

**CONSTRUCTION  
ENVIRONMENTAL  
MANAGEMENT PLAN**

at

**Cockley Hill Lane  
Kirkheaton  
West Yorkshire  
HD5 0DW**

**Client:  
Gleeson**

**Client Address:  
3 Europa Court  
Sheffiled Buisness Park  
Sheffiled  
S9 1XE**

**JCA Ref:  
23469b/JF**

**Date of Report:  
15/01/2026**



## Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Checked:	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	N/A	N/A	N/A	N/A	14/01/26	James Foster	15/01/26	Grace Bramley

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*

## Contents

Client: .....	1
<b>Quality Assurance .....</b>	<b>2</b>
<b>1. Introduction.....</b>	<b>4</b>
1.1 Background .....	4
1.2 Site Description and Location.....	4
1.3 Details of Proposed Development.....	4
1.4 Scope of report .....	5
1.5 Roles and Responsibilities .....	5
1.6 Summary of Baseline Ecology Likely to Be Affected.....	5
1.7 Scope of the CEMP .....	7
<b>2. Aims and Objectives .....</b>	<b>8</b>
2.1 Aim.....	8
2.2 Objectives .....	8
2.3 Ecological issues .....	8
<b>3. Environmental Management Framework .....</b>	<b>10</b>
3.1 Environmental Policy .....	10
3.2 Environmental Aspects and Impacts .....	10
3.3 Training, Awareness and Competence .....	10
3.4 Evaluation of Compliance.....	11
<b>4. Operational Control Procedures .....</b>	<b>12</b>
4.1 General .....	12
4.2 Site Establishment.....	12
4.3 Boundary Fencing .....	13
4.4 Pollution Prevention.....	13
4.5 Protection of Existing Environmental Features .....	13
4.6 Site Housekeeping .....	16
4.7 Nature Conservation.....	17
<b>5. References .....</b>	<b>20</b>
<b>Appendix 1: UKHab Habitat Map .....</b>	<b>24</b>
<b>Appendix 2: Proposed Development Map .....</b>	<b>27</b>
<b>Appendix 3: Author Qualifications .....</b>	<b>30</b>

## 1. Introduction

### 1.1 Background

- 1.1.1 In **November 2025**, JCA Ltd was commissioned by **Gleeson** to produce a Construction Environmental Management Plan (**CEMP**) for a site located at **Cockley Hill Lane, Kirkheaton** hereafter referred to as 'the site'.
- 1.1.2 To support the fulfilment of the above, the following have previously been undertaken:
- Proposed Site Layout RM Application Site (2021/61/91507/W – DWG: C101-B).
  - Proposed Site Layout Application Site (2021/62/92527/W – DWG: C201 - B).
  - Brooks Ecological, Preliminary Ecological Appraisal, Cockley Lane, Kirkheaton. Report Reference: ER-5337-01. Report Date 20/04/2021.
  - Brooks Ecological, Preliminary Ecological Appraisal, Cockley Lane, Kirkheaton. Report Reference: ER-6724-01. Report Date 11/07/2023.
- 1.1.3 Utilising the information from the above survey work, this current report details a Construction Environmental Management Plan (**CEMP**) with respect to the surrounding habitats, and avoiding harm and disturbance to nesting birds, commuting and foraging bats, badgers, hedgehogs, and other species during the course of works.
- 1.1.4 The post-construction habitat creation, enhancement, monitoring, and management of the site is to be in separate reports and is not included within this document.

### 1.2 Site Description and Location

- 1.2.1 **Cockley Hill Lane** is located approximately 4 km northeast of Huddersfield town centre, at grid reference: **SE 18288 17935**.
- 1.2.2 The site is located to the east of Kirkheaton, with residential properties bordering the Site's northern and western boundaries. There is mixed farmland to the southeast and scrub/young woodland further afield to the north and watercourses with woodland strips further afield to the west. Laneside Quarry is located to the southeast, with ecological mitigation land located along its southern boundary.

### 1.3 Details of Proposed Development

- 1.3.1 The development proposed at this site is for the construction of 83 residential properties.
- 1.3.2 Under the current plans, the majority of on site habitats will be removed to facilitate the development. The native hedgerow and line of trees will be retained and areas of poor condition other woodland; broadleaved unaffected by the development will be enhanced into moderate condition.

## 1.4 Scope of report

- 1.4.1 This report is compiled in accordance with guidance outlined in the National Planning Policy Framework 2024 (NPPF) so that the development considers the value of ecosystem services and enhance ecological networks.

## 1.5 Roles and Responsibilities

### 1.5.1 Ecologist Responsible for CEMP

JCA Ltd. are the organisation responsible for the production of this CEMP. JCA Ltd. report on both ecological and arboricultural issues throughout the UK. All surveys and reports are undertaken and compiled in accordance with CIEEM's Professional Code of Conduct and the relevant survey guidance.

### 1.5.2 Landowner and Land Manager

The landowner responsible for the site is Gleeson Homes. The land manager responsible for the site is Kenny Mason (Technical Manager).

### 1.5.3 Management Organisation(s)

Gleeson Homes are responsible for the implementation of the CEMP.

### 1.5.4 Local Planning Authority (LPA)

Kirklees Council are the LPA responsible for reviewing the CEMP.

## 1.6 Summary of Baseline Ecology Likely to Be Affected

- 1.6.1 The PEA conducted by Brooks Ecological. (ref: ER-5337-01 & ER-6724-01) details the habitats and species present 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.

### 1.6.2 Notable habitats

Habitats of Principal Importance (as listed on Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006), deciduous woodland was found within the zone of influence of the site.

### 1.6.3 Nationally important sites

The MAGIC website revealed one internationally designated site within 10km of the site.

Denby Grange Colliery Ponds is a Special Protection Area (SPA). The site is designated for its large population of Great crested newts and is located roughly 9 km from the site.

The MAGIC website revealed that the site lies inside the Special Site of Scientific Interest (SSSI) Impact Risk Zone. However, due to the distance and nature of the development, consultation with Natural England is Not Required.

#### 1.6.4 County important sites

There is one locally important Local Nature Reserves (LNR) within the search area.

Dalton Bank is a Local Nature Reserve (LNR). The site is designated for the locally important woodland habitats (native and plantation) and associated flora and fauna.

There are seven Local Wildlife Sites (LWSs) in the search area. Laneside Quarry LWS is designated for supporting a “good population of great crested newts”, lying c. 250m southeast of the Site, separated by fields. The distance of 250m is classified as sufficient to exclude the Site from further survey related to GCN; as defined by the new Natural England District Level Licensing system.

#### 1.6.5 Habitats

The PEA conducted by Brooks. described the following habitats on-site (The UK Habitat Classification, Habitat Definitions Version 2.01, UKHab, 2023).

- g4 – Modified grassland.
- g3c – Other neutral grassland: 10 – Scattered scrub, 14 – Scattered rushes.
- w1g – Other woodland; broadleaved.
- u1b – Developed land sealed; surface.
- h2a – Native hedgerow.
- 33 – Line of trees.
- 34 – Ecological valuable line of trees.

#### 1.6.6 Species

The PEA identified the site’s potential to support the following species:

- Amphibians: The south of the site contains good quality terrestrial habitats and there is suitable breeding habitat within 500m with potentially suitable habitat connectivity. There is a good population of great crested newts within 480m – 980m of the site, however the likelihood of great crested newts being present on site was judged to be relatively low.
- Birds: The hedgerows and lines of trees on site provide nesting opportunities for common garden bird species and is unlikely to have value for ground nesting birds.
- Bats: Several trees present within the western treeline contain potential roosting features. However, these trees are not programmed to be impacted by the

proposed development. The boundary tree lines were also judged to have importance for commuting and foraging bats. A bat activity survey was recommended.

- Badgers: No evidence of badger activity was observed. The absence of badgers can be reasonably concluded.
- Reptiles: No field evidence of reptiles was found. Reptiles are assessed to be likely absent from the site.
- Invasive non-native species: No invasive non-native species were found during the survey. Absence was not concluded due to the timing of the survey during sub-optimal seasons.

## 1.7 Scope of the CEMP

1.7.1 This CEMP has been produced to remove or reduce the ecological impacts of construction works for the proposed development with regards to the surrounding habitats, and to avoid harm and disturbance to the species mentioned in **Section 1.66** during the course of works.

1.7.2 Through the implementation of appropriate mitigation measures, detrimental impacts and breaches of current UK wildlife legislation will be avoided. Without these measures there is the risk of adversely impacting the surrounding habitats, and protected species.

## 2. Aims and Objectives

### 2.1 Aim

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

- Amphibians
- Birds
- Bats
- Badgers
- Invasive non-native 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 amphibians, nesting birds, bats, badgers, and other species from harm and disturbance caused by the proposed development and construction works.

2.2.3 To minimise damage to the 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

- Great crested newts are protected under the Conservation of Habitats and Species (as amended) (EU Exit) Regulations 2019 and the Wildlife and Countryside Act 1981 (as amended).
- Nesting birds are protected under the Wildlife and Countryside Act 1981 (as amended).
- Bats are protected under the Conservation of Habitats and Species (as amended) (EU Exit) Regulations 2019 and Schedule 5 of the Wildlife and Countryside Act 1981 (as amended).
- Badgers are protected under the Protection of Badgers Act 1992 and also the Wildlife and Countryside Act 1981 (as amended).
- Hedgehogs are protected under Schedule 6 of the Wildlife and Countryside Act 1981 (as amended) and the Wild Mammals (Protection) Act 1996.

- Other wild mammals, such as foxes, are protected from cruelty under the Wild Mammals (Protection) Act 1996.

### 2.3.3 Planning considerations

Habitats of Principal Importance (as listed on Section 41 (S41) of the Natural Environment and Rural Communities (NERC) Act 2006), deciduous woodland was found within the zone of influence of the site.

### 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 2024 (Chapter 15).
- Kirklees 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 to 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 should refer to legal compliance and good environmental 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 should be competent to perform tasks that have the potential to have 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.

- 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.

## 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. Refueling 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 should be in an area of low

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 should be fenced with Heras fencing, as a necessity for security, to prevent windblown litter or waste from polluting the wider environment and to exclude mobile species, such as badgers, hedgehogs, foxes, and domestic pets, that may be trapped or harmed in excavations or around plant or materials.

### 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 on the surrounding environment.

4.4.2 An 'environmental incident' is defined as any event, activity or condition that it 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 atmosphere, aquatic or land environment caused by the 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 Surrounding, Retained & Enhanced Habitats

Protective Heras fencing, at least 1.8m in height, is to be installed around the development area. This fence is to be retained for the duration of the works to prevent species such as badgers, hedgehogs, foxes, and domestic pets from commuting on site and to prevent construction works causing any damage to the surrounding,

retained and enhanced habitats close to construction. The fence should be inspected regularly and repaired as necessary for the duration of the works.

Lighting should not fall onto the surrounding, retained and enhanced habitats close to construction.

If plant operations are unavoidable close to the surrounding, retained and enhanced habitats close to construction, they should 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 recommended.

To prevent any possible chemicals from entering the surrounding, retained and enhanced habitats close to construction, use on site must be limited where possible. If chemical use and refueling are unavoidable, 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 should also be limited where possible. For vegetation removal, manual removal should be adopted. This is to limit possible herbicide runoff into the surrounding, retained and enhanced habitats close to construction.

#### 4.5.2 Trees

Construction works are due to occur near trees that are to be retained. Tree protective fencing should be erected around the trees to be retained. This fencing is to remain in place for the duration of the construction period. The fence should 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. Lighting should not fall on the trees.

#### 4.5.3 Amphibians

Should any GCN be found during any stage of the development, all work must stop immediately and Natural England must be contacted. Natural England will provide advice on the best course of action. It must be stated that this is a legal requirement, and that GCN may only be handled by an experienced ecologist holding an appropriate licence.

#### 4.5.4 Birds

The trees and hedgerows on site provide suitable habitat for nesting birds. Works in or adjacent to these habitats should take place outside of the bird nesting season (1<sup>st</sup> February to 31<sup>st</sup> August, inclusive). If this is not possible, a pre-construction site walkover should be conducted by a suitably experienced ecologist 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 dependent, so it may occur outside the usual 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. 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.

#### 4.5.5 Bats

If the proposed scheme changes, and any of the mature trees with PRFs on site will be directly impacted, the advice of a suitably qualified ecologist must be sought prior to the commencement of works.

##### *Lighting*

No night working is to take place and no additional lighting be used at the site to avoid disturbance to commuting and foraging 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. As such, guidance in line with the information provided by the Bat Conservation Trust and Institute of Lighting Professionals (ILP) (2023) will aid in planning lighting schemes with the aim of limiting the impact that lighting may have on local bat populations.

##### Lighting Scheme

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.
- 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 the buildings, woodlands, scrub, retained trees or surrounding, retained and enhanced 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.

#### 4.5.6 Badger, Hedgehog and Other Species

The protective Heras fencing installed on the site during the construction phase will exclude badger, hedgehog and other species, such as foxes and domestic animals from the construction zone.

If any animal burrows are found on site (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 highly unlikely event of discovery of a 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.

All excavations must be covered and planks must be placed at a 45 degree angle to allow for the safe passage of badgers, hedgehogs and other mobile species across the site.

## 4.6 Site Housekeeping

4.6.1 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.

## 4.7 Nature Conservation

- 4.7.1 Plans for managing any protected species are to be finalised, implemented, and monitored. The Construction Environmental Manager is required to monitor ecological measures and ensure protected species are safeguarded.
- 4.7.2 A Preliminary Ecological Appraisal was undertaken to establish whether protected species use the habitat types found within the site (see **Section 1.6**).
- 4.7.3 There is potential for protected species to use the site. These include:
- **Amphibians:** The south of the site contains good quality terrestrial habitats and there is suitable breeding habitat within 500m with potentially suitable habitat connectivity. There is a good population of great crested newts within 480m – 980m of the site, however the likelihood of great crested newts being present on site was judged to be relatively low.
  - **Birds:** The hedgerows and lines of trees on site provide nesting opportunities for common garden bird species and is unlikely to have value for ground nesting birds.
  - **Bats:** Several trees present within the western treeline contain potential roosting features. However, these trees are not programmed to be impacted by the proposed development. The boundary tree lines were also judged to have importance for commuting and foraging bats. A bat activity survey was recommended.
  - **Badgers:** No evidence of badger activity was observed. The absence of badgers can be reasonably concluded.
  - **Invasive species:** No invasive non-native species were found during the survey. Absence was not concluded due to the timing of the survey during sub-optimal seasons.
- 4.7.4 Specific mitigation measures to prevent adverse impacts on protected species and habitats are set out below.
- 4.7.5 Installation of barriers along the boundary, to protect the surrounding, retained and enhanced habitats. Also, around any retained trees where construction works are occurring in close proximity.
- 4.7.6 Lighting should not fall onto the surrounding, retained and enhanced habitats close to construction.
- 4.7.7 If plant operations are unavoidable close to the surrounding, retained and enhanced habitats close to construction, they should only be done with light machinery.
- 4.7.8 To prevent any possible chemicals from entering the surrounding, retained and enhanced habitats close to construction, use on site must be limited where possible.

- 4.7.9 The use of herbicides should also be limited where possible. For vegetation removal, manual removal should be adopted.
- 4.7.10 Should any GCN be found during any stage of the development, all work must stop immediately and Natural England must be contacted. Natural England will provide advice on the best course of action. It must be stated that this is a legal requirement, and that GCN may only be handled by an experienced ecologist holding an appropriate licence.
- 4.7.11 The vegetation on site provides high nesting potential for breeding bird species. In the UK, the key breeding period for birds is from 1st February until 31st August (depending on species and behaviour). A preconstruction site walkover no more than 24 hours prior to any vegetation removal or demolition is required, and if removal occurs outside of the breeding bird period and birds are found, the removal must cease immediately, and a suitably competent ecologist contacted.
- 4.7.12 If the proposed scheme change, and any of the mature trees with PRFs on site be programmed to be directly impacted, the advice of a suitably qualified ecologist must be sought prior to the commencement of works.
- 4.7.13 Night working should be avoided. Any artificial lighting from the construction phase should be directed away from the hedgerows, ditches, the retained trees and the surrounding habitats.
- 4.7.14 Inappropriate lighting in the vicinity of bat roosts can cause disturbance to bat populations and individuals. As such, guidance in line with the information provided by the Bat Conservation Trust and Institute of Lighting Professionals (ILP) (2023) will aid in planning lighting schemes with the aim of limiting the impact that lighting may have on local bat populations.

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.
- 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.

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

4.7.16 Vegetation clearance should be conducted in a phased manner, and vegetation should be maintained with a short sward height until construction commences.

4.7.17 Any excavation of the site should be covered overnight, or if not possible, a safe exit route provided for badger, hedgehogs and other mobile species to leave the site, such as an artificial ramp to aid their exit.

4.7.18 If any animal burrows are found on site (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 highly unlikely event of discovery of a 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:

4.7.19 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.

## 5. References

### Reports

Proposed Site Layout RM Application Site (2021/61/91507/W – DWG: C101-B).

Proposed Site Layout Application Site (2021/62/92527/W – DWG: C201 - B).

Brooks Ecological, Preliminary Ecological Appraisal, Cockley Lane, Kirkheaton. Report Reference: ER-5337-01. Report Date 20/04/2021.

Brooks Ecological, Preliminary Ecological Appraisal, Cockley Lane, Kirkheaton. Report Reference: ER-6724-01. Report Date 11/07/2023.

### 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.

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
- White-clawed crayfish
- Wild birds
- Hazel dormice
- Great crested newts

- Water voles
- Badgers

As well as:

- Non-native Bumblebee species
- Deer
- Freshwater fish
- Invertebrates
- Mink, coypu, muskrat and gr 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

#### Bats:

*Bat Conservation Trust, (2007) Bats, Development & Planning in England. London.*

*Bat Conservation Trust and Institute of Lighting Professionals (2023) Guidance Note 08/23: Bats and artificial lighting in the UK. ILP, Rugby*

*Collins, J. (2023) Bat Surveys for Professional Ecologists: Good Practice Guidelines. 4<sup>th</sup> edition. Bat Conservation Trust, London.*

*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.*

*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.*

*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*

# Appendices

## **Appendix 1: UKHab Habitat Map**

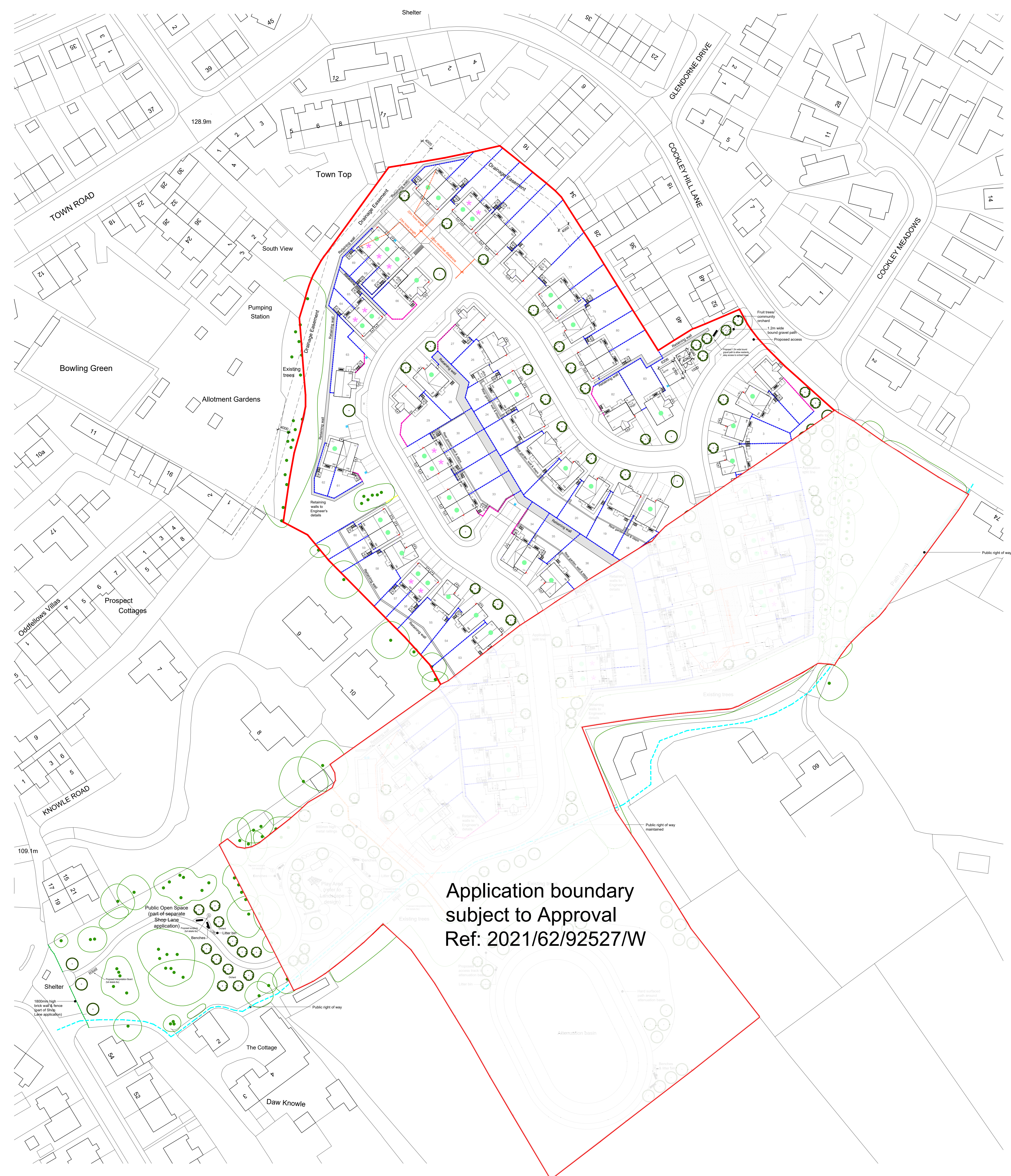
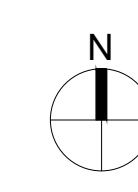
# Appendix 1 Habitats and Ecological Features



## Appendix 1 Habitats and Ecological Features




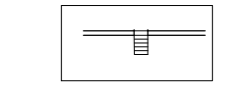



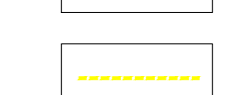
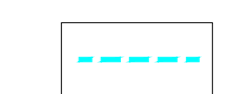
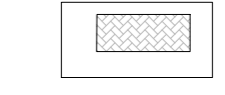
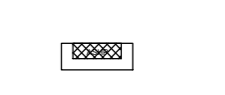
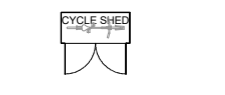




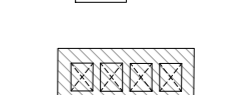


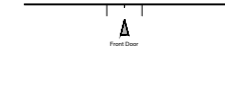

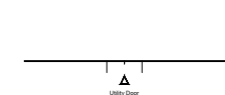







## Appendix 2: Proposed Development Map

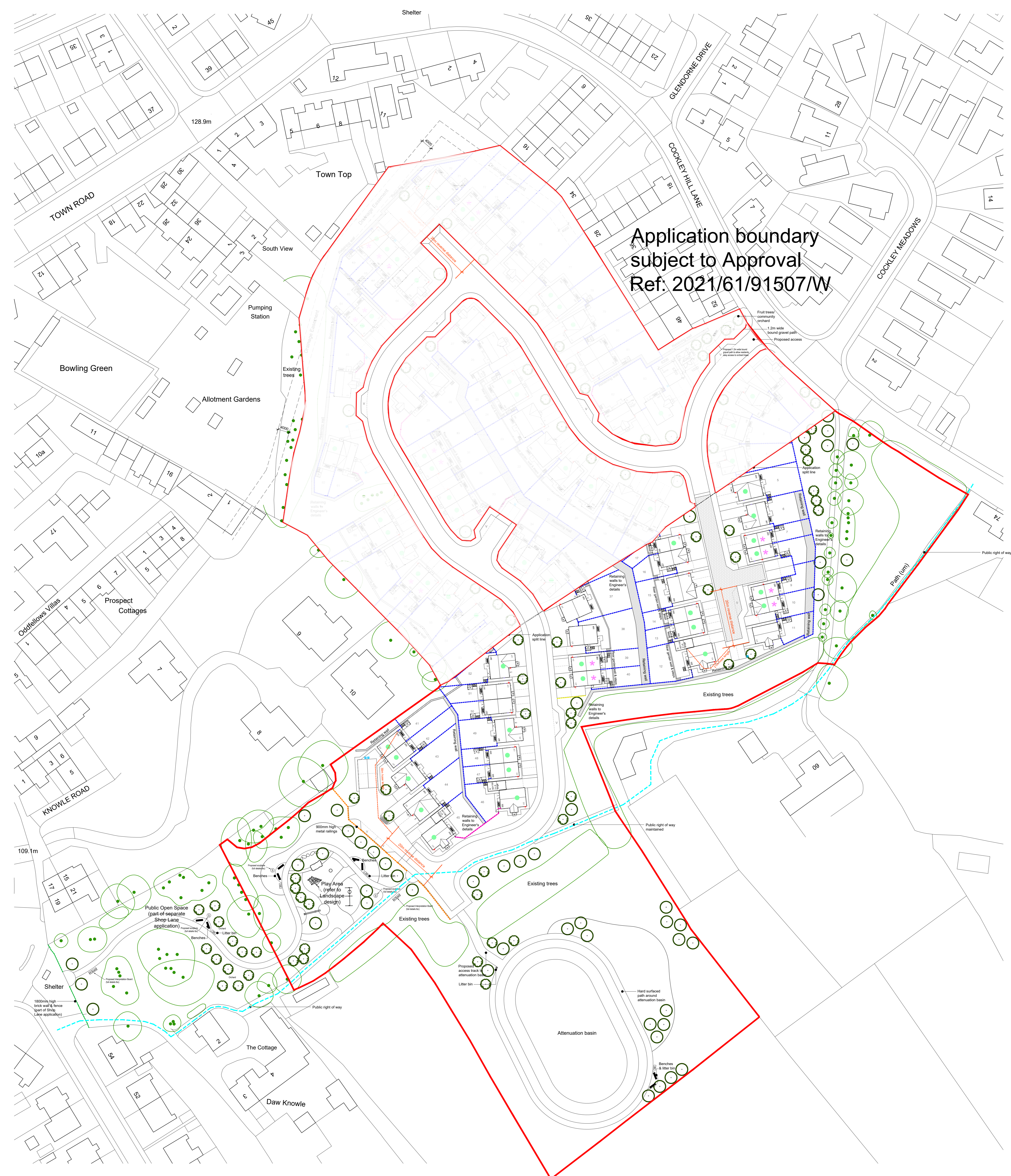
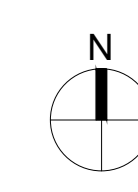


**Application boundary  
subject to Approval  
Ref: 2021/62/92527/W**

**Boundary Treatments & Materials Key**



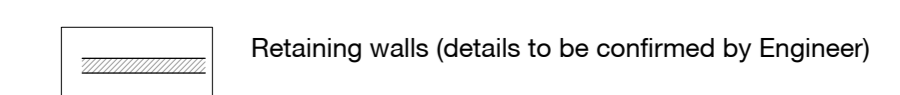
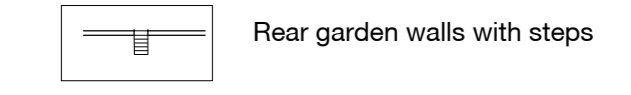


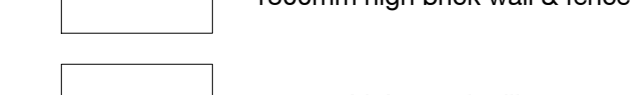
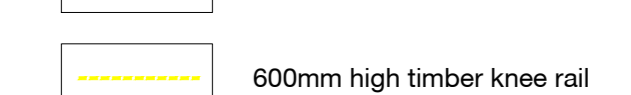

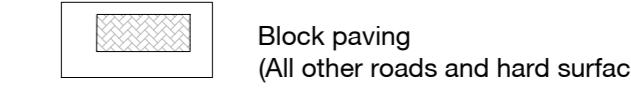
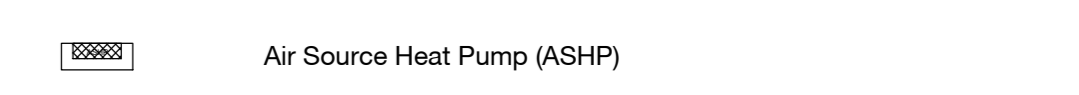
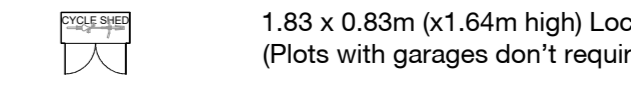
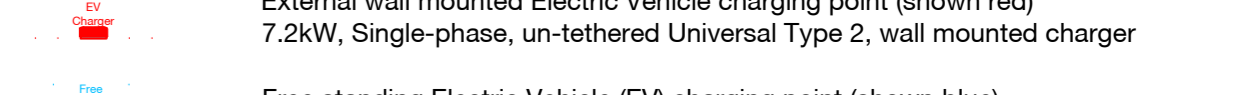
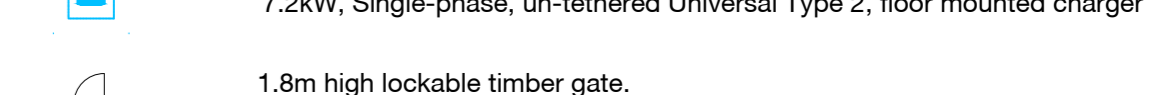

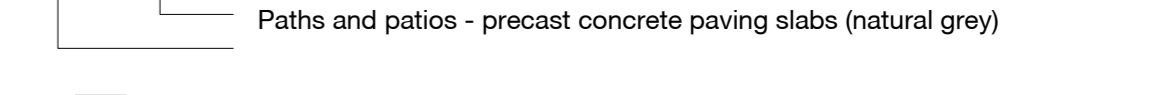




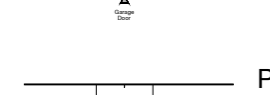
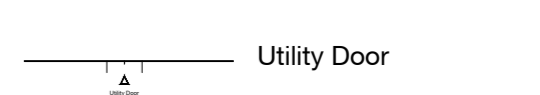
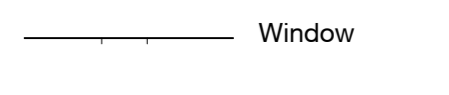




-  Facing Stone - Forticrete Pitched Face Buff Walling
-  Roof Tiles - Sandtoft Calderdale Dark Grey Tiles
-  Retaining walls (details to be confirmed by Engineer)
-  Rear garden walls with steps
-  1800mm high timber fence
-  1800mm high brick wall
-  1800mm high brick wall & fence
-  900mm high metal railings
-  600mm high timber knee rail
-  Public Right of Way (KIR/8/40)
-  Block paving (All other roads and hard surfaces in tarmac with concrete edges)
-  Air Source Heat Pump (ASHP)
-  1.83 x 0.83m (x1.04m high) Lockable timber shed with cycling anchorage point (Plots with garages don't require cycle storage)
-  External wall mounted Electric Vehicle charging point (shown red)  
7.2kW, Single-phase, un-lithered Universal Type 2, wall mounted charger
-  Free standing Electric Vehicle (EV) charging point (shown blue)  
7.2kW, Single-phase, un-lithered Universal Type 2, floor mounted charger
-  1.8m high lockable timber gate.  
(0.8m opening for M4(1) 0.65m with 0.3m nib to the leading edge for M4(2))
-  Affordable Unit
-  Paths and patios - precast concrete paving slabs (natural grey)
-  Bin storage area - on precast concrete paving slabs (natural grey)
-  Refuse collection points (RCP) to private drives
-  Trees and hedges
-  M4(2) House types
-  Front Door
-  Garage Door
-  Patio Door
-  Utility Door
-  Window

B	SS moved 0.5m. Ret walls reinstated (12-40)	OS	07.01.26
A	Orchard, path & landscape shown indicatively	OS	04.11.25
Rev	Sub station moved. Ret walls omitted (12-40)	OS	04.11.25
Rev	Description	Drawn	Date
<b>edwardarchitects</b>			
020 320 City Road, Angel, London, EC1Y 2NE   0113 819 8061 1187 - EA - A - C101 - B   14.07.25   1:500 (A0)			
Gleeson Cockley Hill Lane, Kirkheaton			
Planning Proposed Site Layout RM Application Site (2021/61/91507/W)		S2 OS CR	



Application boundary  
subject to Approval  
Ref: 2021/61/91507/W

### Boundary Treatments & Materials Key

-  Facing Stone - Fortricrete Pitched Face Buff Walling
-  Roof Tiles - Sandtoft Calderdale Dark Grey Tiles
-  Retaining walls (details to be confirmed by Engineer)
-  Rear garden walls with steps
-  1800mm high timber fence
-  1800mm high brick wall
-  1800mm high brick wall & fence
-  900mm high metal railings
-  600mm high timber knee rail
-  Public Right of Way (KIR/8/40)
-  Block paving (All other roads and hard surfaces in tarmac with concrete edges)
-  Air Source Heat Pump (ASHP)
-  1.83 x 0.83m (x1.64m high) Lockable timber shed with cycling anchorage point (Plots with garages don't require cycle storage)
-  External wall mounted Electric Vehicle charging point (shown red) 7.2kW, Single-phase, un-lithered Universal Type 2, wall mounted charger
-  Free standing Electric Vehicle (EV) charging point (shown blue) 7.2kW, Single-phase, un-lithered Universal Type 2, floor mounted charger
-  1.8m high lockable timber gate, (0.8m opening for M4(1) 0.65m with 0.3m nib to the leading edge for M4(2))
-  Affordable Unit
-  Paths and patios - precast concrete paving slabs (natural grey)
-  Bin storage area - on precast concrete paving slabs (natural grey)
-  Refuse collection points (RCP) to private drives
-  Trees and hedges
-  M4(2) House types
-  Front Door
-  Garage Door
-  Patio Door
-  Utility Door
-  Window

B	SB moved 0.5m. Ret walls reinstated (12-40)	OS	07.01.20
A	Path to basin, Benches, bins, Ret wall (12-40)	OS	04.11.20
Rev	Description	Drawn	Date
<b>edwardarchitects</b>			
105, Marshalls Mill, Marshall Street, Leeds, LS11 9YJ   0113 819 8061 105, City Road, Angel, London, EC1Y 2NE   edwardarchitects.co.uk			
Gleeson Cockley Hill Lane, Kirkheaton			
Planning Proposed Site Layout Application Site (2021/62/92527/W)		S2 OS CR	
1187 - EA - A - C201 - B		14.07.25 1:500 (A0)	

## Appendix 3: 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 Bachelor'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 Honors 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.

### 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.

### Grace Bramley, Assistant 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.

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



.....  
James Foster *BSc (Hons)*

14/01/2026

Reviewed by



.....  
Grace Bramley *BSc (Hons)*

15/01/2025

For and on behalf of **JCA Ltd**

**Registered Office:**

**Unit 80  
Bowers Mill  
Branch Road  
Barkisland  
Halifax  
HX4 OAD**

**Tel. 01422 376335**

**Fax. 01422 376232**

**Email: [info@jcaac.com](mailto:info@jcaac.com)**

**Web: [www.jcaac.com](http://www.jcaac.com)**



---

## 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)

### Tree Advice for the Legal Profession

---

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

### Advice for Engineers, Loss Adjusters and Insurers

---

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

### Veteran Tree Management

---

- Ancient Woodland Management
- Veteran Tree Management

### Advice for Local Authorities and Social Housing

---

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

### Tree Health and Pest and Disease Management

---

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



---

## HEAD QUARTERS

Unit 80 Bowers Mill,  
Branch Road,  
Barkisland  
Halifax, HX4 0AD

Company Reg No: 05005041  
VAT No: 686 4674 78

