of the Site

Basemap: Copyright Google 2025 | September 2025 | Scale - 1: 40000@ A4 | Drawing Reference: 250919/F2/EC

Figure 3. Waterbodies within 500 m of the Site



Legend

- Site Boundary
- 250 m buffer
- 500 m buffer
- Waterbodies

0 80 160 240 320 m

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Valley Properties

Stables at Lamb Croft

Figure 3
Waterbodies within 500 m of the Site

Basemap: Copyright Google 2025 | September 2025 | Scale - 1: 10000@ A4 | Drawing Reference: 250919/F3/EC

Appendix 1: Target notes

TN1 – Rubble Pile

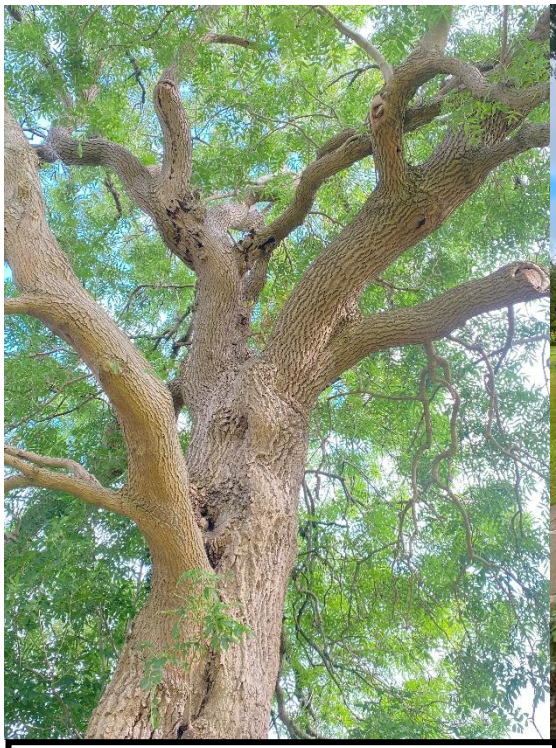
Appendix 2. Site Photographs

Photograph 1. Short mown other neutral grassland

Photograph 2. WB1

Photograph 3. Shed to be removed – PRF shown above door

Photograph 4: Small rubble pile (TN1)



Photograph 5. Ash *Fraxinus excelsior* (part of line of trees) supporting PRFs for bats

Photograph 6. View of main property from vegetated garden