



The Homestead, Almondbury

Ecological Impact Assessment (EclA)

Report Ref. ER-8178-05

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Highstone Building Services

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Report duration	In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required.



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Summary

The Site is generally occupied by low and very low distinctiveness habitats - primarily modified grassland and developed land, which are associated with the Site's previous use as a care home. Some smaller areas of medium distinctiveness are present in the form of ornamental tree planting and secondary scrub.

A mature line of trees to the north, south and west boundaries provides the feature of greatest ecological value in terms of habitat and plans have sought to retain this feature.

The Site supports typical assemblages of bats and birds, with a single solitary common pipistrelle roost present in the former care home building.

Mitigation to be agreed by standard conditions of planning will be able to address most of the significant effects resulting from the development. There will be some residual impacts resulting from:

- Habitat loss from the Site and the lag-time between loss and re-creation on or off-site. This will result in a short term, reversible negative impact acting on birds and bats at a local scale.
- Disturbance resulting from clearance and construction will result in a short term, reversible negative impact acting on birds and bats at a local scale.

The scheme is expected to result in a net loss for biodiversity on-Site, however biodiversity off-setting will be used to ensure that a minor positive impact (10% gain), acting in the long-term on all identified receptors can be achieved in this respect.

Introduction

1. Brooks Ecological Ltd was commissioned by Highstone Building Services to carry out an Ecological Impact Assessment (EclIA) for their proposed development known as The Homestead, Almondbury (Grid ref. SE172158).
2. The British Standard BS:42020 recommends that a proportional assessment of ecological impacts should be made - such that decision making relating to the NPPF 'mitigation hierarchy', the planning balance', and the use of conditions is suitably informed.
3. The purpose of the EclIA report is to use the information gathered, alongside the proposals for the Site, to:
 - identify any significant effects associated with the proposed development,
 - set out any mitigation (including monitoring) required to address these effects, and to ensure compliance with legislation and policy,
 - identify suitable enhancement,
 - identify measures required to secure mitigation and enhancement,
 - identify and assess any residual effects and their legal, policy and development management consequences.
4. This report adapts the format set out in the Chartered Institute for Ecology and Environmental Management (CIEEM) guidelines for Ecological Report Writing (December 2017).



Ecological Impact Assessment (EclIA) Checklist



EclIA Criteria (to ensure decisions are based on adequate information in accordance with Clauses 6.2 and 8.1 of BS42020:2013)		Yes No n/a	Paragraph reference number(s)
Pre-app/ scope	1. Where pre-application advice has been received from the Local Planning Authority and/or an NGO and/or statutory body (e.g. NE DAS, NRW DAS), it has been fully accounted for in the EclIA		
	2. The scope, structure and content of the EclIA is in accordance with published good practice ⁱⁱ and ^{iv}		
Surveys, Sites, Species and Habitats	3. Adequate ⁱⁱⁱ and up-to-date ⁱⁱ : a. Desk study has been undertaken ⁱⁱⁱ b. Phase 1 habitat survey (or equivalent) has been undertaken ⁱⁱⁱ c. Phase 2 ecology surveys have been undertaken (where necessary) ⁱⁱⁱ		
	4. All statutory and non-statutory sites likely to be significantly affected are clearly and correctly identified		
	5. All protected or priority species and priority habitats ^v likely to be significantly affected are clearly and correctly identified, and adequate surveys have been undertaken to inform the baseline		
	6. Any invasive non-native plant species present are clearly and correctly identified		
Impacts and Effects	7. Where a separate PEA Report states that Phase 2 ecology surveys are required, these have been undertaken in full and results submitted with the application (or lack of such surveys is justified)		
	8. The assessment is based on clearly defined development proposals along with relevant drawings/plans (and any plans used are the same version number as those submitted with the application) or		
	9. The residual ecological effects are considered to be not significant at any geographical scale irrespective of the detailed development proposals, and the assessment is based on a worst-case-scenario		
	10. The report describes and assesses all likely significant ecological effects (including cumulative effects) clearly stating the geographical scale of significance (where relevant)		
Mitigation, Compensation and Enhancement	11. The mitigation hierarchy has been clearly followed ^{vi}		
	12. The report: a. Clearly identifies the proposed mitigation and compensation measures, and explains how these will adequately address all likely significant adverse effects b. Includes, where necessary, proposals for post-construction monitoring c. Recommends how proposed measures may be secured through planning conditions/obligations and/or necessary licences		
	13. A summary table of proposed mitigation and compensation measures has been provided		
	14. The need for any mitigation licences required in relation to protected species is clearly identified		
	15. Proposals to deliver ecological enhancement/Biodiversity Net Gain have been provided		
Competence/Good Practice	16. Limitations ^{vii} of the ecological work have been correctly identified and the implications explained		
	17. All relevant key timing issues (e.g. site vegetation clearance or roof removal) that may constrain or adversely affect the proposed timing of development have been identified		
	18. All ecological work and surveys accord with published good practice methods and guidelines OR deviation from such guidelines is made clear and fully justified, and the implications for subsequent conclusions and recommendations made explicit in the report ⁱⁱⁱ		
Conclusions	19. All ecologists and surveyors hold appropriate species licences (where relevant) and/or have all necessary competencies to carry out the work undertaken		
	20. The report clearly identifies where the proposed development complies with relevant legislation and policy, highlighting any possible non-compliance issues, and highlighting circumstances where a conclusion cannot be drawn as it requires an assessment of non-ecological issues (such as socio-economic ones)		
	21. The report provides a clear summary of losses and gains for biodiversity, and a justified conclusion of an overall net gain for biodiversity		
	22. Justifiable conclusions ^{viii} based on sound professional judgement ^{viii} have been drawn as to the significance of effects on any designated site, protected or priority habitat/species or other ecological feature, and a justified scale of significance has been stated		

Method

Scope of Assessment

5. The application site 'the Site' encompasses a former care home for the elderly within the village of Almondbury.
6. The assessment uses a 2km area of search around the Site for records of protected and notable species and locally or nationally designated wildlife sites.
7. Thorough survey of the Site has been carried out by Christopher Shaw BSc (Hons), CEcol, MCIEEM. Chris has over 15 years' professional experience.
8. Ecological surveys and reports informing this assessment comprise of the following:
 - Preliminary Ecological Appraisal Report. Brooks Ecological Ref. ER-8178-01, January 2025.
 - Biodiversity Net Gain Assessment. Brooks Ecological Ref. ER-8178-03A, May 2025.
 - Bat Emergence Survey Report. Brooks Ecological Ref. ER-8178-04A, August 2025.

Field Survey

9. Full details of the methodologies used and the results obtained are contained in the relevant documents referenced above. Unless stated otherwise these followed the relevant survey guidelines referenced in reports.

Desk Study

10. A full desk study including consideration of local biological records, aerial photographs, local designations, and planning guidance has been carried out by West Yorkshire Ecology.

Figure 1 Site area assessed (red line)



Assessment Method

11. In assessing the significance of effects, we refer to Section 5 of CIEEM (2018) - that a 'significant effect' is an effect that either supports or undermines biodiversity conservation objectives for 'important ecological features' or for biodiversity in general. In relation to ecological features, we consider the following factors in combination, including;
 - the feature's value on an ascending scale, from Site to international value,
 - the site's position in the local landscape,
 - its current management, and
 - its size, rarity, or threats to its integrity
12. There are several tools available to aid this consideration, including established frameworks such as Ratcliffe Criteria or concepts such as Favourable Conservation Status. Also of help is reference to Biodiversity Action Plans in the form of the Local BAP and Section 41 of the NERC Act (2006) to determine if the Site supports any Priority Habitats or Habitats of Principal Importance, or presents any opportunities in this respect.
13. The assessment considers the development proposals set out below, from which the potential impacts can be summarised as:
 - Vegetation and habitat removal
 - Disturbance, pollution, or interference arising from the Site's construction
 - Disturbance, pollution, or interference arising from the Site's operation
14. This report deals with any significant effects potentially arising from these impacts. It looks at how the mitigation hierarchy can be applied to any effects and the implications of any residual significant effects.

Ecology Baseline

15. A summary of the points salient to this assessment are set out below, further detail is available in the referenced reports:

Designated Sites and Conservation Areas

16. Impacts on Statutory (International and National) designations or their interests have been ruled out at PEA Stage - a summary of this assessment is set out in table 3.1 below.

Table 1 *Potentially relevant designations*

Site Name	Designation	Level	Located	Comments
Denby Grange Colliery Ponds	Special Area of Conservation (SAC)	International	9.5km E	Designated for its Annex II species of great crested newt. Sufficiently distant from Site that potential impacts can be scoped out.

Baseline Habitats

17. The following habitats are present on site.

Table 2 Site Habitat Summary

Habitat Feature	Notes	Valued at what scale
Developed land; sealed surface	The site is a former elderly care home facility, which has been vacant for several years. Hardstanding areas encompass the care home building and associated parking, service yard and footpaths. These remain largely unvegetated.	None - Negligible value
Modified Grassland	Former amenity lawns are present throughout the site, which until recently have been intensively mown. The lawns are dominated by perennial rye grass, with smaller components of red fescue, common bent and cock's-foot. Forbs are poorly represented within the sward, with only small amounts of ribwort plantain and dandelion noted. A single patch of common sorrel was also recorded in one area and wood avens was found beneath some of the trees. An average of 3-4 spp./m ² was recorded through quadrats.	Site level
Introduced shrubs	Ornamental shrub beds are noted along the western boundary, and within the southern half of the Site, surrounding paved footpaths and seating areas. These comprise typical exotic species, such as cotoneaster spp., forsythia, euonymus, flowering currant, hypericum, snowberry, rose and spirea, as well as self-seeded scrub, such as bramble, holly, elder and ash saplings.	Site level
Bramble scrub	A block of low-growing bramble scrub is present along the southern boundary, growing within the shade of a mature line of trees.	Site level
Individual trees (Urban)	Ten individual trees have been planted within the site, within former lawns. Except for a single weeping goat willow, all these trees are semi-mature to mature ornamental cherries. These range in size from small to medium.	Site level
Line of Trees (Ecologically valuable)	A line of mature trees is present around the full length of the north, west and south boundaries. These comprise primarily of beech and cherry, with the occasional ash.	Local level

Potential future changes to the baseline

18. The Site's use and ecological baseline will likely be unchanged until the time of the proposed development.
19. Left unmanaged, habitats will continue through natural succession, with areas of former amenity lawn progressing to bramble and mixed scrub. Hedgerows and introduced shrub beds will grow up and progress to scrub.

Figure 2 Site habitats



Species and Species Groups

20. Potential constraints relating to relevant groups were investigated through desk study and the surveys listed above. The PEA process and survey carried out have been able to scope out the likelihood of impacting on riparian mammals, reptiles, amphibians, badgers and other protected or notable species generally. Ongoing precautions are recommended in relation to (i) the potential for badgers to establish setts on Site, (ii) the potential for nesting birds in onsite vegetation, (iii) the assumed presence of hedgehogs. These precautions would be set out in the Site's CEMP Biodiversity which could be secured and approved through a standard condition of planning.
21. The highlighted species / groups below are of relevance to the Site and are referenced later in the assessment.

Table 3 Summary of relevant faunal / species issues

Species/ Group (Feature)	Notes	Valued at what scale
Bats	Dedicated emergence surveys have been undertaken which has established the presence of a single day roost within the onsite building, occupied by a solitary common pipistrelle bat. Demolition of the building will require a Natural England licence.	Local Level
Birds	A small number of territories could be expected on Site during the main nesting period, with common garden birds nesting in structured habitats (trees, scrub and shrubs) and buildings. However, based on its size and habitats present, the Site will not be important to local bird populations. No further surveys are considered necessary to demonstrate current baseline in respect of birds. Standard precautions apply in respect of restrictions on clearing vegetation during the nesting season.	Site Level
Invasive non-native plant species (INNS)	Several species of Cotoneaster have been identified within former soft landscaping beds.	Site Level

Description of the Proposed Development

22. Planning permission is being sought for the demolition of the existing Homestead care home and ancillary buildings and the construction of 30 no. one-bed semi-detached and detached bungalows and apartments.
23. This can be seen in the figure opposite, which shows the Landscape Plan drawing. H24-HS-016 Rev. B (May 2025).

Figure 3 Extract from Landscape Plan



Impacts and Effects of Development

24. Figure 4 shows the Habitat Retention Plan.
25. All onsite buildings and habitats, with the exception of the mature tree line enclosing the north, south and west boundaries, will be lost to facilitate development.
26. Development will result in the permanent loss of a single Common Pipistrelle day-roost within the existing care home building.

Figure 4 Development footprint in relation to phase 1

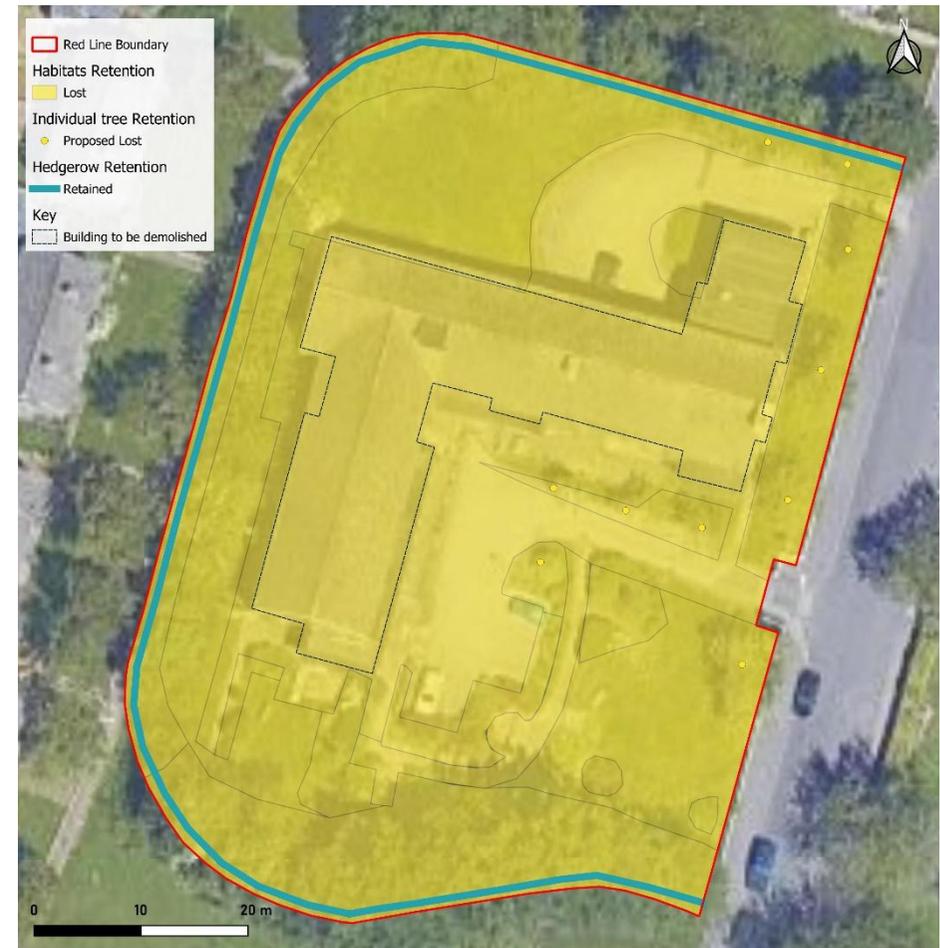


Table 4 Lists the anticipated Impacts and Effects associated with the proposals.

Impacts during Site Clearance		Stage
1	Habitat will be removed from the Site by clearance and soil stripping using heavy machinery. This will take place in phases as set out in the above section.	Clearance

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
1a	<p>Direct habitat loss. There will be a loss of habitat generally which will be managed through the Biodiversity Net Gain process - this is set out in the accompanying Biodiversity Net Gain Report</p> <p>Most of the habitat that will be impacted by clearance works are of low ecological value - mainly ornamental landscaping and young scrub. Design work has managed to the line of mature trees to the north, west and south.</p> <p>Loss of vegetation will lead to displacement of a small number of nesting bird territories, and in the absence of mitigation, could lead to destruction of active nests.</p> <p>Demolition of the onsite building will lead to the permanent loss of a single small day roost, of a common bat species.</p>	Modified grassland Introduced shrubs Bramble scrub Individual trees	Site
		Nesting birds	Site
		Bats	Local
1b	<p>Damage to retained and adjacent habitat such as by storage of clearance machinery or materials in these areas.</p> <p>In the absence of mitigation, vegetation clearance contractors could potentially damage and remove trees that have been specified for retention.</p>	Line of Trees (Ecologically Valuable Mixed scrub)	Local
1c	<p>Disturbance. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period. Wildlife is likely to be habituated to some level of noise associated with the adjacent road and industrial estate. The impact will be temporary and short term, whilst vegetation clearance works take place.</p>	Nesting Birds Bats	Local
1d	<p>Pollution. There is a very low potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.</p>	Line of Trees (Ecologically Valuable Mixed scrub)	Local
1e	<p>Potential effects on Protected Species.</p> <p>Precautions will be required to ensure that potential impacts on bats, badgers and nesting birds, and the spread of Invasive Non-Native Species (INNS) can be avoided.</p>	Protected Species (Bats, Nesting Birds)	Criminal Offence

	Impacts during Construction	Stage
2	Construction activities Construction of roads and sewers will be followed by footings and then above ground construction of buildings.	<i>Construction</i>

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
2a	Damage to retained habitat such as by storage of machinery or materials in these areas, or further earthworks. In the absence of a well-defined and enforceable 'No Works Area' area shown as retained on planning drawings, retained trees could be damaged or destroyed by contractors working on Site.	Line of Trees (Ecologically Valuable Mixed scrub)	Local
2b	Disturbance. The noise and activity at the Site will render it and areas immediately off-site inhospitable to wildlife during this period. This impact will be of long duration, continuing throughout the construction phase.	Nesting birds Bats	Local
2c	Pollution. There is a low potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.	Line of Trees (Ecologically Valuable Mixed scrub)	Local

	Impacts during Construction	Stage
3	Landscaping activities will take place during the construction period and will, be phased around completion of roads and units. They will not form part of Phase 1. Biodiversity Off-setting will be enacted during this stage.	<i>Construction</i>

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
3a	Damage to retained habitat such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management and in itself could result in damage. This impact is very low risk.	Line of Trees (Ecologically Valuable Mixed scrub)	Local
3b	Pollution. There is the potential for hazardous chemicals (i.e. herbicides, insecticides, fertilisers) to be used on retained habitats by landscape contractors. This could lead to increased mortality of retained vegetation or make it harder for retained habitats to be enhanced in line with the BNG Metric.	Line of Trees (Ecologically Valuable Mixed scrub)	Local
3c	Inappropriate habitat creation or management techniques could mean that the proposals fail to deliver on BNG commitments	All habitats and species	Local

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
3d	Biodiversity Offsetting will be enacted - securing a 10% net gain in terms of habitat value. This is likely to take place within the same district.	All habitats and species	Site - Local

	Impacts during Operation	Stage
4	The Site will become occupied. Units will be completed and become occupied, and traffic and articulated vehicles will access the Site regularly. Pedestrian access across the Site will increase. Retained and created habitat will be managed by the Site Management Company. Occupation of the Site will be begin as soon as plots are built.	<i>Operation</i>

	Significant Effects - in the absence of mitigation	Acting on	Acting at scale (Maximum)
4a	Damage to retained and created habitat such as by inappropriate use, littering, release of invasive species.	New and retained habitats	Site
4b	Disturbance. Noise, lighting and increased human activity at the Site will be present of a lower order and will likely be tolerable to species habituated to the urban conditions prevailing locally. The additional disturbance caused by the occupied units may cause displacement, but construction activities will have already caused displacement to a certain level, likely to be above disturbance during operation.	Bats Nesting Birds	Site
4c	In the absence of correct management retained and created habitats will not provide the necessary biodiversity units committed to through the BNG process, which already does not meet 10%.	New and retained habitats	Site

Mitigation & Residual Effects

27. Where feasible, the **avoidance** of unnecessary impacts has been considered at the design stage and worked into the plan. The proposals will incorporate the following **mitigation** in relation to the identified **effects** above, as set out in the table below.
28. There will be a requirement for the development to secure Biodiversity Net Gain at the mandatory 10% level. Some units will be created on the Site in the form of habitat units generated from the creation of private gardens and typical landscaping. The shortfall in units will need to be offset through the creation of Biodiversity Units off-site through contributions to a third-party habitat bank, ensuring that Biodiversity Metric trading rules are complied with. Any Units achieved on Site through the creation or management of 'significant habitat' (generally those of moderate or higher distinctiveness) would need to be subject to a statutory Habitat Management and Monitoring Plan (HMMP) which would provide suitable management to achieve the required habitats and conditions.
29. Achieving the required Biodiversity Net Gain position will ensure that effects relating to habitat loss are addressed - both in respect of the habitats identified as valued features, and also the lower value habitats which would previously have been scoped out of Impact Assessments. Our impact assessment therefore only highlights where habitats place a particular constraint on the protection of, or delivery of habitats on Site; or on off-set agreements.
30. Planning permission for the Site would be anticipated to be subject to standard conditions requiring the production of the following documents (for each phase):
 - BS:42020 Biodiversity Management Plan (BMP)
Would specify the provision of faunal habitat features and the creation of flower rich grassland habitat within communal gardens.
 - BS:42020 Construction Environmental Management Plan (CEMP: Biodiversity)
Here this would set out the precautions necessary in relation to risks from the construction phase to protected or notable species, significant retained habitats and local habitats which could be important or sensitive to activities on the Site. The CEMP biodiversity here would also set out precautions required in relation to INNS.
 - A Biodiversity Gain Plan
This sets out the position of the proposals in relation to Biodiversity Net Gain (BNG) and provides information as to how the proposals will achieve the necessary gain.

Table 5 Lists the mitigation put in place to address the effects identified in table 5.1

Mitigation during Site Clearance		Stage
1	Habitat will be removed from the Site by clearance and soil stripping using heavy machinery.	Clearance

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
1a	<p>Direct habitat loss. Modified grassland Introduced shrubs Bramble scrub Individual trees Nesting Birds Bats</p>	<p>All developments schemes of this scale and nature are legally required to demonstrate a 10% net gain in biodiversity in line with the requirements of the Environment Act 2021. By complying with the Biodiversity Net Gain policy, the scheme will ensure that overall, the impacts of habitat loss will be fully addressed, either on Site, or through offsetting.</p> <p>The HMMP will detail the creation and management of new habitats, ensuring on-site habitats meet their target habitat types and condition scores, as set out in the proposals' Biodiversity Metric.</p> <p>The BMP will also detail the provision of faunal features, such as bird nesting and bat roosting boxes, and refugia for hedgehogs, amphibians and invertebrates.</p> <p>The CEMP will detail the 'No Works Area' and suitable protection fencing so any on-Site habitat to be retained or enhanced can be suitably protected through development.</p> <p>The development will result in the permanent loss of a solitary common pipistrelle day-roost. A bat licence will be secured for the site prior to works commencing, and mitigation installed in the new build.</p> <p>There will be a lag time between loss of habitat and creation on-Site / offsetting due to the nature of the proposals - this is seen a resulting in a negative impact of the relevant receptors here.</p>	Minor Negative
1b	<p>Damage to retained habitat such as by storage of clearance machinery or materials in these areas.</p>	<p>The CEMP will detail the installation of suitable barrier fencing around any retained or protected habitat - the 'No Works Area'. This will encompass the line of mature trees to the north, south and west.</p>	Neutral
1c	<p>Disturbance. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.</p>	<p>The main contractors CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat.</p> <p>Some level of disturbance is unavoidable.</p>	Negative
1d	<p>Pollution. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.</p>	<p>The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained and off-site habitat.</p> <p>The main contractors CEMP will detail bunded compounds which will be used for storage of machinery and materials.</p>	Neutral

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
1e	<p>Potential effects on Protected Species.</p> <p>Precautions will be required to ensure / demonstrate that impacts on badgers, nesting birds, harvest mice and the potential spread of Invasive Non-Native Species (INNS) can be avoided.</p>	<p>The CEMP will detail necessary pre-works checks for nesting birds.</p> <p>The CEMP will set out suitable precautions in relation to INNS.</p> <p>The Site will be registered under a Bat Mitigation Class Licence, ensuring demolition of the roost building can process lawfully.</p>	<p>Avoided entirely</p>

	Mitigation during Construction	Stage
2	<p>Construction activities will likely take place over an anticipated 10-year period. Construction of roads and sewers will be followed by footings and then above ground construction of buildings.</p>	<p><i>Construction</i></p>

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
2a	<p>Damage to retained habitat such as by storage of machinery or materials in these areas.</p>	<p>The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained and off-Site habitats. This will be aligned with any requirements identified in the Arboricultural Impact Assessment (AIA) and Tree Protection Plan (TPP).</p>	<p>Neutral</p>
2b	<p>Disturbance. The noise and activity at the Site will render it, and areas immediately off-Site, inhospitable to wildlife during this period.</p>	<p>The main contractors CEMP will detail time limits to work on Site and the installation of screened fencing to limit visual disturbance of sensitive habitat. However, some level of disturbance is unavoidable but after the clearance phase identified above this will act on a decreasing amount of habitat.</p>	<p>Minor Negative</p>
2c	<p>Pollution. There is the potential for sediment or chemicals to be released from the Site, or into retained habitat during this stage.</p>	<p>The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained and off-Site habitat including the LWS. Bunded compounds will be used for storage of machinery and materials.</p>	<p>Neutral</p>

	Mitigation during Construction	Stage
3	Landscaping activities will take place period during the construction period and will, be phased around completion of roads and units. Biodiversity Off-setting will be enacted during this stage.	<i>Construction</i>

	Significant Effects - in the absence of mitigation	Mitigation / Compensation	Residual Magnitude
3a	Damage to retained habitat such as by storage of machinery or materials in these areas. Access will be required to retained areas to commence management, and in itself could result in damage.	The CEMP will detail the installation of barrier fencing around the 'No Works Area' to protect retained boundary trees.	Neutral
3b	Pollution There is the potential for hazardous chemicals (i.e. herbicides, insecticides, fertilisers) to be used on retained habitats by landscape contractors. This could lead to increased mortality of retained vegetation, or make it harder for retained habitats to be enhanced in line with the BNG Metric.	The BMP will specify preparation, and establishment works for all new and retained habitats covered by the BNG Metric. This will detail where hazardous chemicals can and cannot be used.	Neutral
3c	Inappropriate habitat creation or management techniques could mean that the proposals fail to deliver on BNG commitments	The BMP will specify preparation, and establishment works for all new and retained habitats covered by the BNG Metric.	Neutral
3d	Biodiversity Offsetting will be enacted - securing a 10% net gain in terms of habitat value. This is likely to take place within the same district.	Secured through the Developer's Biodiversity Gain Plan and the securing legal agreement - Conservation Covenant or S106.	Minor Positive

	Mitigation during Operation	Stage
4	The Site will become occupied. Units will be completed and become occupied, and traffic and articulated vehicles will access the Site regularly. Pedestrian access across the Site will increase. Retained and created habitat will be managed by the Site Management Company.	<i>Operation</i>

	Significant Effects - in the absence of mitigation	Mitigation/Compensation	Residual Magnitude
4a	Damage to retained and created habitat such as by inappropriate use, littering, release of invasive species.	Management for a minimum 30 year period will be secured through the Developer's Biodiversity Gain Plan and the securing legal agreement - Conservation Covenant or S106.	Neutral
4b	Disturbance. Noise, lighting and increased human activity at the Site will be present of a lower order and will likely be tolerable to species habituated to the urban conditions prevailing locally. The additional disturbance caused by the occupied units may cause displacement, but construction activities will have already caused displacement to a certain level, likely to be above disturbance during operation.	Landscaping will be designed to maximise the amount of habitat which groups such as birds can use for cover, and to provide connectivity. New nesting (for birds) and roosting (for bats) will be proposed in suitable places away from disturbance.	Neutral
4c	In the absence of correct management , retained and created habitats will not provide the necessary biodiversity units committed to through the BNG process.	The BMP will provide full details of habitats to be created and their suitable management suitable management The BMP will include monitoring so that evidence can be provided, or remedial action can put in place as required.	Neutral

Timing Issues

31. Standard constraints will apply to nesting birds and vegetation clearance.
32. Demolition of the former car home building can not take place until the Site has been registered under a Bat Mitigation Class Licence. Work to the building will be in accordance with the licence Method Statement.

Cumulative Effects

33. The proposals are unlikely to act cumulatively / in combination with other local applications:

Offsite Measures or Compensation

34. A Biodiversity Net Gain (BNG) Assessment has been completed for the Proposals - based on detailed fixed plans for the Site. Based on these calculations, the proposals are expected to result in a net loss in Habitat Units see ER-8178-03A for details.
35. Biodiversity Offsetting will be required for the scheme to demonstrate a 10% net gain in Habitat Units and Trading Rules will need to be taken into account. Discussions are underway as to a means of securing a local off-set for the requisite units. Details will be confirmed in the Overall Biodiversity Gain Plan provided as a condition of planning.

Enhancement

36. Opportunities will be detailed in the Habitat Management and Monitoring Plan (HMMP) and the Biodiversity Management Plan (BMP) documents, to be produced as a standard condition of planning.

Monitoring

37. The CEMP document will detail the role of an Ecological Clerk of Works (ECoW) in overseeing protection measures.
38. The BMP document will identify any management specific monitoring which might be required in respect of habitat enhancement

proposed. The LPA will require regular Monitoring Reports for the Site, to demonstrate that on-site habitats are meeting the condition scores targeted.

Policy and Legislation

39. Given the implementation of the mitigation set out above, it is anticipated that the proposals will comply with the relevant policy and legislation relating to wildlife and ecology.

Conclusion

40. Mitigation to be agreed by standard conditions of planning will be able to address most of the significant effects resulting from the development. There will be some residual impacts resulting from:
 - Habitat loss from the Site and the lag-time between loss and re-creation on or off-site. This will result in a short term, reversible negative impact acting on birds and bats at a local scale.
 - Disturbance resulting from clearance and construction will result in a short term, reversible negative impact acting on birds and bats at a local scale.
41. The scheme is expected to result in a net loss for biodiversity on-site. Biodiversity off-setting will be required to ensure that a minor positive impact (10% gain), acting in the long-term on all identified receptors can be achieved in this respect.

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