# CONSTRUCTION & ENVIRONMENTAL MANAGEMENT PLAN

**at**
**Land at Mount Pleasant**
**Adjacent Plains Lane**
**Marsden, Hudderfield**
**HD7 6AW**

**Client:**
**Chris Herring and Jan Walters**

**Client Address:**
**18 Spring Street**
**Marsden, Huddersfield**
**HD7 6HE**

**JCA Ref:**
**22214b/ADo**

**Date of Report:**
**24/09/2025**



JCA Limited
Arboricultural & Ecological Consultants

# Quality Assurance

| **Version** | **Site Surveyed:** | | **Report Completed:** | | **Checked:** | |
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This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development* and the *CIEEM's Code of Professional Conduct.*

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# 1. Introduction

## 1.1 Background

1.1.1 In September 2025, JCA Ltd were commissioned by **Chris Herring and Jan Walters** to produce a **Construction Environmental Management Plan** (**CEMP**) for a site located at **Land at Mount Pleasant, adjacent Plains Lane, Marsden, Huddersfield**, hereafter referred to as 'the site'.

1.1.2 The following reports and plans have been used in the production of the CEMP and should be read in conjunction with this report:

- JCA Ltd. – Ecological Impact Assessment (EcIA), Sep 2024 (22214/ADo).
- JCA Ltd. – Invasive Species Method Statement, Sep 2025 (22214a/ADo).

## 1.2 Site Description and Baseline Site Use

1.2.1 This site is centred at Ordnance Survey ('OS') grid reference **SE 05101 12215**, with nearby postcode **HD7 6AW**.

1.2.2 The site is located to the northeast of the village of Marsden. To the north and west of the site are areas of fields and upland moorlands. The Huddersfield Narrow Canal is to the south of the site and Sparth Reservoir, and patches of woodland are to the northeast.

## 1.3 Proposed Site Use

1.3.1 The proposed development at the site is to replace the existing stable building with a residential dwelling building, with associated shared access and parking area around where the existing shed building is.

## 1.4 Scope of report

1.4.1 This report is compiled in accordance with guidance outlined in the National Planning Policy Framework (NPPF) so that the development considers the value of ecosystem services and enhance ecological networks.

## 1.5 Summary of Baseline Ecology Likely to Be Affected

1.5.1 The EcIA details the habitats and species that are present or may potentially be on site that are vulnerable to adverse impacts, either directly or indirectly, by the proposed works and provides a discussion of the ecology on site.

1.5.2 <u>Habitats</u>

The EcIA described the following habitats on-site (please refer to Section 3.3 of the EcIA for full details):

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- g3c – other neutral grassland: 10 – scattered scrub, 14 – scattered rushes, 16 – tall forbs, 33 – line of trees, 81 – ruderal/ephemeral, 202 – young trees, self-set.
- w1h – other woodland, mixed: 10 – scattered scrub, 510: bare earth.
- h3d – bramble scrub: 16 – tall forbs, 81 – ruderal/ephemeral.
- h3d – bramble scrub: 16 – tall forbs, 33 – line of trees, 81 – ruderal/ephemeral.
- h3d – bramble scrub: 16 – tall forbs, 32 – scattered trees, 81 – ruderal/ephemeral, 202 – young trees, self-set.
- h3d – bramble scrub: 16 – tall forbs, 81 – ruderal/ephemeral.
- h3d – bramble scrub: 16 – tall forbs, 33 – line of trees, 81 – ruderal/ephemeral.
- h3d – bramble scrub: 16 – tall forbs, 81 – ruderal/ephemeral, 202 – young trees, self-set, 525 – invasive non-native species.
- h3h – mixed scrub: 202 – young trees, self-set.
- u1b5 – building.
- u1b6 – other developed land.

1.5.3 Species

The EcIA described the following species on-site or with potential to be supported on-site (please refer to Section 5 of the EcIA for full details):

- Invertebrates – species including pollinators may be on-site. The loss of floral species may impact invertebrates. Mitigation in the form of wildflower planting is recommended.
- Amphibians – amphibians may be on-site. Vegetation clearance must take place under the supervision of an Ecological Clerk of Works (ECoW).
- Reptiles – reptiles may be on-site. Vegetation clearance must take place under the supervision of an ECoW.
- Birds – nesting birds may use the woodland, scrub, buildings, and individual trees on-site. Any works on or in close proximity to potential nesting areas should ideally take place outside of the bird nesting season (1st Feb-31st Aug).
- Bats – bats are unlikely to be roosting on-site. Increased lighting during works may impact foraging and commuting bats.
- Badgers – badgers may occur on-site. Methods to prevent badgers becoming stuck or trapped are to be used during works.
- Other Notable Species – hares, weasels, and hedgehogs may occur on-site.

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Clearance must take place under the supervision of an ECoW. Methods to prevent these species becoming stuck or trapped are to be used during works.

- Invasive Species - Japanese rose *Rosa rugosa* was identified on-site during the initial 30/08/24 survey. Wall cotoneaster was identified on a subsequent walkover survey on 22/09/25.

## 1.6 Scope of the CEMP

1.6.1 This CEMP has been produced to remove or reduce the ecological and environmental impacts of construction works for the proposed development through the implementation of appropriate mitigation measures. This will reduce any detrimental impacts and any potential breaches of current UK wildlife legislation with regards to retained habitats, the surrounding habitats, and avoiding harm and disturbance to the species mentioned in **Section 1.5.3** and avoiding the possible spread of invasive species during the course or works.

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# 2. Aims and Objectives

## 2.1 Aim

2.1.1 Preservation and enhancement of the site's ecology, with regards to:

- Retained habitats.
- The integrity of the surrounding habitats.
- Invertebrates
- Amphibians
- Reptiles
- Nesting birds
- Foraging and commuting bats
- Badgers
- Other Notable Species
- Invasive Species

## 2.2 Objectives

2.2.1 To ensure no breach of UK wildlife legislation occurs on site for the duration of the proposed development.

2.2.2 To protect the species listed in 2.1.1 from harm and disturbance caused by the proposed development and construction works.

2.2.3 To minimise damage to the retained and surrounding habitats as part of the final development.

## 2.3 Ecological issues

2.3.1 The priority ecological issues i.e., those that have legislative requirements or planning considerations and are relevant to the site and the proposed works, are as follows:

2.3.2 National legislation

- The pieces of wildlife legislation are the **Wildlife and Countryside Act (WCA) 1981 (as amended)** and the **Conservation of Habitats and Species Regulations (CHSR) 2017** (retained in UK law by CHSR (Amended) (EU Exit) 2019). CHSR 2017 Schedules 2 and 5 designate European Protected Species (EPS).

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- All native reptiles are protected from harm, injury, and killing under **Schedule 5** of the **WCA**. Sand lizard *Lacerta agilis* and smooth snake *Coronella austriaca* are also fully protected under **Schedule 2** of the **CHSR 2017**, but are not known to have populations in the region. All native reptiles are also S41 priority species.

- Great crested newts *Triturus cristatus* are fully protected under **Schedule 2** of the **CHSR 2017**, and are known to have populations ion the region. Pool frog *Pelophylax lessonae* and natterjack toad *Epidalea calamita* are also fully protected under **Schedule 2** of the **CHSR 2017**, but are not known to have populations in the region. These species, as well as common toad *Bufo bufo* are S41 priority species.

- All nesting birds (including active nests, eggs, and chicks) are protected under the **WCA**, with certain species having additional protections under **Schedule 1** of the Act.

- Bats and their roosts are protected under **Schedule 2** of **CHRS 2017** and **Schedules 5** and **6** of the **WCA**.

- Badgers are protected under **Schedules 6** and **6ZA** of the **WCA**, and the **Protection of Badgers Act 1992**.

- Hedgehogs are protected under **Schedule 6** of the **WCA**.

- Wild mammal species (including badgers, hedgehogs, foxes, etc.) are protected from cruelty under the **Wild Mammals (Protection) Act 1996**.

2.3.3 Planning considerations

Natural Environment and Rural Communities (NERC) Act 2006 habitats of principal importance were not found within the site, and the following within 500m of the site:

- Upland heathland – 70m NW.

- Deciduous woodland – 220m E.

- Blanket bog – 380m W.

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# 3. Environmental Management Framework

## 3.1 Environmental Policy

3.1.1 The project will be carried out in accordance with the policies/objectives listed below:

- The National Planning Policy Framework (Chapter 15).
- The local council's environmental policy and procedures.
- The designer's environmental policy and procedures; and
- During the pre-construction and construction phases, management of the project will also need comply with the Contractor's Environmental Policy and procedures.

## 3.2 Environmental Aspects and Impacts

3.2.1 Environmental objectives for the construction phase will be developed and must refer to legal compliance and environmental good practice, these will include:

- Zero pollution incidents; and
- Protect and where possible enhance biodiversity.

3.2.2 Procedures for monitoring construction processes against the project environmental objectives will be proposed by the Contractor and agreed with the Client Project Manager.

## 3.3 Training, Awareness and Competence

3.3.1 Site staff shall be competent to perform tasks that have the potential to cause a significant environmental impact. Competence is defined in terms of appropriate education, training, and experience. Project specific training is required, and the information provided in this CEMP, together with the findings of any pre-construction surveys or site checks may be used as part of this training.

3.3.2 Environmental awareness and training shall be achieved by:

- Site induction, including relevant environmental issues.
- Environmental posters and site notices.
- Method statement and risk assessment briefings.
- Toolbox talks, including instruction on incident response procedures; and
- Key project-specific environmental issues briefings.

3.3.3 All managers and supervisors will be briefed on the CEMP.

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3.3.4 Method Statements will be prepared for specific activities prior to the works commencing and will include environmental protection and mitigation measures and emergency preparedness appropriate to the activity covered. The Construction Site Manager will review key Method Statements prior to their issue.

3.3.5 Method Statement briefings will be given before personnel carry out key activities for the first time.

## 3.4 Evaluation of Compliance

3.4.1 The Contractor will define procedures for regular site surveillance to evaluate performance against legal requirements and the requirements of the CEMP.

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# 4. Operational Control Procedures

## 4.1 General

4.1.1 Specific management proposals to be included in the CEMP are to be developed relating to the following topics:

- Site establishment.
- Boundary fencing.
- Pollution prevention.
- Protection of existing environmental features.
- Site housekeeping.
- Nature conservation.
- Compensation & enhancement.
- Landscape design.

## 4.2 Site Establishment

4.2.1 Facilities will be established by the contractor to minimise risks to the environment and promote efficient use of resources. This will include:

- Temporary protective fencing will be erected to delineate the working areas, site boundaries, and protect sensitive features from disturbance.
- Provision of temporary offices, welfare facilities and secure storage of equipment.
- Any necessary fuel and oil will be stored in accordance with the Control of Pollution (Oil Storage) (England) Regulations 2001. Refuelling will only be undertaken in designated area, designed to contain contaminated runoff, and by trained personnel. Emergency spill kits will be readily available.
- Materials storage areas will be set up and managed.
- Waste segregation areas will be established utilising containers of an appropriate design to ensure that no waste can escape.
- Sewage effluent from the site office and welfare facilities will be removed from site, using a vacuum tanker, if no sewer connection is available.
- Temporary lighting will be designed to minimise spillage of light, and oriented away from features of ecological importance and residential properties.
- If a temporary site compound is to be installed it must be in an area of low

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ecological value, such as hardstanding and will be reinstated to its former condition, following completion of the project.

## 4.3 Boundary Fencing

4.3.1 The site boundary must be fenced with Heras fencing with netting or similar, as a necessity for security, to prevent windblown litter or waste from polluting the wider environment and to exclude mobile species, such as badgers, foxes, and domestic pets, that may be trapped or harmed in excavations or around plant or materials. Fencing is also to be installed around retained habitat features (Section 4.5.1).

## 4.4 Pollution Prevention

4.4.1 A pollution control and contingency plan will be developed by the Contractor to provide details of the measures to be implemented to prevent pollution and the actions to be taken in the event of an environmental incident or emergency. The pollution control plan will consider measures for reducing or removing impacts to the surrounding environment.

4.4.2 An 'environmental incident' is defined as any event, activity or condition that causes, or has the potential to cause harm to people, or damage to property or the environment. 'Pollution' is defined as any harmful impact on the local atmospheric, aquatic or land environment caused by release of hazardous or nuisance-causing substances or excessive noise and vibration.

4.4.3 Measures will be developed to control site runoff and prevent contamination. Account will be taken of the following good practice guidance: Regulatory guidance is available from **GOV.UK**. Current guidance explains how to: report an environmental incident, get permission to discharge to surface or groundwater, manage business and commercial waste, store oil and any oil storage regulations, discharge sewage with no mains drainage, work on or near water and manage water on land.

- GPP 1: Understanding your environmental responsibilities – good environmental practices.
- GPP 5: Works and maintenance in or near water.
- GPP 6: Working at construction and demolition sites.
- GPP 21: Pollution incident response planning.
- GPP 22: Dealing with spills.

## 4.5 Protection of Existing Environmental Features

4.5.1 <u>Surrounding Habitats and areas of Retained Woodland</u>

Protective Heras fencing, at least 1.8m in height, is to be installed around the development perimeter and around areas of retained woodland. Fencing around retained trees are to create a Construction Exclusion Zone (CEZ) to prevent damage

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to retained trees during the construction phase. Barriers around retained trees are to enclose the entire Root Protection Area (RPA) of the trees, where possible. The CEZ is to be considered a restricted area; no pedestrians, vehicles, equipment or machinery are allowed within the CEZ, and the storage of materials is not permitted, unless specified within the AMS.

The fencing is to be retained for the duration of the works to prevent species such as badgers, foxes, and domestic pets from commuting onsite and to prevent construction works causing any damage to retained trees or surrounding habitats. The fence must be inspected regularly and repaired as necessary for the duration of the works. No construction activities or vehicle movements are to be permitted within the fenced off area containing habitats to be retained or converted to woodland.

Lighting must not fall onto any retained or surrounding off-site habitats, particularly trees and woodland edges (see **Section 4.5.4** *Lighting*).

If plant operations are unavoidable close to retained or surrounding habitats, they must only be done with light machinery to avoid pollution, excessive noise and vibration spilling into the surrounding environment. The use of dust suppression equipment is also required.

To prevent any possible chemicals from entering retained or surrounding habitats, use on site must be limited where possible. If chemical use and refuelling is unavoidable, dedicated refuelling areas and secure storage of chemicals is required and the appropriate preventative measures must be in place to prevent any possible spills, this includes a plan to quickly combat any chemical or fuel spill that may occur.

The use of herbicides must also be limited where possible. For vegetation removal, manual removal must be adopted. This is to limit possible herbicide runoff into the retained or surrounding habitats. Track matting is also required to limit the impact of the development to any retained habitats.

### 4.5.2 Reptiles and Amphibians

The woodlands, grassland, and scrub on site has the potential to support resting, commuting, and foraging reptiles and amphibians, therefore, a precautionary approach must be adopted. Any removal of vegetation or potential resting areas (e.g. log piles, rubble piles, dry-stone wall, etc.) must take place under the supervision of an **Ecological Clerk of Works** (**ECoW**). A precautionary hand search will be conducted, followed by a destructive search. If any reptiles or amphibians are found, the ECoW will move them to a place of safety with habitat suitable for the species (where deemed safe and practical to do so).

In the event that great crested newts are found on site, all works must **halt immediately** and advice from a suitably qualified and licenced ecologist must be sought.

### 4.5.3 Birds

The woodland, scrub, buildings, and individual trees on-site provide suitable habitat for nesting birds of a range of species. Two protected/notable birds were identified

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onsite; swallow *Hirundo rustica* and dunnock *Prunella modularis*. Various species, including dunnock, will nest in suitable vegetation provided by the woodland, scrub, and individual tree habitats, whilst the building provide suitable opportunities for species like swallows.

Works in, on, or adjacent to these habitats will ideally take place outside of the bird nesting season (**1st February to 31st August, inclusive**). If this is not possible, a pre-construction site walkover must be conducted by a suitably experienced ecologist no more than **24 hours** before works begin to search for the presence of active birds' nests. Any such nests must remain ***in situ*** until all young have fledged with a buffer of undisturbed vegetation surrounding it. The size of the buffer will depend on the species present as different species are more sensitive to disturbance than others.

Bird nesting is often weather dependant, so may occur outside the usually nesting season if conditions are right. If works occur outside the bird nesting season and an active nest is found, works must cease, and a suitably qualified ecologist must be contacted for advice. Site workers must be aware of the signs of nesting activity, which include:

- A completed nest with eggs, chicks, or a brooding adult.
- A nest under active construction.
- Adults displaying territorial and/or agitated behaviour, such as remaining in close proximity to potential nest sites, and persistently calling.
- Adults seen flying to and from a specific location carrying nest material, e.g. sticks, moss, feathers, sheep wool, etc.
- Adults seen flying to and from a specific location carrying forage, e.g. worms, caterpillars, other invertebrates.

Provision of alternative nesting opportunities are to be incorporated into the scheme both during and after works.

4.5.4 Bats

*During works*

No roosting opportunities for bats were identified on-site, but a precautionary approach must be taken.

Any trees 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.

Site workers must be aware of the signs of a potential bat roost, including:

- Droppings. Most commonly seen sign. Bat droppings are around 5-10mm long and resemble mouse droppings. The droppings may appear to be slightly shiny due to the presence of undigested insect exoskeletons. Unlike mouse droppings,

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which can be squashed, bat droppings tend to crumble into a fine powder when crushed.

- Feeding signs around the site, such as uneaten insect wings
- Urine stains and/or scratch marks around holes in trees or buildings
- Bats observed flying around the area
- Bats heard 'chattering' within a potential roost site, especially on warm summer days.

If a roosting bat is found during any stage of works, it must quickly and carefully be covered to minimise disturbance, works must **cease immediately**, and the advice of an appropriately qualified, experienced, and licensed ecologist must be sought. Site workers must be made aware that bats in torpor may appear to be cold or lifeless, especially when temperatures drop, and can take up to half an hour to become fully active, therefore, any bat found may not be able to move or escape quickly.

Bats **must not** be handled by an unlicensed person, unless **absolutely necessary**, such as if it is immediate danger, in such a case, gloves must be worn as bats have a small chance of carrying a rabies-like virus, European Bat Lyssavirus (EBLV).

*Lighting*

No night working is to take place and no additional lighting is to be used at the site to avoid disturbance to commuting bats. If it is necessary to install additional lighting on site, these must be fitted with hoods, cowls, or shields to direct light into the working areas only.

Inappropriate lighting in the vicinity of bat roosts can cause disturbance to bat populations and individuals.

Lighting Scheme: The development will likely increase lighting levels. All lighting must consider wildlife and be in accordance with the Institution of Lighting Professionals (ILP) Guidance Notice GN01 (2021) and GN08 (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.

All lighting installed as part of the development will be in line with Guidance Note 08/23 Bats and Artificial Lighting at night. The following will be required:

- LED lighting will be used and light levels will be kept as low as possible. Metal halide, fluorescent sources will not be used.
- Lighting will be directed to where it is required.
- Only luminaires with no light output above 90 degrees and/or an upward light ratio of 0% and with good optical control will be used, luminaires will always be mounted on the horizontal, i.e. no upward tilt.

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- Any external security lighting will be set on motion-sensors and short (1min) timers.
- Internal lighting within the new rooms will be recessed where installed in proximity to windows to reduce glare and light spill.
- Light sources will emit minimal ultra-violet light, peak higher than 550nm and be of a warm white spectrum (ideally <2700 Kelvin).
- The use of bollard or low-level downward directional luminaires is strongly discouraged.

The most important element of the lighting scheme is that no light spill is to fall onto retained or surrounding habitats.

Dark corridors are to be incorporated into the lighting scheme for the development, along the boundaries, to facilitate passage of commuting bats into the surrounding landscape.

*Faunal boxes*

Provision of roosting opportunities are to be incorporated into the scheme both during and after works.

4.5.5 Badgers, Hedgehogs, and Other Notable Species

The protective Heras fencing installed on the site during the construction phase will help to exclude badgers, hedgehogs, other notable species, and domestic animals from the construction zone. In addition, directing lighting away from the woodland edge will ensure that badgers, hedgehogs, and other notable species are not potentially impacted by the construction phase.

A re-inspection of the site for any field signs of badger (especially active setts) must be conducted no more than **24 hours** prior to construction.

Provision of hibernating opportunities for hedgehogs are to be incorporated into the scheme through addition of hedgehog shelters. Additionally, incorporating wood piles post-development can provide further resting/hibernating opportunities for hedgehogs, such as made from removed vegetation and/or felled trees from elsewhere onsite:

- Wood piles created in both shaded and open sunny spots, facing north and south aspects.
- Log piles are to be substantial in size to create a variety of micro habitats, at least 3x3m wide and 1m tall.
- Larger logs are to be placed towards the centre with smaller twigs and brash situated at the edges. The piles must not be too uniform and must possess a variety of voids for wildlife to access throughout the structure.
- Bark must be left on any logs used within the log piles.

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If any animal burrows are found onsite (e.g. fox, rabbit): to avoid death and harm to other species during the development, any burrows of species other than badgers (badger setts are protected under the WCA and the Protection of Badgers Act and cannot be disturbed without a licence) to be impacted must be destroyed systematically by hand to avoid death and harm of individuals. In the event of discovery of an active badger sett, works must immediately cease, and the advice of a suitably qualified ecologist must be sought. For earthworks on potentially active non-badger burrows/dens the following method statement must be followed:

A spade must be used to collapse the burrow/den 30cm at a time. For every 30cm removed, a waiting period of 1 minute must follow as to allow any animals to flee from the area, if any are present. Work must then continue as above until the end of the burrow/den is reached.

4.5.6 Invertebrates

Native wildflower planting will mitigate against the loss of habitat and floral variety that will negatively impact invertebrates and the species that forage upon them, such as bats and birds. Mitigation in the form of wildflower planting can be achieved through planting of a suitable seed mixture, such as EM1 Basic General Purpose Meadow Mixture from Emorsgate Seeds.

Provision of hibernating/resting opportunities are to be incorporated into the scheme through addition of insect towers.

4.5.7 Invasive Species

Japanese rose and cotoneaster was identified on-site. Please refer to the Invasive Species Method Statement (22214a/ADo) for full details of management and removal of these species.

## 4.6 Risk Assessment of Works

4.6.1 A summary of ecological risks:

| Protected species | Potential Risk to Project if No Action Taken | Cause of Impact Description of Effect | Further Survey Required | Mitigation Required |
|---|---|---|---|---|
| Retained habitats | Moderate | Risk of damaging retained trees in proximity to works | None | Barriers to be installed to create Construction Exclusion Zone (CEZ), to enclose entire Root Protection Area (RPA) where possible. No works or material storage within CEZ. |
| Reptiles & Amphibians | Low | Chance of foraging, commuting, and/or resting reptiles and amphibians occurring onsite, which may be harmed during construction activities. | None | A precautionary approach should be adopted to include an Ecological Clerk of Works (ECoW) being present. The ECoW will inspect areas of vegetation removal |

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| | | | | immediately prior to works to check for protected species. |
| Birds | Moderate | Potential breach of legislation from destruction of nests or disturbance of nesting birds. | Dependent on timing of works. | A preconstruction site walkover is required no more than 24 hours before works begin to inspect any vegetation or tree removal if within the nesting bird season (1st Mar – 31st Aug).<br><br>If removal occurs outside of the breeding bird period and birds are found, the removal must cease immediately, and a suitably competent ecologist contacted. |
| Bats | Low | Inappropriate, obtrusive lighting from the development would affect the ability of bats to forage and commute onsite. | None | No working at night.<br><br>For artificial lighting within the development, guidance from Institute of Lighting Professionals (08/23) should be followed. |
| Invertebrates | Low | Removal of the habitats present on site could adversely impact a range of generalist invertebrates, as well as species which feed on invertebrates. | None | Native scrub and wildflower planting is recommended to compensate for any loss. Incorporating insect towers to provide resting opportunities. |
| Badgers | Low | Potential to disturb any foraging or commuting badgers which may be utilising the site. | Walkover survey to inspect for badger setts no more than **24** hours prior to works commencing | Any excavation of the site should be covered overnight, or if not possible, a safe exit route provided for badgers to leave the site, such as an artificial ramp to aid their exit. |
| Badgers, hedgehogs and other notable species | Low | The habitats on site provide may support badgers, hedgehogs, and other protected species.<br><br>The works may disturb, injure, or kill protected species. | None | A precautionary approach should be adopted to include an Ecological Clerk of Works (ECoW) being present. The ECoW will inspect areas of vegetation removal immediately prior to works to check for protected species.<br><br>Perimeter fencing to prevent access to the site is to be installed and maintained throughout works. |
| **Invasive Species** | | | | |
| Japanese rose<br><br>Wall cotoneaster | High | The spread of invasive species due to inappropriate management and handling, resulting in the unwanted spread to the wider environment and therefore | None | Consultation with specialist contractor regarding eradication of this species. |

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| | | | | |
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| | | an offence would be committed. | | |

## 4.7 Biodiversity Protection Zones

4.7.1 The most important features onsite are the woodland parcel, areas of scrub, and individual trees.

4.7.2 The retained portion of woodland is to be protected by installing barrier fencing to create CEZs around retained trees, including the RPA where possible (refer to Section 4.5.1).

## 4.8 Site Housekeeping

4.8.1 A 'good housekeeping' policy will be adopted across the site. This will include the following requirements:

- No fires on site.
- Disposal of waste in designated areas.
- Removal of food waste and other rubbish at frequent intervals.
- Maintenance of cleanliness surrounding the site.

## 4.9 Responsible Persons

4.9.1 <u>The Client/Employer</u>

Chris Herring and Jan Walters are ultimately responsible for the execution of this CEMP and must comply with the guidance provided by this CEMP.

4.9.2 <u>Lines of Communication</u>

Chris Herring and Jan Walters are responsible as key contacts during the development.

4.9.3 <u>Ecological Clerk of Works</u>

A suitably qualified ecologist is to act as an Ecological Clerk of Works (ECoW) prior to works commencing and during works. The ECoW will provide toolbox talks to advise on what protected or notable species may potentially be on-site and how to comply with relevant wildlife legislations. The ECoW will perform a fingertip search of any vegetation or dry-stone wall due to be removed for signs of protected or notable species, such as amphibians, reptiles, and nesting birds. The ECoW will then monitor the removal of checked areas. In the event of any protected or notable species being found during works, the ECoW will provide advice on how works may proceed. Where possible and appropriate, the ECoW will move any species found to a place of safety with suitable habitat.

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## 4.10 Nature Conservation – Timings of Sensitive Works

4.10.1 The Construction Environmental Manager is required to monitor ecological measures and ensure protected species are safeguarded.

4.10.2 The EcIA concluded that the site has the potential to support protected species (**Section 1.5.3**), which may be impacted by works. Specific mitigation measures to prevent adverse impacts on protected species and habitats must be followed (**Section 4.5**), summarised below:

- Installation of barriers around any retained habitats when construction works are occurring in close proximity. Installation is to occur prior to construction beginning, and left in place throughout works.

- An Ecological Clerk of Works (ECoW) must be present during any vegetation removal and tree felling. The ECoW will oversee works and inspect for any signs of protected species.

- A preconstruction site walkover to look for signs of nesting birds must occur no more than **24 hours** prior to any vegetation removal, demolition, or construction in proximity to potential nesting habitats if works occur within the bird nesting season (**1st February to 31st August, inclusive**). If removal occurs outside of the breeding bird period and birds are found, the removal must cease immediately, and a suitably competent ecologist contacted.

- Any trees to be felled must be left *in situ* for at least **24 hours** before removal.

- Night working must be avoided. Any artificial lighting from the construction phase must be directed away from the retained woodland, woodland edges, and the surrounding habitats. If roosting bats are found at any stage of development, work must cease immediately, and a suitably competent ecologist contacted.

- A re-inspection of the site for any field signs of badger (especially active setts) must be conducted prior to construction; no more than **24 hours** before works begin.

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# 5. References

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JCA Ltd. – Ecological Impact Assessment (EcIA), Sep 2024 (22214/ADo).

JCA Ltd – Invasive Species Method Statement, Sep 2025 (22214a/ADo).

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UKHab (2023) The UKHab Classification System Version 2.01. Available at: https://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

*Magic Map Application* (2016) *Magic.defra.gov.uk*. Available at:
http://magic.defra.gov.uk/MagicMap.aspx

*The RSPB* (2016). Available at: http://www.rspb.org.uk/

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

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

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 gr squirrel

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- 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

**Bats:**

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*Mitchell-Jones, A.J. & McLeish, A.P. (2012) The Bat Workers' Manual. Pelagic Publishing, Exeter.*

Bats: surveys and mitigation for development projects, https://www.gov.uk/guidance/bats-surveys-and-mitigation-for-development-projects Accessed 2018-06-21

**Dormice:**

*Bright, P., Morris, P. and Mitchell-Jones, A. (1996) The dormouse conservation handbook. Peterborough: English Nature.*

**Great Crested Newts**:

*Langton, T., Beckett, C. and Foster, J. (2001) Great Crested Newt Conservation Handbook. Halesworth: Froglife. pdf*

*Advice note 4 (revised) - Amphibian Disease Precautions, A Guide for UK Fieldworkers, Amphibian and Reptile Conservation trust, 2017. Accessed 2018-06-21*

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

**Reptiles and Amphibians:**

*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.*

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

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**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.*

*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*

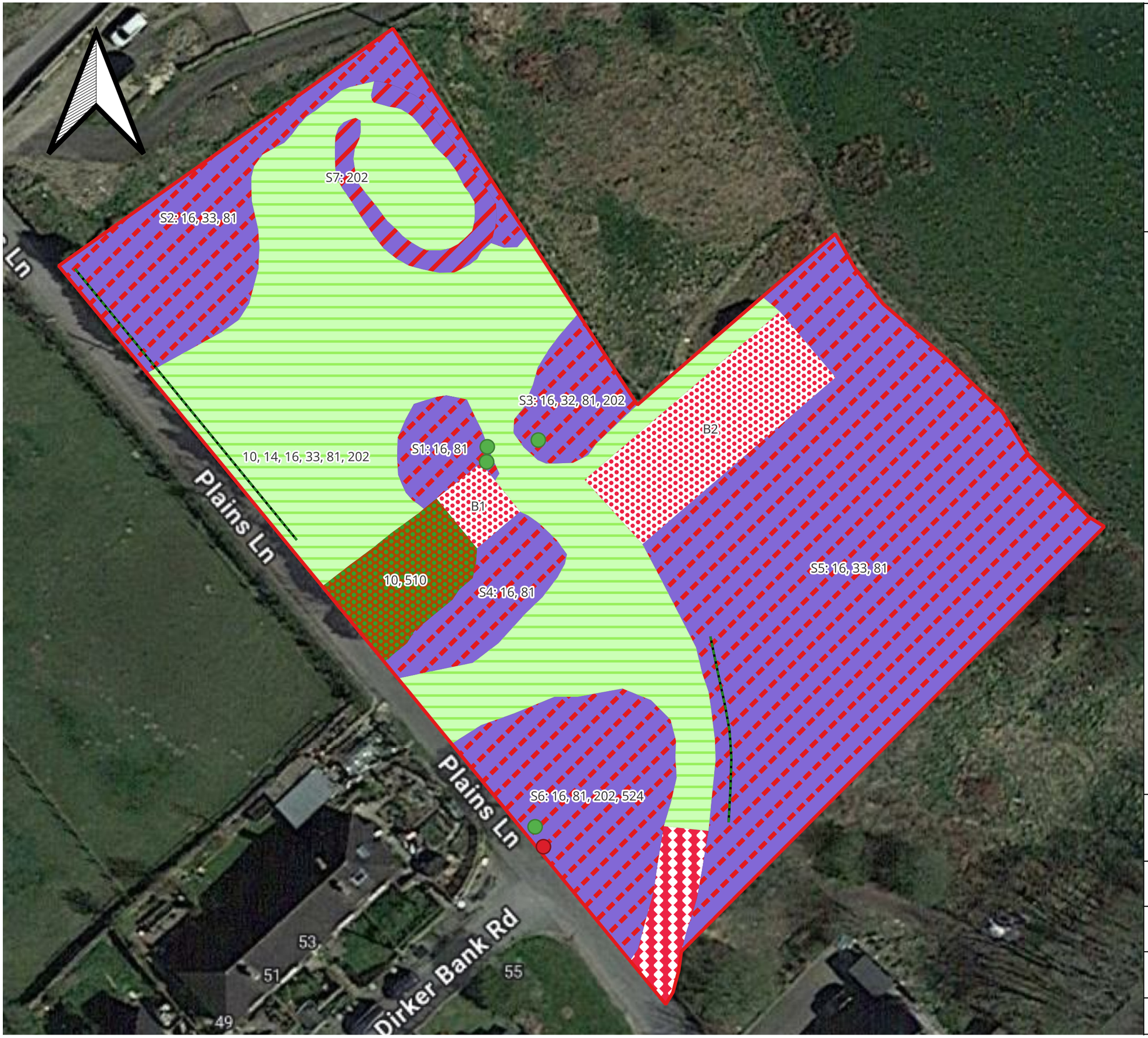
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# Appendices

# Appendix 1: UKHab Habitat Map

Taken from the Ecological Impact Assessment (EcIA), Sep 2024 (22214/ADo).

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Site name & address

**Land at Mount Pleasant**
**Adjacent Plains Lane**
**Marsden, Huddersfield**
**HD7 6AW**

## Key

- Red Line Boundary

Habitats

- g3c - other neutral grassland
- w1h - other woodland mixed
- h3d - bramble scrub
- h3h - mixed scrub
- u1b5 - buildings
- u1b6 - other developed land
- Line of Trees
- Individual Trees
- Invasive Species - Japanese rose

Secondary Codes:
10 - scattered scrub
14 - scattered rushes
16 - tall forbs
32 - scattered trees
33 - line of trees
81 - ruderal/aphemeral
202 - young trees, self-set
510 - bare earth
524 - invasive non-native species

Scale 0 10 20 m

| Site | Client |
|---|---|
| Land at Mount Pleasant | Chris Herring and Jan Walters |
| **Project** | **Author** |
| 22214 EcIA | ADo |
| **Plan ref** | **Revision** |
| 22214/ADo | 001 |

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# Appendix 2: Invasive Species Location Map

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Site name & address

**Land at Mount Pleasant**
**Adjacent Plains Lane**
**Marsden, Huddersfield**
**HD7 6AW**

## Key

- Red Line Boundary
- Invasive Species
  - 1 - Japanese rose
  - 2 - Wall cotoneaster

Scale

0 10 20 m

| | |
|---|---|
| Site<br>Land at Mount Pleasant | Client<br>Chris Herring & Jan Walters |
| Project<br>22214a Invasive Species Method Statement | Author<br>ADo |
| Plan ref<br>22214a/ADo | Revision<br>001 |

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# Appendix 3: Planning Layout

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Mount Pleasant Farm

Mount Pleasant Barn

GROWING AND BIODIVERSITY / WILDLIFE / COMMUNITY USE

SHARED ACCESS / PARKING / BINS + BIKE STORAGE

RESIDENTIAL

N

SITE PLAN

55

DIRKER BANK ROAD

23

DIRKER AVENUE

East Lea

Sunnyside

# OUTLINE APPLICATION


HAWDON RUSSELL ARCHITECTS

Royal Institute of British Architects
RIBA Chartered Practice
Established 1986

01422 834291
info@hra86.com
52 Wharf Street, Sowerby Bridge, HX6 2AE


Proposed new dwellings on:

**Land at Mount Pleasant,**

adjacent Plains Lane, Marsden, Huddersfield HD7 6AW

Drawing Title:
SITE PLAN:
AS PROPOSED

| | | | |
|---|---|---|---|
| Scale: | 1:200 at A1 | Drawing Number: | Revision: |
| Date: | October 2022 | 37/2405/13 | |
| Drawn: | RJH | | |


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DO NOT SCALE OFF THIS DRAWING EXCEPT FOR PRICING PURPOSES OR FOR DETERMINATION OF BASIC LAYOUT. ONLY FIGURED DIMENSIONS TO BE USED; ALL DIMENSIONS TO BE CHECKED ON SITE.

# Appendix 4: 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

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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

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# Appendix 5: 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*).

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# Appendix 6: Author Qualifications

**Adam West, Principal Ecologist**

*BSc (Hons) Animal and Wildlife Management*

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 (Hons) 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.

**Grace Bramley, Graduate Ecologist**

*BSc (Hons) Design and Innovation with Environmental Science*

Grace joined JCA in 2024 after completing her degree from The Open University with a first-class honour's degree in design and environmental science. Prior to this she spent six years working in the automotive industry followed by three years in the chemical industry. She is conducting Preliminary Ecological Appraisal and Biodiversity Net Gain Assessments and working towards her protected species licenses.

**James Foster, Assistant Ecologist**

*BSc (Hons) Biology*

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has 11 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.

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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

REDACTED

.....

Alex Donovan *MBIOL BSc (Hons)*

22/09/2025

Reviewed by

REDACTED

.....

Grace Bramley *BSc (Hons)*

22/09/2025

Reviewed by

REDACTED

.....

James Foster *BSc (Hons)*

22/09/2025

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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

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