ECOLOGICAL IMPACT ASSESSMENT REPORT

at

Land at Woodhead Road
Huddersfield
West Yorkshire
HD9 6PW

Client:
Donaldson's Vets Ltd

Client Address:
The Veterinary Hospital
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JCA Ref:
18440j/ADo V5

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23/06/2025

JCA Limited
Arboricultural & Ecological Consultants

Quality Assurance

Version (Ref)	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Proposed permanent building								
001 18440g/AWe	14/08/24	Adam West	20/05/24 10/07/24	Eleanor Clark & Rick Westwood Adam West	15/08/24	Adam West	16/08/24	Alex Donovan
001.2 18440g/AWe V1.2	14/08/24	Adam West	20/05/24 10/07/24	Eleanor Clark & Rick Westwood Adam West	22/05/25	Alex Donovan	22/05/25	Adam West
Proposed temporary building								
002 18440g/Awe V2	14/08/24	Adam West	20/05/24	Eleanor Clark & Rick Westwood	29/08/24	Alex Donovan	29/08/24	Adam West
003 18440g/Awe V3	14/08/24	Adam West	20/05/24	Eleanor Clark & Rick Westwood	31/10/24	Alex Donovan	07/11/24	Adam West
004 18440g/Awe V4	14/08/24	Adam West	20/05/24	Eleanor Clark & Rick Westwood	19/05/25	Alex Donovan	19/05/25	Adam West
005 18440j/ADo V5	14/08/24	Adam West	20/05/24	Eleanor Clark & Rick Westwood	23/06/25	Alex Donovan	23/06/25	Adam West

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct.*

This Assessment is only valid for the named client and the project described. JCA Limited. accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. If the scope of works or timing of the project are altered the advice given in this report may not be valid. Information and data provided within this report is considered accurate at the time of writing.

Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue.

As part of membership to our professional body (CIEEM) and EPS licence reporting we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment, where recorded, to the relevant BRC. If the project is sensitive in nature, we may be able to delay submitting the records until the project enters the public domain, however, this must be discussed with JCA Limited and agreed in writing.

Version 1 of this report refers to the full proposal plan of a permanent building, using the full site area.

Version 1.2 of this report refers to an updated proposal plan for the permanent building, using the full site area.

Version 2 of this report refers to the initial construction of a temporary building, using a subset of the total site area.

Version 3 of this report refers to the initial construction of a temporary building, using a subset of the total site area, with the inclusion of habitat creation/enhancement area around the temporary building.

Version 4 of this report refers to an updated Red Line Boundary for the temporary building and associated landscaping.

Version 5 of this report refers to an updated Red Line Boundary for the temporary building and associated landscaping.

Summary

JCA Limited has been commissioned by **Donaldson's Vets Ltd** to undertake an Ecological Impact Assessment (EcIA) of a site located at **Land at Woodhead Road, Huddersfield, West Yorkshire, HD9 6PW**. The site is located at Ordnance Survey (OS) National Grid Reference **SE 14188 11806**, with nearby postcode **HD9 6PW**.

A desk study and field survey were undertaken in order to assess the potential of the site to support protected habitats and species and species of conservation concern. Recommendations for further survey, avoidance, mitigation and enhancement – where appropriate - have been made and are summarised in **Table 1** on the following page and are detailed in full in **Chapter 6** of this report.

Additionally, the site was assessed to determine the baseline biodiversity value of the Site and to assess if there are sufficient biodiversity enhancement opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

To fulfil the brief, the Statutory Biodiversity Metric (February 2024) was used to calculate the baseline biodiversity value of all existing habitats onsite. The metric was then used to provide a comparative measure of any habitat creation, and enhancements associated with the Client's Proposed Development. The resulting balance determines the extent of Biodiversity Units (BU) generated through the proposed habitats post development.

The site has a baseline value of **0.21** habitat BU. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a **net gain** of **+0.13** habitat BU, equivalent to a **net gain** of **59.11%**. In addition, the Proposed Development has **satisfied** the trading rules.

This executive summary is intended as a summary of the assessment of the site based on information received by the client at the time of production. This executive summary should be read in conjunction with the full report.

Table 1: summary of ecological receptors at the site and recommended mitigation.

Receptor	Potential Risk to Project if No Action Taken	Cause of Impact/ Description of Effect	Further Survey Required	Mitigation Required
Designated sites				
Statutorily protected	None	N/A	N/A	N/A
Non-statutorily protected	None	N/A	N/A	N/A
S41 habitat	None	N/A	N/A	N/A
Other habitats	None	N/A	N/A	N/A
Protected species				
Flora (WCA Sch 8, CHSR Sch 5)	None	N/A	N/A	N/A
Invertebrates	None	N/A	N/A	N/A
White-clawed crayfish	None	N/A	N/A	N/A
Fish	None	N/A	N/A	N/A
Great crested newt	None	N/A	N/A	N/A
Reptiles	None	N/A	N/A	N/A
Birds	High	Potential breach of legislation from destruction of nests or disturbance of nesting birds during vegetation clearance	Dependent on timing of works – nesting bird survey if works occur within the nesting bird season (1st Feb-31st Aug).	A preconstruction site walkover is required prior to any vegetation removal or building commencing during the nesting bird season. If removal occurs outside of the breeding bird period and nesting birds are found, the removal must cease immediately, and a suitably competent ecologist contacted.
Bats	Moderate	Degradation of habitat through inappropriate lighting	None	Wildlife sensitive lighting scheme to be produced. For artificial lighting within the development, guidance from Institute of Lighting Professionals (08/23) should be followed.
Badgers	None	N/A	N/A	N/A
Otters	None	N/A	N/A	N/A
Water voles	None	N/A	N/A	N/A
Other Species e.g. S41 species	High	Death/injury of hedgehogs during site clearance	None	**Ecological Clerk of Works** (**ECoW**) to supervise vegetation clearance
Invasive Species (WCA Sch 9) Injurious Weeds (Weeds Act, 1959)				
None	None	N/A	N/A	N/A
Key: S41 habitat/species – habitats and species listed as priority for conservation importance under Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006. WCA Sch – Wildlife and Countryside Act 1981 (as amended) Schedule CHSR Sch – Conservation of Habitats and Species Regulations 2017 Schedule				

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1. Introduction

1.1 Background

1.1.1 In July 2024, JCA Limited was instructed by **Donaldson's Vets Ltd** to undertake an Ecological Impact Assessment (EcIA) of a site located at **Land at Woodhead Road**, hereafter referred to as 'the site'. The purpose of the survey is to establish a baseline of ecological information and assess whether the proposed works, hereafter referred to as 'the scheme', have the potential to adversely affect any protected or notable habitats or species.

1.2 Terms of Reference

1.2.1 The principal source documents used to inform this EcIA include:

- JCA Ltd. – Ecological Impact Assessment (18440g/AWe V1.2), 22/05/2025.
- Dawson Williamson Architects – Proposed Drawing Site Plan Temporary Surgery Building (Drawing number: C1098 1100 Rev 9)
- Dawson Williamson Architects – Proposed Drawing Site Plan Including New Surgery Bldg (Drawing number: C1098 1101 Rev 9)

1.3 Scheme Description and Location

1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference **SE 14188 11806**, with nearby postcode **HD9 6PW**. The site is bordered to the north by residential properties and industrial buildings and to the east by woodland and the River Holme. Woodland and residential properties are located to the south and west.

1.3.2 The development proposed at the site is the construction of a temporary Veterinary Surgery building with associated car parking. A permanent building will then be constructed at a later date (see Version 1.2 of this report, 18440g/AWe V1.2).

1.4 Aims and Objectives

1.4.1 The purpose of the survey is to establish a baseline of ecological information and assess whether the proposed development activities have the potential to adversely affect any protected or notable habitats or species. The following tasks have been undertaken:

- Desktop study – a review of environmental records for the surrounding area to obtain existing information on statutory and non-statutory designated sites of nature conservation interest, and the presence of protected and notable habitats and species within the site and its environs.
- Field surveys – a UKHab Habitat survey involving a site visit to record habitat types and dominant vegetation, including any invasive species. During this survey evidence of protected or notable fauna and habitats or habitat capable of supporting protected or notable fauna was recorded.
- Ecological report – an assessment of the potential ecological constraints to the proposed works at the site and recommendations for further survey, avoidance, mitigation, and enhancement where appropriate. Locations of any features constituting ecological constraints or of other ecological interest and vegetation recorded on and around the development are included in an accompanying UKHab Habitat Map (**Appendix 1**). This report and the maps are supported by photographs (**Appendix 5**) and information regarding current legislation (**Appendix 8**).
- Biodiversity Metric Baseline Assessment – condition scoring the habitats onsite and assigning each habitat a numerical value to determine the level of overall residual biodiversity gains or losses associated with the Proposed Development. This calculation is done in an excel worksheet (see accompanying spreadsheet: Statutory Biodiversity Calculation Tool).
- Assess if there are sufficient biodiversity enhancement and/or creation opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

2. Methodology

2.1 Desktop Study

2.1.1 The desktop study involved conducting database searches for statutory and non-statutory designated sites and European Protected Species (EPS) licensing applications within a 2km radius of the site. In addition, international sites designated for bats within 30km of the site were searched for. The baseline conditions are based on a review of existing available information including:

- MAGIC (Multi-Agency Geographical Information for the Countryside) website (to identify statutory designated sites and EPS licences).
- Ordnance Survey mapping (to identify potentially notable habitats including ponds).
- Aerial photography (to identify potentially notable habitats).
- Data search for records of protected/notable species on and within 2km of the site within the last ten (10) years (exempting bat roosts, of which all records are included) obtained from West Yorkshire Ecology Service (WYES), the local environmental records centre for Huddersfield, along with information for non-statutory wildlife sites.

2.1.2 The records were checked against species listed as priority species under **Section 41 (S41)** of the **Natural Environment and Rural Communities (NERC) Act 2006**, the **Kirklees Biodiversity Action Plan** (**KBAP**, Kirklees Metropolitan Council, No Date), and the **West Yorkshire Biodiversity Action Plan** (**WYBAP**) to assess national and regional habitat and species status.

2.2 Field Survey

2.2.1 A UK Hab survey of the site was conducted on 20/05/2024. All areas of the site were investigated and areas around the site where access permitted.

2.2.2 The vegetation and habitat types within the site were noted during the survey in accordance with the categories specified for a Vegetation and Habitat Survey (The UK Habitat Classification, Habitat Definitions Version 2.01, UKHab, 2023). Dominant and abundant plant species were recorded for each habitat present.

2.2.3 The site was inspected for evidence of, and its potential to support, protected or notable species, especially those listed as **European Protected Species (EPS)** under the **Conservation of Habitats and Species Regulations (CHSR) 2017** (retained in UK law post-Brexit by **CHSR (Amendment) (EU Exit) 2019**), the **Wildlife & Countryside Act (WCA) 1981 (as amended)**, including those given a higher level of legal protection under **S41** of the **NERC Act 2006 and**

Countryside & Rights of Way (CRoW) Act 2000, and those listed on the **Kirklees Biodiversity Action Plan (KBAP)**. The following species were considered:

- Invertebrates (including white-clawed crayfish *Austropotamobius pallipes*.
- Great crested newt *Triturus cristatus* freshwater habitat potential within 500m of the site.
- Reptile habitat within the site.
- Nesting and foraging habitat for birds within the site.
- Bat roost potential and foraging habitat within the site.
- Badger *Meles meles* setts within 30m of the site, where accessible.
- Otters *Lutra lutra* and suitable habitat within 30m of the site, where accessible.
- Water vole Arvicola amphibius habitat within 20m of the site, where accessible.
- Other notable species.
- Invasive species.

2.3 Survey Constraints

2.3.1 To determine presence or likely absence of protected species usually requires multiple visits at suitable times of the year. As a result, the survey undertaken focused on assessing the potential of the site to support species of note, which are considered to be of principal importance for the conservation of biodiversity with reference to the National Planning Policy Framework (Ministry of Housing, Communities and Local Government, 2018), especially those given protection under UK wildlife legislation.

2.3.2 The optimum time of year for completing the habitat survey is between April and September, as many plant species have a seasonal expression in spring and summer only. The survey was undertaken on 20/05/2024.

2.3.3 There were no factors present which would constitute a constraint on the survey.

2.3.4 The details of this report will remain valid for a period of 18 months. If works have not commenced within this period or land use on site changes, it is recommended that a new review of the ecological conditions is undertaken.

3. Biodiversity Accounting Assessment

3.1 Background

3.1.1 Biodiversity is complex and so it is impossible to measure in its entirety. Therefore metrics, which incorporate measures of different biodiversity attributes, are used to provide surrogate measures of overall biodiversity. This report uses the 'Statutory Biodiversity Metric', which was designed by DEFRA (2024) to define the biodiversity impacts and compensation requirements associated with development proposals. The metric works by providing a comparative measure of each habitat onsite in biodiversity units (BU) by multiplying its area (hectares), distinctiveness (habitat type) and current condition (quality). The relative impacts (habitat loss) of the development, taking into account any additional onsite habitat creation or enhancement, can then be calculated to determine if a measurable biodiversity net gain will be achieved onsite. If a measurable net gain is unable to be achieved onsite, then the process of biodiversity offsetting must be undertaken.

3.1.2 Biodiversity offsets are conservation activities designed to deliver biodiversity benefits in compensation for residual losses, in a measurable way. Biodiversity offsetting is distinguished from other forms of compensation by the requirement for measurable outcomes. This is achieved by quantifying net biodiversity impacts caused by development; using the same metric to assess direct and indirect negative impacts to habitats and the value of any onsite compensation, to set the framework of offsite compensation (offset) requirements and the biodiversity net gain generated by these offsets. Biodiversity offsetting ensures that offsite compensation proposed is both proportionate to the development concerned and that a measurable net gain for biodiversity can be achieved.

3.1.3 Biodiversity offsetting, like other forms of compensation, is the last step of the mitigation hierarchy (first avoid, then reduce, and finally, compensate) and is applied as a last resort to otherwise policy-compliant development proposals. 'Offsetting' – i.e. creating or restoring new wildlife habitat in a measurable way and in a different place to where it was lost.

3.1.4 In addition to providing a mechanism for quantifiable compensation and net gain, biodiversity offsets provide reliable biodiversity outcomes as they are long-term (30 years), monitored and enforceable with adaptable management plans for optimised success.

3.2 Biodiversity Net Gain Principles

3.2.1 Biodiversity Net Gain: Good Practice Principles for Development published by CIEEM et. al (2016) states that delivering biodiversity net gain goes beyond

balancing relative gains and losses. It also involves doing everything to avoid biodiversity losses in the first instance. The application of the DEFRA metric detailed in this report supports developments to adopt this approach by:

- Providing a habitat balance sheet which can be used to identify those habitats with the greatest value and subsequently those with the greatest impacts if lost;
- Supporting and incentivising the mitigation hierarchy by quantifying the benefits of avoiding and mitigating impacts on high value features;
- Promoting the value of biodiversity enhancements and demonstrating the potential for additionality on retained habitats;
- Providing a balance of losses, enhancements or onsite compensation to determine if a measure net gain contribution can be achieved;
- Providing transparent, robust and credible evidence to help inform the best possible site options for biodiversity; and,
- Ensuring that any residual offsite compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

3.3 Biodiversity Offsetting Standards

3.3.1 Good practice standards for biodiversity offsetting are set out by the Business and Biodiversity Offsets Programme (BBOP, 2012). These standards inform the approach for selection and development of suitable Offset Sites and projects. Of these standards, the following provide the most relevant UK framework for the preliminary offset site search:

- The proposed offset site should be identified as suitable for the creation and/or enhancement of a target habitat within the vicinity of where the impact occurs;
- The site must be available and managed for a minimum specified term (typically 30 years).
- The landowner must agree to an enforceable delivery mechanism to secure the long-term management.
- The site must be available for monitoring to ensure appropriate management is being undertaken and to report biodiversity progress back to the local planning authority.

3.3.2 Further standards, with regards to offset site surveys and ensuring that appropriate target habitats and units can be achieved, will form part of the detailed site search that will precede the preliminary site search.

3.3.3 In addition to biodiversity net gains achieved onsite, offsite enhancements can also achieve positive outcomes for nature in the local area.

3.4 National Policy and Guidance

3.4.1 Specific habitats and species of relevance to the Site receive legal protection in the United Kingdom under various pieces of policy and legislation, including:

- The **Environment Act 2021** mandates that all planning applications will be required to demonstrate how a development will enhance biodiversity and protect habitats from February 2024. This is to be achieved through a measurable 10% Biodiversity Net Gain (BNG), in association with development through the use of the most up to date Defra Metric (currently Statutory Biodiversity Metric);

- **National Planning Policy Framework** (**NPPF**, as revised 2021) sets out how planning policies and decisions should contribute to and enhance the natural and local environment through amongst other things, ensuring BNG through development and protect ecological important sites and networks;

- The **Conservation of Habitats and Species Regulations 2017 (as amended)** (retained in UK law by **CHSR (Amendment) (EU Exit) 2019**) details the regulations for the protection of European Protected Habitat and Species. Such European Protected Species (EPS) of animals (**Schedule 2**) and plants (**Schedule 5**) include all species of bats, great crested newt *Triturus cristatus*, dormouse *Muscardinus avellanarius*, and European otter *Lutra lutra*, amongst others;

- The **Wildlife and Countryside Act (WCA) 1981 (as amended)** covers the legislation for endangered species in England and the framework for the designation of Sites of Special Scientific Interest (SSSIs);

- The **Countryside and Rights of Way (CRoW) Act 2000** reinforces the wildlife legislation listed in the WCA and places a duty of government departments to consider biodiversity, and provides governmental department powers for the protection and maintenance of SSSIs;

- The **Natural Environment and Rural Communities Act (NERC) 2006** places a duty upon local authorities to promote and enhance biodiversity in all their functions. Specifically, habitats and species of principal importance to the conservation of biodiversity in regards to the planning process;

- The **Hedgerow Regulations 1997** provides protection by prohibiting the destruction or damage to important countryside hedges; and

- The **Protection of Badgers Act 1992** includes the protected of badgers under the act and that it is unlawful to wilfully kill, injure, take, possess or cruelly ill-treat badgers or attempt to do so

3.4.2 Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species.

3.5 Regional Policy and Guidance

3.5.1 Kirklees Biodiversity Action Plan (BAP)

3.5.2 The BAP for Kirklees (Kirklees Council, n.d) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include blanket bog, scrubland, reedbed, brown long-eared bats *Plecotus auratus*, otter and brown hare *Lepus europaeus* (**Appendix 7**).

3.6 Local Policy and Guidance

3.6.1 Kirklees Local Plan – (Kirklees Council, Adopted February 2019)

3.6.2 **Policy LP30**

Biodiversity & Geodiversity

The council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network.

South Pennine Moors

Proposals which may directly or indirectly compromise achieving the conservation objectives of a designated or candidate European protected site will not be permitted unless the proposal meets the conditions specified in Article 6 (3) - (4) of the Habitats Directive.

Statutory Designated Sites

Statutory designated sites, including the South Pennine Moors Special Protection Area (SPA) and Special Area for Conservation (SAC) and Sites of Special Scientific Interest, are already highly protected through existing laws and legislation. In accordance with legislation, the Council will seek to ensure that harmful impacts to these areas as a result of development proposals are avoided.

Development proposed within or outside a designated Site of Special Scientific Interest, likely to have an adverse effect on the site's special nature conservation features, will not normally be permitted. Exceptionally development will be allowed where the benefits of the development clearly outweigh the impacts on the site's special conservation features and measures are provided to mitigate harmful impacts.

The Dark Peak Nature Improvement Area

Proposals that contribute to the aims and objectives of the Dark Peak Nature Improvement Area will in principle be supported, subject to other policies in this plan. Development likely to have an adverse impact on the aims and objectives of the NIA will not be permitted.

Local Designated Sites & Important Local Ecological Features

Proposals having a direct or indirect adverse effect on a Local Wildlife Site or Local Geological Site, Ancient Woodland, Veteran Tree or other important tree, will not be permitted unless the benefits of the development can be clearly shown to outweigh the need to safeguard the local conservation value of the site or feature and there is no alternative means to deliver the proposal. In all cases, full compensatory measures would be required and secured in the long term.

Habitats and Species of Principal Importance

Proposals will be required to protect Habitats and Species of Principal Importance unless the benefits of the development clearly outweigh the importance of the biodiversity interest, in which case long term compensatory measures will need to be secured.

Biodiversity and Development

Development proposals will be required to:-

i. result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;

ii. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;

iii. safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;

iv. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

v. incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

3.6.3 **Policy LP31: Strategic Green Infrastructure Network**

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:

i. the function and connectivity of green infrastructure networks and assets are retained or replaced;

ii. new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;

iii. the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;

iv. the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

3.6.4 **Policy LP33: Trees**

The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.

3.6.5 **Policy LP34: Conserving and enhancing the water environment**

Proposals must:

1. Ensure no deterioration of water courses or water bodies (including groundwater) by conserving and, where practicable, enhancing:

a. the natural geomorphology of watercourses, including reinstating watercourses to their natural state through removal of modifications resulting from past industrial uses;

b. water quality; and

c. the ecological value of the water environment, including the functionality of habitat networks.

2. Ensure Source Protection Zones are protected from contamination as a result of the proposal in line with national guidance.

3. Dispose of surface water appropriately (in accordance with the Local Plan drainage policy) adhering to the following networks in order of preference:

a. to an infiltration based system wherever possible (such as soakaways);

b. discharge into a watercourse with the prior approval of the landowner, navigation authority or Environment Agency, where applicable. To comply with part 1 of this policy this must be following treatment where necessary or where no treatment is required to prevent pollution of the receiving watercourse;

c. discharge to a public sewer.

Proposals are encouraged to:

1. Make positive progress towards achieving 'good status or potential' under the Water Framework Directive in surface and groundwater bodies.

2. Manage water demand and improve water efficiency through appropriate water conservation techniques including rainwater harvesting and grey-water recycling as well as considering water availability from surface water and groundwater sources.

3. Improve water quality through the incorporation of appropriately constructed and maintained Sustainable Drainage Systems and surface water management techniques taking into account the sensitivity of groundwater.

3.6.6 Biodiversity Action Plan (BAP) for Kirklees

The BAP for Kirklees (Kirklees Metropolitan Council, No Date) (**Appendix 7**) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include semi natural grassland, riverine habitats, ancient woodland, water vole *Arvicola amphibius* and great crested newt.

3.7 Baseline Data

3.7.1 Biodiversity accounting of existing and post-development habitats and linear features onsite was carried out using the Statutory Biodiversity Metric Calculation Tool, following guidance set out in the metric user guide (DEFRA 2024).

3.7.2 A baseline analysis of the existing habitats onsite was carried out from the information gathered during the site's ecological assessment visit carried out by Eleanor Clark (Consultant Ecologist, JCA Limited) and Rick Westwood (Graduate Ecologist, JCA Limited) on 20/05/24.

3.7.3 To undertake the Statutory Biodiversity Metric calculations, the following information was recorded for each habitat parcel and/or linear feature:

- Habitat type;
- Area/Length (ha/km);
- Habitat condition;
- Strategic significance; and
- Whether that habitat will be lost, retained, enhanced, succeeded and/or created, and at what scale.

3.7.4 The habitat map for the site was digitised and interpreted using QGIS Version 3.38.0-Grenoble to calculate habitat area. **Appendix 2** shows the baseline habitats, and **Appendix 3** shows the proposed habitats.

3.8 Impact Assessment

3.8.1 The existing baseline habitat plan for the site was overlain with the Proposed Drawing Site Plan Temporary Surgery Building (Drawing number: C1098 1100 Rev 9) of the Proposed Development using GIS software to provide an area (ha) of temporary and permanent habitat loss.

3.8.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (ha) (or length (km) for linear features) of the onsite compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.9 Habitat Creation and Enhancement

3.9.1 The area of any retained/enhanced or created habitats proposed onsite as part of the Proposed Development was mapped using the Proposed Drawing Site

Plan Temporary Surgery Building (Drawing number: C1098 1100 Rev 9) of the final development, to provide an area (ha) (or length (km) for linear features) estimate of onsite compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.

3.9.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

3.10 Residual Effects

3.10.1 The residual effects of the Proposed Development scheme were calculated using the Statutory Biodiversity Metric Calculation Tool. This subtracts the pre-development baseline values from that of the post-development values to determine the change in overall habitat value for the site, taking into account any habitat trading.

3.10.2 Habitat trading is where the loss of a habitat must be compensated for through the creation or restoration of areas of equivalent or greater distinctiveness value. Guidance by DEFRA is that the loss of high distinctiveness areas, such as Habitats of Principal Importance (HPI, NERC Act, S41), require compensation in a like-for like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the Biodiversity Metric 'trading up' (where compensation through creation of a higher distinctiveness habitat) can occur, however, 'trading down' (compensation through creation of lower distinctiveness habitats) is not permitted. Therefore, if present, despite gains in lower distinctiveness habitats, these will not reduce the net gain requirement for the development. This also applies to the different habitat features i.e. habitats, hedgerows and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.

3.10.3 Where the resulting biodiversity balance is negative, a residual net loss of biodiversity is recorded. Where the balance is positive a residual net gain of biodiversity is recorded.

4. Baseline Ecological Conditions

4.1 Statutory Designated Sites

4.1.1 The MAGIC website revealed **no** internationally designated sites within 2km of the site.

4.1.2 The MAGIC website revealed **one** nationally designated sites within 2km of the site. Honley Station Cutting Site of Special Scientific Interest (SSSI) is located approximately 745m northeast of the site and is designated for geological features and not for biological interest features.

4.2 Non-statutory Designated Sites

4.2.1 Records received from WYES revealed **nine** non-statutory designated sites within 2km of the site, detailed in **Table 2** below.

Table 2 Non-statutory designated sites within 2km of the site, returned from WYES.

Site Name	Distance (m) from Site	Reasons for Designation
Cliff Wood LWS	465	Species rich acid woodland, native bluebell cover
Spring Wood, Honley LWS	875	Ancient woodland, species rich acid woodland, woodland network
Hey Wood and West Wood LWS	905	Ancient semi-natural woodland (part)
Hagg Wood LWS	930	Species rich acid woodland
Park Wood LWS	1060	Species rich acid woodland
Upper Park Wood LWS	1175	Local Nature Reserve
Honley Wood LWS	1225	Ancient semi-natural woodland, species rich acid woodland
Round Wood, Brockholes LWS	1820	Ancient & semi-natural woodland, species rich acid woodland
Arthur, Molly Carr and Roaf Woods LWS	1870	Ancient and semi-natural woodland
Key: LWS – Local Wildlife Site		

4.3 Habitats

4.3.1 Priority Habitats

The MAGIC website shows no priority habitats within the boundary of the temporary building and access area.

The MAGIC website lists the woodland within the total site boundary as “Priority Habitat Inventory - Deciduous Woodland”.

No other priority habitats present on site or within influencing distance.

4.3.2 h3d – bramble scrub

A patche of bramble scrub is present on site, towards the south of the site. Species identified include bramble *Rubus fruticosus*, hairy willowherb *Epilobium hirsutum*, sticky willy *Galium aparine*, herb robert *Geranium robertianum*, sycamore *Acer pseudoplatanus*, garlic mustard *Alliaria petiolate*, creeping thistle *Cirsium arvense*, rosebay willowherb *Chamaenerion angustifolium*, wood avens *Geum urbanum*, common sow thistle *Sonchus oleraceus*, coltsfoot *Tussilago farfara*, buddleia *Buddleja davidii*, goat willow *Salix caprea*, and drooping sedge *Carex pendula*.

4.3.3 h3h – mixed scrub: 32 – scattered trees, 202 – young trees, self-set

A patch of mixed scrub occurs towards the northwest of the site. Species identified include ragwort *Jacobaea vulgaris*, ash *Fraxinus excelsior*, stinging nettle *Urtica dioica*, broadleaf willowherb *Epilobium montanum*, hoary willowherb *Epilobium parviflorum*, sycamore, Yorkshire fog *Holcus lanatus*, spear thistle *Cirsium vulgare*, willow *Salix* sp., alder *Alnus glutinosa*, goat willow *Salix caprea*, buddleia, dandelion *Taraxacum officinale*, bitter dock *Rumex obtusifolius*, rosebay willowherb, silver birch *Betula pendula*, herb Robert, wood avens, oregano *Origanum vulgare*, red clover *Trifolium pratense*, and creeping buttercup *Ranunculus repens*.

4.3.4 u1b – developed land; sealed surface

A parcel of hard standing is present in the centre of the site.

4.3.5 u1f - sparsely vegetated urban land: 202 – young trees, self-set

A swathe of derelict land with sparse vegetation occurs to the southeast of the site. Species identified include silverweed *Potentilla anserina*, clover *Trifolium* sp., vetch *Vicia sativa*, bitter dock, ribwort plantain *Plantago lanceolata*, dandelion, herb Robert, spear thistle, goat willow, St. John's wort *Hypericum perforatum*, ragwort, creeping buttercup, sycamore, greater plantain *Plantago major*, horsetail *Equisetum arvense*, red clover, bindweed *Convolvulus* sp., lady's mantle *Alchemilla vulgaris*, bramble, oak *quercusI sp.*, silver birch, meadow buttercup *Ranunculus acris*, ash, wood avens, black medic *Medicago lupulina*, forget-me-not *Myosotis* sp., cow parsley *Anthriscus sylvestris*, cut-leaved geranium *Geranium dissectum* and mouse-eared chickweed *Cerastium biebersteinii*.

4.4 Protected and Notable Species

4.4.1 European Protected Species (EPS) Licence Applications

The MAGIC website revealed **one** EPS licence application within 2km of the site; a licence granted in 2016 and ending in 2021 to allow for the destruction of a resting place used by common pipistrelle. Licence reference: 2016-24318-EPS-MIT.

4.4.2 Flora

13 records of bluebell *Hyacinthoides non-scripta* were returned by WYES. Bluebell are a WCA Schedule 8 (in respect of Section 13(2) only - offence to buy, sell, advertise, transport or be in possession for the purpose of sale) and KBAP priority species. The closest record was from 2020 and was located 866m from the site.

Ragwort was found to be present on site in low numbers. Ragwort is the food plant of the cinnabar moth *Tyria jacobaeae* caterpillar, a S41 and WYBAP priority species. No other notable plant species was noted during the surveys.

4.4.3 Invertebrates (including white-clawed crayfish)

Four records of Small Heath *Coenonympha pamphilus* were returned by WYES. Small Heath are a WYBAP and S41 priority species. The closest record was from 2015 and was located 1208m from the site.

No records of white-clawed crayfish were returned by WYES.

As noted above, the site has the potential to support the priority species cinnabar moth. It should be noted that no evidence for this species, or any protected or notable invertebrates, was found during these surveys. Otherwise, the site holds the potential to support only common invertebrate species.

4.4.4 Fish

The following records of fish species were returned by WYES:

Table 3 Records of protected/notable fish species returned from WYES.

Scientific name	Common name	Designation	Latest Date	Number of records	Distance from site (m)
Salmo trutta	Brown trout	S41, WYBAP, KBAP	2015	2	767
Thymallus thymallus	Grayling	CHSR	2015	1	1958

Key:
CHSR: Schedule 4 (Animals which may not be captured or killed in certain ways) of the Conservation of Habitats and Species Regulations 2017
S41: Section 41 of the NERC Act 2006
WYBAP: West Yorkshire Biodiversity Action Plan
KBAP: Kirklees Biodiversity Action Plan

The River Holme is adjacent to the wider site area, running along the eastern boundary, and provides suitable habitat for fish species, however the

watercourse is over 10m away from the boundary of the temporary construction area, so is unlikely to be affected. Fish will, therefore, not be mentioned further in this report.

4.4.5 Amphibians

One record of common toad *Bufo bufo* was returned by WYES. Common toad are a WCA Schedule 5 (in respect of Section 9(5) only - offence to buy, sell, advertise, transport or be in possession for the purpose of sale), KBAP, and WYBAP species. The record was from 2015 and located 1486m from the site.

No suitable habitat for amphibians occurs onsite, although the woodland within the wider site provides suitable cover and foraging for amphibian species, though no suitable aquatic breeding habitat is present on site or in areas accessible from the site.

Based on the lack of records and breeding habitat, amphibians will not be mentioned further in this report.

4.4.6 Reptiles

No records of reptiles were returned by WYES.

The site lacks the mosaic of habitats required to support basking, foraging and breeding reptiles.

Based on the lack of records and breeding habitat, reptiles will not be mentioned further in this report.

4.4.7 Birds

The following records of bird species were returned by WYES:

Table 4 Records of protected/notable bird species returned from WYES.

Scientific name	Common name	Designation	Latest Date	Number of records	Distance from site (m)
Prunella modularis	Dunnock	S41, WYBAP, KBAP	2015	1	1684
Passer domesticus	House Sparrow	S41. WYBAP, KBAP	2018	1	1048
Linaria cannabina	Linnet	S41, WYBAP, KBAP	2015	15	1820
Hirundo rustica	Swallow	WYBAP, KBAP	2014	1	1248

Key:
S41: Section 41 of the NERC Act 2006
WYBAP: West Yorkshire Biodiversity Action Plan
KBAP: Kirklees Biodiversity Action Plan

The scrub and individual tree habitats on site hold the potential to support nesting birds. The woodland and additional individual trees within the wider site provide additionally potential for nesting birds.

4.4.8 Bats

The following records of bat species were returned by WYES:

Table 5 Records of bat species returned from WYES.

Scientific name	Common name	Designation	Latest Date	Number of records	Distance from site (m)
Vespertilionidae	Bat Species	EPS, WCA, WYBAP, KBAP	2020	2	897
Myotis brandtii	Brandt's Bat	EPS, WCA, WYBAP, KBAP	2018	1	1406
Plecotus auritus	Brown Long-eared Bat	EPS, WCA, S41, WYBAP, KBAP	2023	5	869
Pipistrellus pipistrellus	Common Pipistrelle	EPS, WCA, WYBAP, KBAP	2022	15	319
Nyctalus leisleri	Leisler's Bat	EPS, WCA, WYBAP, KBAP	2023	2	869
Nyctalus noctule	Noctule	EPS, WCA, S41, WYBAP, KBAP	2020	10	101
Myotis	Myotis Species	EPS, WCA, WYBAP, KBAP	2018	3	101
Pipistrellus pygmaeus	Soprano Pipistrelle	EPS, WCA, S41, WYBAP, KBAP	2018	2	101
Myotis mystacinus	Whiskered Bat	EPS, WCA, WYBAP, KBAP	2018	1	1406

Key:
EPS: European Protected Species: Schedule 2 of the Conservation of Habitats and Species Regulations 2017.
WCA: Schedule 5 and 6 of the Wildlife & Countryside Act 1981 (as amended)
S41: Section 41 of the NERC Act 2006
WYBAP: West Yorkshire Biodiversity Action Plan
KBAP: Kirklees Biodiversity Action Plan

The following bat roost records were returned from WYES.

Table 6 Records of bat roosts from WYES.

Scientific Name	Common Name	Roost type/Abundance	Date	Distance from Site (m)
Vespertilionidae	Bat	Not recorded	1993	1614
Vespertilionidae	Bat	Not recorded – 1 count	2004	618
Vespertilionidae	Bat	Not recorded	2006	1950
Vespertilionidae	Bat	Not recorded	2008	1909
Vespertilionidae	Bat	Not recorded	2002	1151
Vespertilionidae	Bat	Not recorded	2000	1144
Vespertilionidae	Bat	Not recorded – 1 count	2000	1392

Vespertilionidae	Bat	Maternity	2007	1306
Vespertilionidae	Bat	Maternity	2007	1306
Vespertilionidae	Bat	Maternity – 196 count	2003	1306
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded – 20 count	2015	1484
Pipistrellus pipistrellus	Common Pipistrelle	Transitional – 1 count	2012	1360
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2017	1277
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2020	1522
Pipistrellus pipistrellus	Common Pipistrelle	Single Adult	2021	1521
Pipistrellus pipistrellus	Common Pipistrelle	Single Adult – 2 count	2022	1468
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2022	1468
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2022	1468
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2007	1575
Pipistrellus pipistrellus	Common Pipistrelle	Transitional – 1 count	2012	1732
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2001	654
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded – 1 count	2015	1895
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded – 3 count	2023	869
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2014	1981
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2014	1981
Pipistrellus pipistrellus	Common Pipistrelle	Not recorded	2020	1469
Myotis daubentonii	Daubenton's Bat	Not recorded – 1 count	2009	1951
Myotis	Myotis Species	Not recorded	2021	648
Myotis	Myotis Species	Transitional – 1 count	2012	1739
Myotis	Myotis Species	Not recorded	2023	869
Pipistrellus	Pipistrelle Species	Not recorded	2007	1576
Pipistrellus	Pipistrelle Species	Maternity	2007	1576
Pipistrellus	Pipistrelle Species	Hibernacula – 2 count	2007	1562
Pipistrellus	Pipistrelle Species	Maternity – 15 count	2011	1093
Pipistrellus	Pipistrelle Species	Maternity – 23 count	2011	1093
Myotis mystacinus	Whiskered Bat	Single Adult – 1 count	2020	1469

There are no structures on site in which bats may roost. Furthermore, none of the trees on site were found to contain features suitable for roosting bats. The woodland edge present in the wider site is likely to provide foraging and commuting habitat for bat species. The nearby watercourse is highly likely to provide foraging and commuting habitat for bat species.

4.4.9 Badgers

No records of badgers and some records of badger setts were returned by WYES. The site lies within the area of increased probability of badger activity. Badgers are protected under WCA Schedule 6, with additional protections for badgers as well as their setts under the Protection of Badgers Act 1992.

No evidence for the presence of badgers was noted during the surveys. The site is considered to offer no opportunities for sett establishment. It is sufficiently isolated from suitable badger habitat that badgers are unlikely to frequent the site for commuting or foraging. Badgers will, therefore, not be mentioned further in this report.

4.4.10 Otters

No records of Eurasian otter were returned by WYES.

The nearby watercourse provides suitable habitat to support otters but is isolated from the site by a high, steep banking. No evidence for their presence was found during the surveys. Otters will, therefore, not be mentioned further in this report.

4.4.11 Water Voles

No records of water vole were returned by WYES.

The site does not provide suitable habitat to support water voles and no evidence for their presence was identified during the surveys. Water voles will, therefore, not be mentioned further in this report.

4.4.12 Other Notable Species

Two records of brown hare *Lepus europaeus* were returned by WYES. Brown hare are a S4, KBAP, and WYBAP priority species. The most recent record was from 2015, and the closest record was 1758m from the site.

The scrub onsite has the potential to support nesting, commuting and foraging hedgehogs *Erinaceus europaeus*. Hedgehog are a WCA Schedule 6, S41, KBAP, and WYBAP species.

4.4.13 Invasive Species

The following records of invasive species were returned by WYES:

Table 7 Records of protected/notable bird species returned from WYES.

Scientific name	Common name	Latest Date	Number of records	Distance from site (m)
Fallopia japonica	Japanese knotweed	2019	395	49
Heracleum mantegazzianum	Giant hogweed	2019	7	796
Impatiens glandulifera	Himalayan Balsam	2016	6	924
Lamiastrum galeobdolon subsp. argentatum	Variegated yellow archangel	2015	2	1530
Neovison vison	American mink	2015	1	1591
Rhododendron ponticum	Pontic rhododendron	2018	3	1048

No invasive species were identified onsite. Himalayan balsam was identified within the wider site, predominantly along the woodland edge in the east of the site. Himalayan balsam will not impact the construction of the temporary building and associated access road. Invasive species will not be mentioned further in this report.

4.4.14 Summary

Table 8 below summarises all important or legally protected ecological features identified within their respective zones of influence, along with their geographic context of importance and/or protection status:

Table 8 Summary of important ecological features and their geographic/legal context.

Ecological Feature	Geographic Context of Importance and/or Protection Status
LNR	National
LWS	County
Flora	District
Birds	WCA – when nesting during the nesting season (1st Feb-31st Aug) WCA Schedule 1 (certain species)
Bats	EPS (all species) – CHSR 2017 Schedule 2 WCA Schedules 5 and 6
Hedgehogs	WCA Schedule 6

4.5 Biodiversity Metric Calculation

4.5.1 The assessment was carried out by JCA Limited using the ecological data gathered during the site's ecological assessment survey carried out on 20/05/24.

4.6 Existing Site Value

4.6.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in **Table 9**. Existing onsite habitats can be found in **Appendix 2**.

Table 9: Baseline habitats onsite and ecological values as categorised by the Statutory Biodiversity Metric calculator.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Total Area onsite (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Bramble scrub	0.002	Medium	N/A	Formally identified in local strategy	0.01
2	Bramble scrub	0.0035	Medium	N/A	Formally identified in local strategy	0.02
3	Mixed scrub	0.0185	Medium	Poor	Formally identified in local strategy	0.09
4	Mixed scrub	0.0045	Medium	Poor	Formally identified in local strategy	0.02
5	Ruderal / ephemeral	0.0122	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.05
6	Developed land, sealed surface	0.0732	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
7	Urban tree	0.0041	Medium	Good	Area/compensation not in local strategy/ no local strategy	0.03
	Total (area excl. trees)	**0.11**	**–**	**–**	**–**	**0.21**

4.6.2 The mixed scrub was classified as **poor** as it passed **2 out of 5** criteria. The following criteria were failed:

- Criteria A – The parcel represents a good example of its habitat type, the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range): at least 80% of scrub is native, there are at least three native woody species, no single species compromises more than 75% of the cover (except for hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its native range), or box *Buxus sempervirens*, which can be up to 100% cover).

- Criteria B – Seedlings, saplings, young shrubs, and mature (or ancient or veteran) shrubs are all present.

- Criteria C – There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.

4.6.3 The ruderal/ephemeral was classified as **moderate** as it passed **2 out of 3** criteria. The following criteria were failed:

- Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).

4.6.4 The individual tree was classified as **good**, passing **5 out of 6** criteria. Criteria C was failed:

- Criteria C – The tree is mature (or more than 50% within the block are mature).

4.6.5 Scrub habitats are listed as a priority habitat under the KBAP, therefore, the bramble and mixed scrub habitats are listed as 'Formally identified in local strategy' within the strategic significance section. No other habitats onsite are listed in the KBAP, and the site does not lie within the Kirklees Wildlife Habitat Network (KWHN), therefore all other habitats are listed as 'Area/compensation not in local strategy/ no local strategy'.

4.6.6 The site does not lie within the riparian zone of the nearby river (within 10m).

4.6.7 To ensure a 10% net gain in biodiversity is achieved as part of the proposed development the following measures can be employed:

- Habitat retention; and/or
- Habitat enhancement; and/or
- Habitat creation.

5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

5.1.1 The proposed development involves the construction of a temporary Veterinary Surgery building with associated car parking.

5.1.2 The proposed development will see the removal of all onsite habitats to facilitate the development.

5.1.3 The results of the metric calculation indicates that a total of **0.14** habitat units lost as a result of the development, with **0.03** habitat units retained and **0.04** units enhanced (**Table 10**).

Table 10: Summary of baseline habitat biodiversity value through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Bramble scrub	0.00	0.00	0.00	0.00	0.002	0.01
2	Bramble scrub	0.00	0.00	0.0035	0.02	0.00	0.00
3	Mixed scrub	0.00	0.00	0.00	0.00	0.02	0.09
4	Mixed scrub	0.00	0.00	0.0045	0.02	0.00	0.00
5	Ruderal / ephemeral	0.00	0.00	0.00	0.00	0.01	0.05
6	Developed land, sealed surface	0.0635	0.00	0.00	0.00	0.01	0.00
7	Urban tree	0.0041	0.03	0.00	0.00	0.00	0.00
	Total (area excl. trees)	**0.06**	**0.03**	**0.01**	**0.04**	**0.04**	**0.14**

5.2 Habitats to be Retained

5.2.1 Any development should apply the Mitigation Hierarchy (British Standards Institution (BSI), 2013; shown below in Figure 1).

5.2.2 Development proposals should first seek to **avoid** impacts by retaining habitats. Second, development proposals should look to **minimise** the impact by producing plans that are designed to limit habitat disturbance, damage, and loss, thereby mitigating against any unavoidable impacts. Third, proposals should look to **restore** any damaged or degraded habitats. Then, only as a last resort should proposals **compensate** for unavoidable residual impacts to damaged or lost habitats that remain after avoidance and mitigation measures.

Figure 1: The mitigation hierarchy (BSI, 2013)

5.2.3 The proposed development will see the retention of the individual urban tree. The retention of this habitats will help avoid any direct impacts of loss of habitat. Developed land, sealed surface will also be retained, but this has no value for biodiversity.

5.3 Habitats to be Enhanced

5.3.1 The proposed development will see the enhancement of areas of poor condition mixed scrub and bramble scrub to moderate condition mixed scrub (see Section 5.5.4). Enhancement of these habitats will deliver **0.07** habitat BU.

5.4 Habitats to be Lost

5.4.1 The proposed development will see the partial loss of mixed scrub and bramble scrub, and the total loss of ruderal/ephemeral habitats to facilitate the development.

5.5 Proposed Habitat Creation

5.5.1 It is proposed that the following habitats be created as part of the proposed development:

- Mixed scrub, moderate condition
- Developed land, sealed surface
- Urban trees – 12x small sized tree, moderate condition

5.5.2 The proposed habitats onsite can be found within **Appendix 3**.

5.5.3 **Table 11** below summarises the value of all habitats that are to be created as part of the proposed development. In total, **+0.10** BU for habitats are to be created within the proposed development.

Table 11: Summary value of onsite habitat proposals.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Target Habitat Type	Total Area onsite (Ha)	Distinctiveness	Target Condition	Strategic Significance	Biodiversity Unit Value
1	Mixed scrub	0.0115	Medium	Moderate	Formally identified in local strategy	0.09
2	Developed land, sealed surface	0.0309	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
3	Urban tree	0.0489	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.15
	Total (area excl. trees)	**0.04**	**–**	**–**	**–**	**0.24**

5.5.4 The mixed scrub has a target condition of **moderate**, meaning passing **3 or 4 out of 5** of the following criteria:

- Criteria A – The parcel represents a good example of its habitat type, the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range): at least 80% of scrub is native, there are at least three native woody species, no single species compromises more than 75% of the cover (except for hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its native range), or box *Buxus sempervirens*, which can be up to 100% cover).
- Criteria B – Seedlings, saplings, young shrubs, and mature (or ancient or veteran) shrubs are all present.

- Criteria C – There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.

- Criteria D – The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.

- Criteria E – There are clearings, glades, or rides present within the scrub, providing sheltered edges.

5.5.5 The urban trees have a target condition of **moderate**, meaning passing **3 or 4 out of 6** of the following criteria:

- Criteria A – The tree is a native species (or at least 70% within the block are native species).

- Criteria B – The tree canopy is predominantly continuous, with gaps in canopy cover making gup <10% of total area and no individual gap being >5m wide.

- Criteria C – The tree is mature (or more than 50% within the block are mature).

- Criteria D – There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide, or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.

- Criteria E – Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy, or loose bark.

- Criteria F – More than 20% of the tree canopy area is oversailing vegetation beneath.

5.6 Proposed Development Summary of Net Impacts

5.6.1 **Table 12** below summarises the BU value of the proposed development together with the unit value of any biodiversity impacts or onsite habitat creation/enhancement proposals.

5.6.2 This shows that on balance, the proposed development would result in a **net gain** of **+0.13** habitat BU, equivalent to a **net gain** of **+59.11%**.

5.6.3 The proposed development **satisfies** the Trading Rules as unit deficits have been generated across low and medium distinctive units.

Table 12: Summary of Biodiversity Metric results for habitats.

	Biodiversity Units (BU)
Existing Site habitat biodiversity value (habitats)	0.21
Value of gross habitat biodiversity loss	0.14
Value of retained and proposed onsite habitat creation and enhancement (habitats)	0.34
Net habitat biodiversity balance (habitats)	+0.13

6. Assessment of Effects

6.1 Statutory Designated Sites

6.1.1 Honley Station Cutting Site of Special Scientific Interest (SSSI)

6.1.2 Honley Station Cutting SSSI is located approximately 745m northeast of the site and was the only statutory designated site identified in the desk study. It is designated for geological features and not for biological interest features. Consequently, the proposed development will **not** negatively impact the interest features for which this site was designated.

6.2 Non-statutory Designated Sites

6.2.1 Nine non-statutory designated sites were identified in the desk study. Cliff Wood LWS is the closest, located approximately 465m east of the site. There are no connecting habitats, and the proposed development is relatively small-scale. Consequently, there are **no** adverse impacts anticipated on this or any other non-statutory designated site.

6.3 Habitats

6.3.1 h3d – bramble scrub

All bramble scrub is due to be lost or enhanced under the scheme.

6.3.2 h3h – mixed scrub: 32 – scattered trees, 202 – young trees, self-set

All mixed scrub is due to be lost or enhanced under the scheme.

6.3.3 u1b – developed land; sealed surface

The total area of developed land will increase under the proposed scheme.

6.3.4 u1f - sparsely vegetated urban land: 202 – young trees, self-set, 524 – invasive non-native species

All sparsely vegetated land is due to be lost under the scheme.

6.4 Protected and Notable Species

6.4.1 Flora

Ragwort, the foodplant for cinnabar moth caterpillars, was identified onsite, and other flowering species offer foraging opportunities to other pollinating insects.

The proposed development does involve the removal of habitats containing flowering plants including ragwort. Further recommendations are provided in **Section 7.1.3**.

6.4.2 Birds

Records of **four** protected/notable bird species were returned by WYES. The individual trees and scrub habitats on site hold the potential to support nesting birds. Nesting birds may be negatively affected by works if works take place within the nesting bird season (1st February to 31st August). Further recommendations are provided in **Section 7.1.4.**

6.4.3 Bats

Records of at least **seven** bat species and records of roosts of at least **three** bat species were returned by WYES, including records within 500m of the site. The development plan will result in increased levels of lighting on the site. All bat species are light adverse, and therefore, this will impact the availability of 'dark corridors' which are used by bats as navigation tools. Therefore, without the appropriate mitigation measures, the development has the potential to disturb the local bat population, including foraging and commuting bats. Further recommendations are provided in **Section 7.1.5**.

6.4.4 Other Notable Species

Two records of brown hare were returned by WYES. Brown hare are typically found in large, open habitats such as grasslands and arable fields. The site does not provide suitable habitat to support brown hare. Brown hare will, therefore, not be mentioned further in this report.

The site has the potential to support hedgehogs. The scrub habitats offer resting, foraging, and commuting opportunities for hedgehogs. The development has the potential to kill or injure hedgehogs during the construction phase and hinder the free movement and dispersal of hedgehogs during the operational phase. Further recommendations are provided in **Section 7.1.6**.

7. Recommendations

7.1.1 In the absence of any mitigation measures, the proposed development would be anticipated to have adverse significant impacts at the Local level. However, with the implementation of the mitigation and precautionary measures as specified above, the proposed development is not anticipated to result in any significant adverse residual effects to important ecological features.

7.1.2 Biodiversity Net Gain

In accordance with the NPPF, where a biodiversity impact cannot be avoided or mitigated then compensation measures must be provided. If this cannot be achieved onsite through further avoidance, mitigation or compensatory habitat creation or enhancement measures, then offsite compensation measures will be required.

The proposed development would have a **net gain** of **+0.13** habitat BU, equivalent to a **net gain** of **+59.11%**. The Proposed Development **satisfies** the Trading Rules.

The Proposed Development has achieved a biodiversity net gain in habitat BU. Therefore, no offsite compensatory habitat creation and/or enhancement measures are required.

Further details of the Statutory Biodiversity Metric calculations and associated condition assessments can be found within the Statutory Biodiversity Metric Calculator Tool excel spreadsheet and the Statutory Biodiversity Metric Habitat Condition Assessment Sheets accompanying this report.

Should the proposed development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.

7.1.3 Flora

Incorporating an area for native grass and wildflower planting (including ragwort species) is recommended to mitigate for the loss of habitat and floral variety which will affect many invertebrate species on site, but cinnabar moth in particular, and species which may forage on invertebrates, such as bats and birds.

7.1.4 Birds

The woodland, scrub, individual trees onsite have the potential to support nesting birds. Vegetation and tree removal and construction in close proximity to potential nesting areas should ideally take place outside of the bird nesting

season (**1st Feb-31st Aug**). If works occur within this time, a preconstruction site walkover by a suitably competent ecologist should occur **no more than 24 hours prior to construction** nearby to potential nesting areas. The ecologist will inspect the trees, any vegetation to be removed, and areas adjacent to any construction for evidence of nesting birds. Mitigation in the form of alternate nesting provision is recommended.

7.1.5 Bats

The site offers **moderate** potential for foraging and commuting bats.

Any tree to be removed should be left in situ for at least 24 hours after felling to allow any bats potentially using them the chance to escape during their active hours.

The scheme has the potential to disturb foraging and commuting bats through increased light levels during the construction phase. All lighting must consider wildlife and be in accordance with the ILP Guidance GN01 and GN09 (2023). A key point is the avoidance of internal and external light spill. Where possible, lighting should be timed, or on sensors and avoid the hours between sunset and sunrise, when bats are out foraging.

Lighting Scheme: The development will likely increase lighting levels. All lighting must consider wildlife and be in accordance with the ILP Guidance GN01 and GN09. A key point is the avoidance of internal and external light spill. Where possible, lighting should be timed, or on sensors and avoid the hours between sunset and sunrise, when bats are out foraging.

Artificial light is known to deter bats from entering lit areas. The development must incorporate a wildlife sensitive lighting scheme. In particular, obtrusive light is to be prevented from reaching potential foraging and commuting routes, both from new exterior and interior lights. Guidance published by the Institution of Lighting Professionals (2023) is to be followed when designing the lighting scheme for the development.

It is important to avoid:

- Uniform levels of luminance across the site.
- Metal halide and florescent lighting.
- Upward tilting lighting that increases skyline luminance.

Instead, the following should be installed:

- Dark buffer zones.
- Screening in the form of vegetation, fences and structures.
- Appropriately designated darkened areas.

- Luminaries absent of UV elements.
- LED luminaries with a sharp cut-off, low intensity and good rendition.
- A warm white spectrum (<2700 kelvin) to reduce blue light.
- Peak luminaire wavelength at a minimum of 550nm.
- Downward directional luminaires with upward light ratios of 0%.
- Lower light columns to limit light spill.
- Recessed internal light fixtures.
- Window glazing treatments or automated blind systems.

7.1.6 Other Notable Species

The area of scrub on site provides ideal nesting habitat for hedgehogs, which are legally protected during hibernation and while raising their young. Vegetation clearance must be carried out under the supervision of an **Ecological Clerk of Works (ECoW)**. The ECoW will hand search any area where hedgehogs might be present before they are cleared. They will be captured by the ECoW and relocated to a safe place with suitable habitat.

Any excavations created during the development stage must be covered at night or appropriate escape routes implemented to prevent hedgehogs or any other species becoming trapped. Planks or similar are to be placed at a 45-degree angle for hedgehogs to escape safely. Any open pipes must also be capped if left open overnight.

7.1.7 Summary of Impacts

Table 13 below summarises the assessment of effects, including any mitigation and subsequent residual effects.

Table 13 Summary of important ecological features and their geographic/legal context

Receptor	Likely Significant Effect and/or Legal Implication	Avoidance and Mitigation Measures	Residual Impacts After Mitigation
LWS	No significant effects	N/A	No significant effects
Mixed and bramble scrub	Minor adverse impact at the **Local** level	Replacement planting	No significant effects
Birds	Minor adverse impact at the **Local** level	Nesting bird survey if works carried out in nesting season	No significant effects
Bats	Significant adverse impact at the **Local** level	Sensitive lighting scheme	No significant effects
Other notable species	Potential breach of legislation from killing or injuring hedgehogs	Ecological Clerk of Works (EcOW) to supervise vegetation clearance	No breach of legislation

8. References

Reports:

JCA Ltd. Ecological Impact Assessment (JCA Ref: 18440g/AWe V1.2), 22/05/2025.

Guidelines for surveys and report writing:

British Standards Institute (BSI), (2013) *BS 42020:2013, Biodiversity - Code of practice for planning and development*. London.

Chartered Institute of Ecology and Environmental Management (CIEEM), (2015) *Guidelines for Ecological Report Writing*. Winchester.

UK Hab Version 2.01 (2023) The UK Habitat Classification System. Available at: ukhab.org

Websites:

Advice on protected species is consolidated at:
Environmental management: Wildlife and habitat conservation - GOV.UK (2016) *Gov.uk*. Available at: https://www.gov.uk/topic/environmental-management/wildlife-habitat-conservation (Accessed: 21 September 2016).

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Surveys and mitigation plans: protected species - Detailed guidance (2015) *Gov.uk*. Available at: https://www.gov.uk/guidance/surveys-and-mitigation-plans-protected-species (Accessed: 21 September 2016).

Within this detailed guidance on surveys and mitigation information is available on the following protected species:

- Bats
- Natterjack toads
- Otters
- Reptiles
- Water voles
- White-clawed crayfish
- Wild birds
- Hazel dormice
- Great crested newts
- Badgers

Wildlife licences: when you need to apply - Detailed guidance (2014) *Gov.uk*. Available at: https://www.gov.uk/guidance/wildlife-licences (Accessed: 21 September 2016).

Within this detailed guidance on licensing information is available on licences for the following protected species:

- Bats
- Natterjack toads
- Otters
- Reptiles
- Water voles
- White-clawed crayfish
- Wild birds
- Hazel dormice
- Great crested newts
- Badgers

As well as:

- Non-native Bumblebee species
- Deer
- Freshwater fish
- Invertebrates
- Mink, coypu, muskrat and grey squirrel
- Plants

Species Specific Information:

Badgers:

Natural England, (2007) Badgers and Development: A Guide to Best Practice and Licensing.

Competencies for Species Survey: Badger, Chartered Institute of Ecology and Environmental Management CIEEM, 2013. Accessed 2018-06-21

Bats:

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tters: *Natural England, (2007) Species Information Note SIN006, Otter: European protected species.*

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Baker, J., Beebee, T., Buckley, J., Gent, T. and Orchard, D. (2011) Amphibian Habitat Management Handbook. 1st ed. Bournemouth: Amphibian and Reptile Conservation.

Edgar, P., Foster, J. and Baker, J. (2010) Reptile Habitat Management Handbook. 1st ed. Bournemouth: Amphibian and Reptile Conservation.

English Nature, (2004). Reptiles: guidelines for developers. Peterborough.

Gent, T. and Gibson, S. (ed.) (2003) Herpetofauna Workers Manual. Bournemouth: JNCC.

Water Voles:

Natural England, (2008) Water voles - the law in practice. Guidance for planners and developers.

Water Vole Conservation and Management: Lessons From Four Case Studies, Jemma Louise Gaskin, 2016

Stoddart, D.M. (1970), Individual range, dispersal in a population of water voles (Arvicola terrestris (L.)). Journal of Animal Ecology 39, 403-425.

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Strachan, R. (2009), Populations and Persistence – Developing a Strategy for Conserving Water Voles in the UK, Presentation to Warwickshire Wildlife Trust, 2nd April 2009, Environment Agency, Wales

Strachan, R. and Holmes-Ling, P (2003), Restoring water voles and other biodiversity to the wider countryside. Wildlife Conservation Research Unit, Oxford.

Strachan, R., Moorehouse, T. and Gelling, M. (2011), Water Vole Conservation Handbook, 3rd Edn, WILDCRU

White-clawed Crayfish:

Peay, S. (2002) Guidance on Habitat for White-clawed Crayfish and its Restoration. Kendal: English Nature

Relevant Legislation:

Wildlife and Countryside Act 1981

- http://jncc.defra.gov.uk/page-3614
- https://www.legislation.gov.uk/ukpga/1981/69/contents

The Conservation of Habitats and Regulations 2017.

- https://www.legislation.gov.uk/uksi/2017/1012/contents/made

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

- https://www.legislation.gov.uk/uksi/2019/579/contents/made

Protection of Badgers Act 1992

- https://www.legislation.gov.uk/ukpga/1992/51/contents

Countryside and Rights of Way Act 2000

- https://www.legislation.gov.uk/ukpga/2000/37/contents

The Hedgerows Regulations 1997

- https://www.legislation.gov.uk/uksi/1997/1160/contents/made

Appendices

Appendix 1: UKHab Habitat Map

Site name & address

Land at Woodhead Road
Honley
Huddersfield
HD9 6PW

Key

- Blue Line Boundary
- Red Line Boundary

HABITATS

Habitats - Baseline

- h3d - Bramble scrub
- h3h - Mixed scrub
- u1b - Developed land; sealed surface
- u1f - Sparsely vegetated land

Secondary codes:
32 - Scattered trees
81 - Ruderal/ephemeral
202 - Yound trees, self-set

INDIVIDUAL TREES

Individual trees - Baseline

- Existing Small Urban Tree

WATERCOURSES

Watercourse - Baseline

- Other rivers and streams

- West Yorkshire Wildlife Habitat Network

Scale

0 10 20 m

Site	Client
Land at Woodhead Road	Donaldson's Vets Ltd
Project	**Author**
18440j EcIA	ADo
Plan ref	**Revision**
18440j/ADo	005

Appendix 2: Baseline Habitat Map

Site name & address

Land at Woodhead Road
Honley
Huddersfield
HD9 6PW

Key

- Blue Line Boundary
- Red Line Boundary

HABITATS

Habitats - Baseline

- Bramble scrub
- Developed land; sealed surface
- Mixed scrub
- Ruderal/Ephemeral

INDIVIDUAL TREES

Individual trees - Baseline

- Existing Small Urban Tree

WATERCOURSES

Watercourse - Baseline

- Other rivers and streams

Scale

0 10 20 m

Site	Client
Land at Woodhead Road	Donaldson's Vets Ltd
Project	**Author**
18440j EcIA	ADo
Plan ref	**Revision**
18440j/ADo	005

Appendix 3: Proposed Habitat Map

Site name & address

Land at Woodhead Road
Honley
Huddersfield
HD9 6PW

Key

- Blue Line Boundary
- Red Line Boundary

HABITATS

Habitats - Proposed

- Developed land; sealed surface
- Mixed scrub

Individual trees - Proposed

- Proposed Small Urban Tree
- Retained Small Urban Tree

WATERCOURSES

Watercourse - Proposed

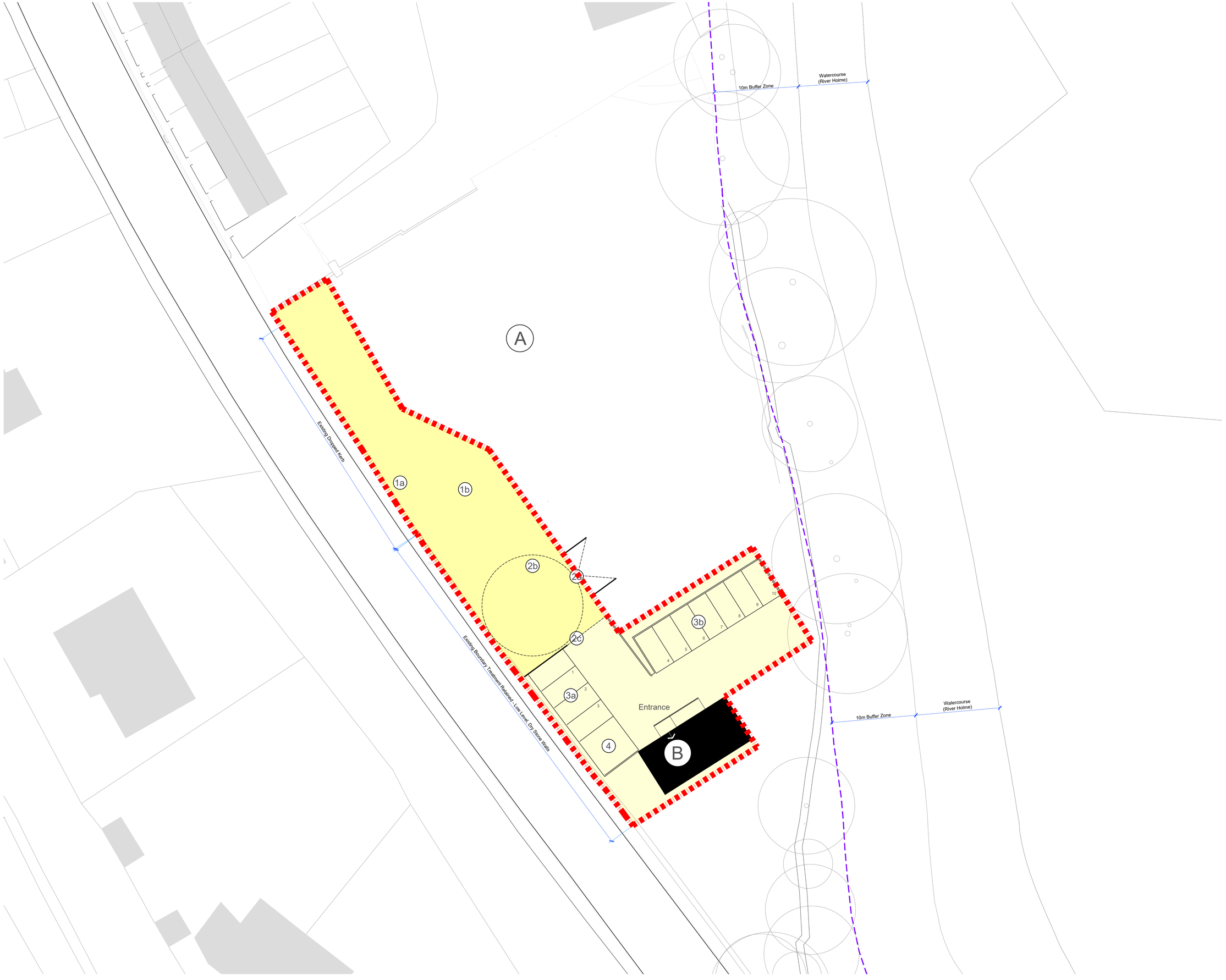
- Other rivers and streams

Scale

0 10 20 m

Site	Client
Land at Woodhead Road	Donaldson's Vets Ltd
Project	**Author**
18440j EcIA	ADo
Plan ref	**Revision**
18440j/ADo	005

Appendix 4: Proposed Development Plan



DO NOT SCALE FROM THIS DRAWING

Notes

All dimensions to be checked on site

Any discrepancies to be reported immediately to the Architect

Drawing to be read in conjunction with all relevant design information, including Architects, Services, Civil and Structural Engineers drawings

All existing site, tree, building and survey information has been compiled from different sources, including information supplied by third parties

NOT FOR CONSTRUCTION

KEY:

A POTENTIAL FUTURE SURGERY BUILDING

B TEMPORARY SURGERY BUILDING
Total Gross External Area Approx 75 sq.m

Site Boundary Indicated by Red Line
Total Site Area Approx 1115 sq.m

Yellow Hatch
Indicates the extent of the shared vehicular access

These areas will be formed with a compacted sub-base to suit existing levels and will not have a finished tarmac wearing course

Demarcation is to be undertaken using temporary markings and / or barriers where required

Levels will be amended to suit the proposals associated with the permanent surgery and the new junction with Woodhead Road if / when construction work starts on the permanent surgery scheme

Yellow Hatch
Indicates the extent of the temporary surgery site
These areas will be formed to their final, finished levels with kerbs, drainage etc however the final tarmac wearing course will be left off

1a Vehicular Access
Existing dropped kerb / established vehicular access retained and utilised during the lifetime of the temporary surgery to allow traffic to access surgery / site traffic to access the permanent surgery construction site when this commences

1b Vehicular Access
New vehicular access to the temporary surgery / permanent surgery construction site when this commences

2a Controlled Access Point (New Surgery Site)
Manned, controlled access point to new surgery site for construction traffic & personnel

2b Controlled Access Point (Turning Circle)
12m turning circle

2c Controlled Access Point (Temporary Surgery Site)
Manned, controlled access point to temporary surgery site for members of the public

Note: 2a, 2b & 2c will only be established if / when construction work starts on the permanent surgery scheme

3a Staff Parking Spaces (Temporary Surgery Site)
3 No

3b Public Parking Spaces (Temporary Surgery Site)
6 No

4 Refuse Storage / Cycle Parking (Temporary Surgery Site)

Rev 9 2025.06.05	Red line boundary updated to encompass all drainage work proposed by the project engineer (JPG)
Rev 8 2025.05.19	Layout / specification notes updated to simplify vehicular access arrangements, red line updated to include refuse vehicle collection point proposed by VIA Solutions
Rev 7 2025.04.22	Layout updated to reflect updates to permanent surgery scheme (revised vehicular / pedestrian access location)
Rev 6 2024.12.03	Temporary surgery size / design updated to suit information supplied by client on the building which has been sourced
Rev 5 2024.10.03	Updated to suit design information supplied by VIA Solutions in relation to vehicular access (red line amended)
Rev 4 2024.07.12	Notes / drawing information regarding the condition of the existing vehicular access / boundary treatments added
Rev 3 2024.07.11	Ramped access / landing added
Rev 2 2024.06.28	Scheme re-designed to use 30ft 'high cube' shipping containers
Rev 1 2024.06.27	Scheme re-designed to utilise shipping containers

C1098 1100 Rev 9

TITLE PROPOSED DRAWING
SITE PLAN
TEMPORARY SURGERY BUILDING

SCALE 1:200 @ A1

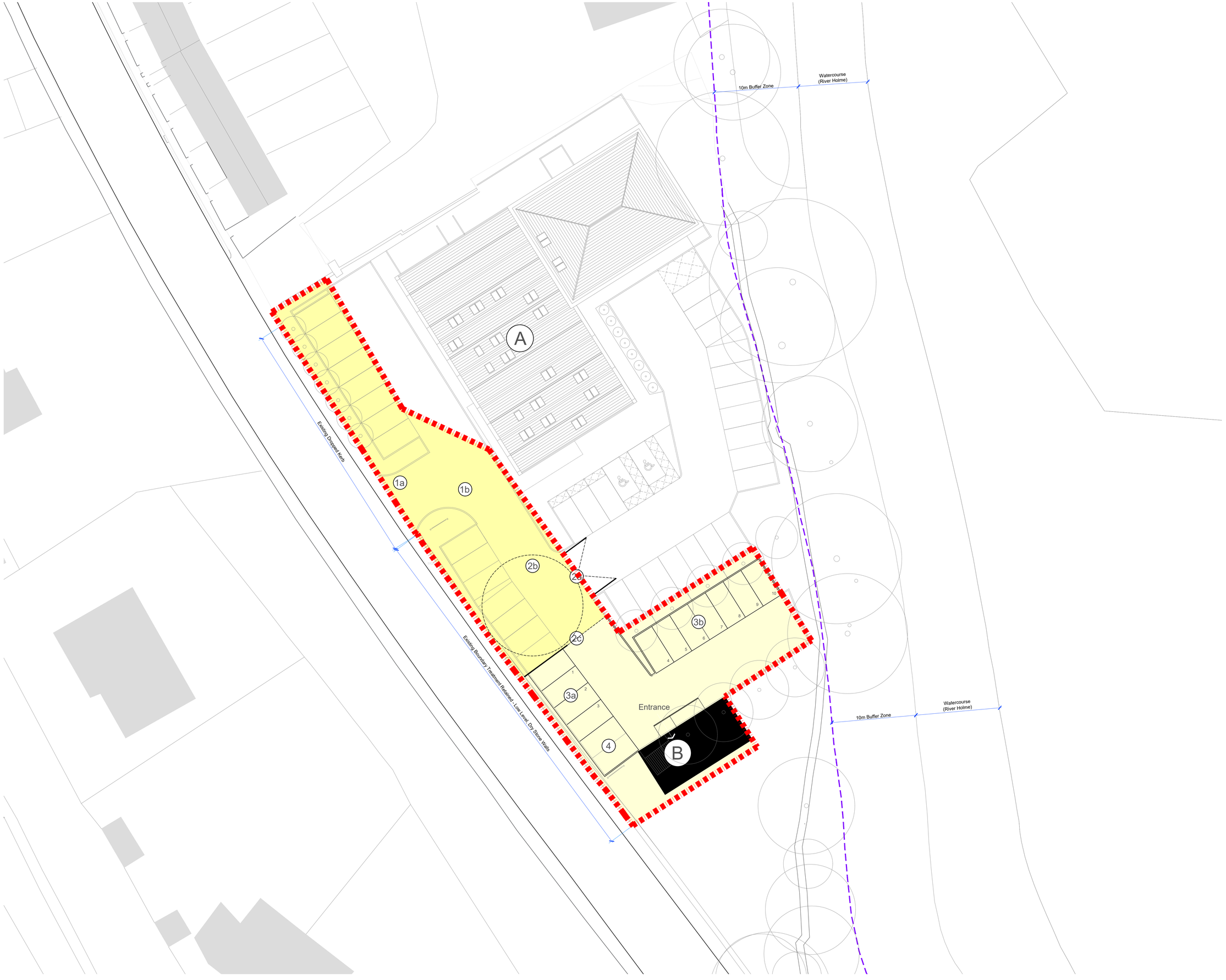
PRELIMINARY

PROJECT TEMPORARY VETERINARY SURGERY

RIVERSIDE WORKS,
WOODHEAD ROAD, HONLEY
HUDDERSFIELD
HD9 6PW

CLIENT DONALDSON'S PROPERTIES LTD

DAWSON WILLIAMSON
ARCHITECTS
Bradford Edinburgh
01274 551 300
info@dawsonwilliamson.co.uk



DO NOT SCALE FROM THIS DRAWING

Notes

All dimensions to be checked on site

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Drawing to be read in conjunction with all relevant design information, including Architects, Services, Civil and Structural Engineers drawings

All existing site, tree, building and survey information has been compiled from different sources, including information supplied by third parties

NOT FOR CONSTRUCTION

KEY:

A POTENTIAL FUTURE SURGERY BUILDING

B TEMPORARY SURGERY BUILDING
Total Gross External Area Approx 75 sq.m

Site Boundary Indicated by Red Line
Total Site Area Approx 1115 sq.m

Yellow Hatch
Indicates the extent of the shared vehicular access

These areas will be formed with a compacted sub-base to suit existing levels and will not have a finished tarmac wearing course

Demarcation is to be undertaken using temporary markings and / or barriers where required

Levels will be amended to suit the proposals associated with the permanent surgery and the new junction with Woodhead Road if / when construction work starts on the permanent surgery scheme

Yellow Hatch
Indicates the extent of the temporary surgery site
These areas will be formed to their final, finished levels with kerbs, drainage etc however the final tarmac wearing course will be left off

1a Vehicular Access
Existing dropped kerb / established vehicular access retained and utilised during the lifetime of the temporary surgery to allow traffic to access surgery / site traffic to access the permanent surgery construction site when this commences

1b Vehicular Access
New vehicular access to the temporary surgery / permanent surgery construction site when this commences

2a Controlled Access Point (New Surgery Site)
Manned, controlled access point to new surgery site for construction traffic & personnel

2b Controlled Access Point (Turning Circle)
12m turning circle

2c Controlled Access Point (Temporary Surgery Site)
Manned, controlled access point to temporary surgery site for members of the public

Note: 2a, 2b & 2c will only be established if / when construction work starts on the permanent surgery scheme

3a Staff Parking Spaces (Temporary Surgery Site)
3 No

3b Public Parking Spaces (Temporary Surgery Site)
6 No

4 Refuse Storage / Cycle Parking
(Temporary Surgery Site)

Rev 9 2025.06.05	Red line boundary updated to encompass all drainage work proposed by the project engineer (JPG)
Rev 8 2025.05.19	Layout / specification notes updated to simplify vehicular access arrangements, red line updated to include refuse vehicle collection point proposed by VIA Solutions
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Rev 3 2024.07.11	Ramped access / landing added
Rev 2 2024.06.28	Scheme re-designed to use 30ft 'high cube' shipping containers
Rev 1 2024.06.27	Scheme re-designed to utilise shipping containers

C1098 1101 Rev 9

TITLE PROPOSED DRAWING
SITE PLAN
INCLUDING NEW SURGERY BLDG

SCALE 1:200 @ A1

PRELIMINARY

PROJECT TEMPORARY VETERINARY SURGERY

RIVERSIDE WORKS,
WOODHEAD ROAD, HONLEY
HUDDERSFIELD
HD9 6PW

CLIENT DONALDSON'S PROPERTIES LTD

DAWSON WILLIAMSON
ARCHITECTS
Bradford Edinburgh
01274 551 300
info@dawsonwilliamson.co.uk

Appendix 5: Photographic Evidence

Photo 1: looking north across the site showing ruderal/ephemeral habitat.

Photo 2: edge of the woodland to the east of the site, within the wider site.

Photo 3: bramble scrub adjacent to the woodland, within the wider site.

Photo 4: mixed scrub in the northwest corner of the site.

Photo 5: Himalayan balsam growing within the woodland of the wider site.

Photo 6: River Holme, nearby to the site.

Appendix 6: Good Practice Principles for Development

Taken from CIEEM (2016) Biodiversity Net Gain: Good practice principles for development.

Principal 1. Apply the Mitigation Hierarchy.

Principal 2. Avoid losing biodiversity that cannot be offset by gains elsewhere.

Principal 3. Be inclusive and equitable.

Principal 4. Address risks.

Principal 5. Make a measurable Net Gain contribution.

Principal 6. Achieve the best outcomes for biodiversity.

Principal 7. Be additional.

Principal 8. Create a Net Gain legacy.

Principal 9. Optimise sustainability.

Principal 10. Be Transparent.

Appendix 7: Kirklees Biodiversity Action Plan (KBAP)

Habitats included within the BAP for Kirklees (Kirklees Council, n.d) are as follows;

- Scrub;
- Other semi-natural grassland (wet/rush pasture and rough grassland); and
- Riverine.

Species included within the BAP for Kirklees (Kirklees Council, n.d) are as follows;

- Water vole (*Arvicola terrestris* - recently reclassified as Arvicola amphibious);
- White clawed crayfish (*Austropotamobius pallipes*);
- Twite (*Carduelis flavirostris subsp.* bensonorum/pipilans);
- Early marsh orchid (*Dactylorhiza incarnate*);
- Marsh helleborine (*Epipactis palustris*);
- Northern wood ant (*Formica lugubris*);
- Floating water plantain (*Luronium natans*); and
- Great crested newt (*Triturus cristatus*).

Appendix 8: Protected Species Information

The following are European Protected Species, and are fully protected in UK law, under **Schedule 2 (Animals)** and **Schedule 5 (Plants)**, detailed in **Part 3: Protection of Species** (Regulations 42-49) of the **Conservation of Habitats and Species Regulations (CHSR) 2017**, retained in UK lay post-Brexit by **CHSR (Amendment) (EU Exit) 2019**:

- All UK bat species
- All UK dolphin, porpoise, and whale species
- Other mammals: Scottish wild cat, hazel dormouse, and otter
- Amphibians: great crested newt, pool frog, and natterjack toad
- Reptiles: smooth snake, sand lizard, and marine turtles
- Fish: sturgeon
- Invertebrates: large blue butterfly, fisher's estuarine moth, lesser whirlpool ram's-horn snail
- Plants: shore dock, Killarney fern, early gentian, lady's-slipper, creeping marshwort, slender naiad, fen orchid, floating-leaved water plantain, and yellow marsh saxifrage

These species are afforded the highest protection in the UK. Under this protection it is an offence to; deliberately capture, injure or kill any wild animal of a European Protected Species; deliberately disturb wild animal of any such species; deliberately take or destroy the eggs of such an animal, or damage or destroy a breeding site or resting place of such an animal.

In addition to this it is an offence to be in possession of, or to control, transport, sell or exchange, or to offer for sale or exchange, a European Protected species.

In addition to these, the following species are protected under **Schedule 4 (Animals which may not be captured or killed in certain ways)** of **CHSR 2017** as detailed under Regulation 45:

- Mammals: mountain hare, pine martin, polecat, bearded seal, common seal, grey seal, harp seal, hooded seal, and ringed seal.
- Fish: barbel, grayling, river lamprey, Atlantic salmon, allis shad, twaite shad, vendace, and whitefish.

The following species are protected under UK law, such as the **Wildlife and Countryside Act 1981 (as amended) (**note that this list is not exhaustive):

- Badger
- Nesting birds
- Red Squirrel
- Reptiles (Adder, Common lizard, Grass snake, Slow worm)
- Water Vole
- White Clawed Crayfish
- Various bird species i.e. Barn Owl
- Various plant species

Therefore, under this protection it is an offence to; kill, injure or take any of the above species.

Nesting birds are only protected during the breeding season whilst on their nest. In addition to the adults being protected, the eggs, young and nest itself whilst in use are protected.

The Wildlife and Countryside Act 1981 also contains measures to prevent the establishment of non-native species which may be detrimental to native wildlife, prohibiting the release of animals and planting of plants listed in **Schedule 9** in England and Wales (e.g. Japanese Knotweed and Himalayan Balsam).

Badgers are protected under **The Protection of Badgers Act 1992**. Under this legislation it is an offence to; take, injure, kill, or cruelly ill-treat a badger; interfere with a badger sett; sell or possess a live badger; or mark or ring a badger.

The following habitat types are protected under UK Law:

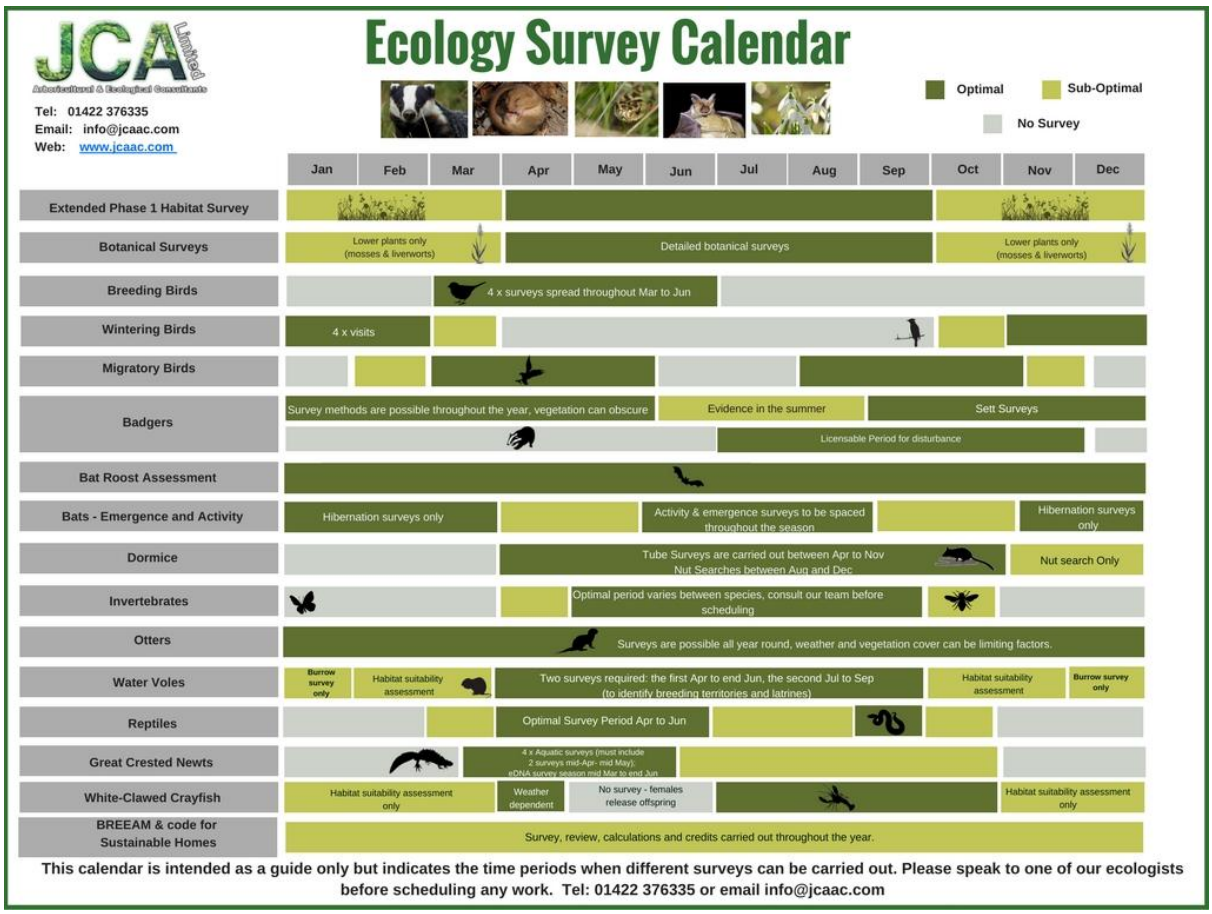
- Habitats that are used by protected species
- Habitats that fall within designated sites
- Hedgerows
- Individual trees/woods can be protected under Tree Preservation Orders

Additionally, several habitats and species are listed as priority habitats or species under **Section 41** of the **Natural Environment and Rural Communities (NERC) Act 2006**, designating them as species of principal importance for the purpose of conserving biodiversity in England. A full list of S41 designated habitats and species is available from:

https://www.gov.uk/government/publications/habitats-and-species-of-principal-importance-in-england

Appendix 9: Survey Calendar

Figure 2: Survey calendar for protected species and habitat surveys.



Appendix 10: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management, ACIEEM.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Batchelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Alex Donovan, Assistant Ecologist

MBIOL, BSc Biology (Industrial).

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a CIEEM Qualifying Member, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds a Natural England barn owl survey licence, and is working towards additional survey licences for bats, great crested newts, and white-clawed crayfish.

The information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed

.....

Alex Donovan *MBIOL BSc (Hons)*

23/06/2025

Reviewed by

.....

Adam West *BSc (Hons), ACIEEM*

23/06/2025

For and on behalf of ***JCA Ltd***

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

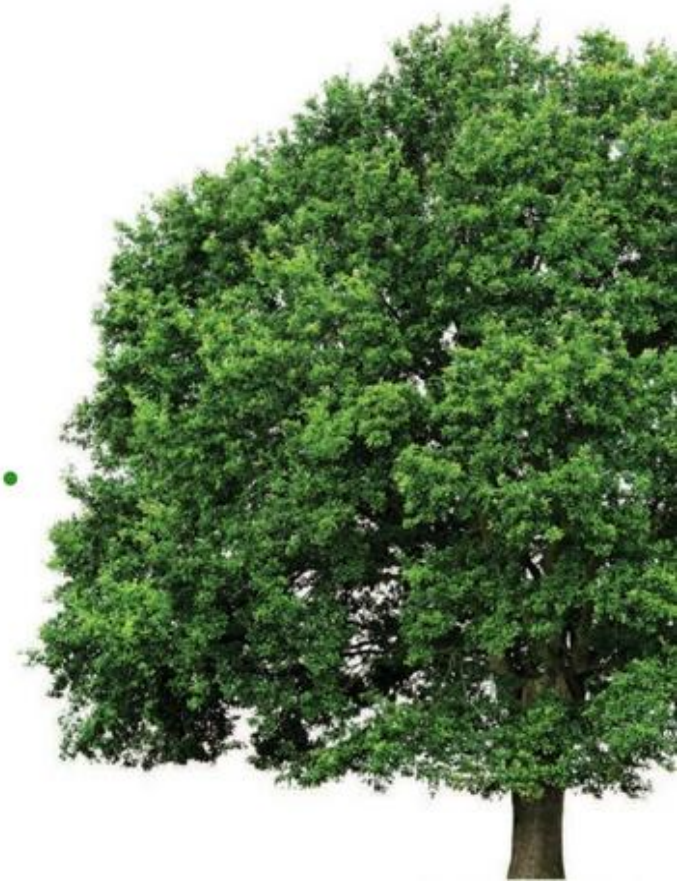
- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

JCA Limited

Arboricultural & Ecological Consultants



HEAD QUARTERS

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