Huddersfield Bus Station (Phase 2) – Biodiversity Enhancement Management Plan

Kirklees Council

Date: 12/02/2026

Prepared by: Cura Terrae Land & Nature

Ref: 26164-BEMP-V1.0

Report to:	Kirklees Council
Report Title:	Huddersfield Bus Station (Phase 2) – Biodiversity Enhancement Management Plan
Version:	*V1.0*
Issue Date:	February 2026
Report Ref:	26164

Originated By:

Adam Watts
Assistant Ecologist Date: 21/01/2026

Reviewed By:

James Storey
Senior Ecologist Date: 05/02/2026

Approved By:

Jenny Sweet
Associate Director of Landscape Date: 12/02/2026

Prepared by:
Cura Terrae Land & Nature, Spaces – Pennine Five, Block 2, 1 Tenter Street, Sheffield, S1 4BY. 0117 4039050.

Version	Author	Description	Date
V0.1	AW	First draft	21/01/2026
V0.2	JSt	Quality Assurance (QA)	05/02/2026
V0.3	AW	QA amends	11/02/2026
V0.4	JSw	QA2	12/02/2026
V1.0	JSt	Final Report	12/02/2026

The report and the site assessments carried out by Cura Terrae on behalf of the client in accordance with the agreed terms of contract and/or written agreement form the agreed Services. The Services were performed by Cura Terrae with the skill and care ordinarily exercised by a reasonable Environmental Consultant at the time the Services were performed. Further, and in particular, the Services were performed by Cura Terrae taking into account the limits of the scope of works required by the client, the time scale involved and the resources, including financial and manpower resources, agreed between Cura Terrae and the client.

Other than that expressly contained in the paragraph above, Cura Terrae provides no other representation or warranty whether express or implied, in relation to the services.

This report is produced exclusively for the purposes of the client. Cura Terrae is not aware of any interest of or reliance by any party other than the client in or on the services. Unless expressly provided in writing, Cura Terrae does not authorise, consent or condone any party other than the client relying upon the services provided. Any reliance on the services or any part of the services by any party other than the client is made wholly at that party's own and sole risk and Cura Terrae disclaims any liability to such parties.

This report is based on site conditions, regulatory or other legal provisions, technology or economic conditions at the time of the Service provision. These conditions can change with time and reliance on the findings of the Services under changing conditions should be reviewed.

Cura Terrae accepts no responsibility for the accuracy of third-party data used in this report.

Contents

1. Introduction

1.1 Background

1.1.1 This Biodiversity Environmental Management Plan (BEMP) has been produced by Cura Terrae Land & Nature Limited (Ltd) (Cura Terrae) on behalf of Kirklees Council for Huddersfield Bus Station, Upperhead Row, Huddersfield, HD1 1JN, central Ordnance Survey National Grid Reference (NGR): SE 14204 16569, hereafter referred to as the 'Site'.

1.1.2 This BEMP relates to Phase 2 of the development only. The 'Landscape Proposals' for the Site have been taken from the following:

- Pick Everard '*Landscape Masterplan*' (Drawing Reference: 221655-PEV-XX-00-DR-L-0301, Rev P09, October 2025) (Appendix 1);
- SGP Architects '*Proposed Roof Plan*' (Drawing Reference: 202335-SGP-ZZ-ZZ-DR-A-131102, Rev P06, June 2024) (Appendix 2); and,
- Pick Everard '*Typical Tree Pit Details*' (Drawing Reference: 221655-PEV-ZZ-ZZ-DR-L-1002, Rev P01, August 2025).

1.1.3 The BEMP has been produced to inform the discharge of planning condition 15 relating to Application 2025/70/91604/W from the Kirklees Council Local Planning Authority (LPA). Planning Condition 15 states:

"Prior to development commencing on phase two, as shown on plan202335-SGPZZ-ZZ-DR-A-131105 Rev P01 Combined Phasing, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how a minimum of 0.25 habitat units and 0.08 hedgerow units[1] are to be achieved post-development, along with the enhancement measures for bats, birds and hedgehogs that are to be incorporated into the proposals, and include details of the following:

a. Description and evaluation of features to be managed and enhanced;

b. details of the provision of a minimum of two bat boxes and one bird box, including the types proposed and their intended location (including height).

c. Extent and location/area of proposed enhancement works on appropriate scale maps and plans;

d. Ecological trends and constraints on site that might influence management;

e. Aims and Objectives of management; 2

f. Appropriate management Actions for achieving Aims and Objectives;

[1] Note that these figures relate to Phase 1 of the proposals only which is covered by a separate planning condition. The habitat units to be achieved post-development for Phase 2 are detailed later in this report.

g. An annual work programme (to cover an initial 5 year period capable of being rolled forward over a period of 30 years);

h. Details of the management body or organisation responsible for implementation of the BEMP;

i. Ongoing monitoring programme and remedial measures; and

j. The BEMP will be reviewed and updated every 5 years and implemented for a minimum of 30 years The BEMP shall include details of the legal and funding mechanisms by which the long-term implementation of the BEMP will be secured by the developer with the management body responsible for its delivery.

The BEMP shall also set out (where the results from the monitoring show that the Aims and Objectives of the BEMP are not being met) how contingencies and/or remedial action will be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP. The approved BEMP will be implemented in accordance with the approved details.

Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with PolicyLP30 of the Kirklees Local Plan and the National Planning Policy Framework. This pre-commencement condition is necessary to ensure details relating to the required biodiversity net gain are devised and agreed at an appropriate stage of the development process."

1.1.4 Following discussions with the client, four areas of land to the south of the Site are to be used as off-site compensation as detailed in the Design Stage Biodiversity Net Gain Assessment (BNGA) (*Huddersfield Bus Station (Phase 2) – Biodiversity Net Gain Assessment (Design Stage)*' Ref. 26164 V1.0, dated February 2026) (BNGA, Cura Terrae 2026), hereafter collectively referred to as 'off-site'.

1.1.5 Off-site proposals have been taken from Kirklees Council '*Off-site BNG Tree Planting Locations*' (Drawing Reference: LAD.696.101, dated December 2025) (Appendix 3).

1.1.6 This report should also be read in conjunction with the Preliminary Ecological Appraisal (PEA) ('*Huddersfield Bus Station – Preliminary Ecological Appraisal*' Ref. 21287 V2.0, dated July 2024) (PEA, Ecus 2024a), Preliminary Roost Assessment (PRA) ('*Huddersfield Bus Station – Preliminary Roost Assessment*' Ref. 21267 V2.0 dated July 2024) (PRA, Ecus 2024b) and subsequent Bat Emergence Survey Report *('Huddersfield Bus Station – Bat Emergence Survey Report'* Ref. 23636 V1.0 dated July 2024) (PRA, Ecus 2024c).

1.1.7 This BEMP focuses on the operational phase of the development (i.e. the long-term impacts of the development on biodiversity) and how the Site (including off-site areas) can be enhanced for biodiversity. A full evaluation of the ecological value of the Site along with an assessment of impacts of the proposed development are addressed in the PEA, PRA and Bat Survey reports.

1.2 Site Context

1.2.1 The Site is an active bus station situated within the centre of Huddersfield. The wider area consists of roads, pedestrianised shopping streets and residential properties interspersed by areas of greenspace comprising grassland and wooded habitats associated with the town of Huddersfield.

1.2.2 Phase 2 of the Site is approximately 0.2 ha and habitats at the Site consisted of UK Habitat Classification types (with relevant secondary codes): Urban - buildings (u1b5), other developed land (u1b6) [845 – ground level planters, 853 – mortared wall], Urban - built up areas and gardens (u1) [32 – Scattered Trees, 847 – Introduced Shrub] and Grassland - modified grassland (g4) [32 – Scattered trees].

1.2.3 The off-site areas total approximately 0.024 ha and habitats consisted of Grassland - modified grassland (g4).

1.3 Proposals

1.3.1 Proposals are to be undertaken over two phases and include the transformation of the bus station, including interior concourse building refurbishment and reconfiguration, changes to the bus circulatory area, improvements to the approach to the bus station off Henry Street, and construction of a new canopy area adjacent to Upperhead Row. This BEMP relates to Phase 2 of the development only which is shown in the Landscape Proposals (provided in Appendix 1 and 2). Proposals for the off-site areas include the planting of six scattered trees (Appendix 3).

2. Biodiversity Enhancement and Management Plan

2.1 Aims and Objectives

2.1.1 Once proposals have been completed for the on-site and off-site areas it is important to ensure that a net gain of biodiversity units (BU) is achieved as set out in the Design Stage BNGA (Cura Terrae, 2026). The overarching aim of this BEMP is to provide Enhancement and Management actions that will achieve a combined net unit change of 0.19 Habitat Units (HU) post-development as set out in the Design Stage BNGA (Cura Terrae, 2026), and to satisfy Planning Condition 15 as set by the LPA.

2.1.2 The key ecological management objectives to achieve this aim are set out below, including a description and evaluation of the features to be managed and enhanced:

- Retention of selected habitat areas on-site and off-site (developed land; sealed surface, modified grassland, introduced shrub and individual trees) for use by foraging/commuting bats and birds and potential wildlife corridor links for invertebrates and small mammals when combined with the proposed habitat creation.

- Creation of habitats on and off-site to benefit bats, birds, amphibians, invertebrates and small mammals through the provision of foraging and sheltering opportunities, including introduced shrub and other green roof creation along with tree planting.

- Enhancement of retained habitats on-site, including the enhancement of modified grassland from 'Poor' condition to 'Moderate' condition.

- Incorporation of features to enhance the value of the Site for specific species groups, including the installation of two bat boxes, one bird box, and one hedgehog house, with indicative positions shown in Figure 1.

- Signage, such as information boards at the Site, will be utilised to promote local awareness of biodiversity and key habitat features and any species-specific and habitat enhancement to be provided within the development. A minimum of one A3 sign will be installed (Figure 1) which would inform readers of biodiversity enhancement measures undertaken as part of the development.

2.1.3 The above objectives for habitat retention, creation and enhancement required both on and off-site post-development are detailed further in Tables 1 and 2 below, which, in consultation with the BNG guidelines (DEFRA, 2024), also sets out the varying timescales for each habitat type to reach its desired condition.

Table 1. Objectives of BEMP – On-Site

Habitat Type	Creation/ Retention /Enhancement	Area (ha)	Target Condition	Time to target condition in years	Habitat Unit (HU)
Urban – Developed land; sealed surface	Retention	0.107	N/A	0	0.00
Urban – Introduced shrub	Retention	0.003	N/A	0	0.01
Individual trees – Urban tree	Retention	0.024	Moderate	0	0.20
Urban – Introduced shrub	Creation	0.01	N/A	1	0.02
Urban – Other green roof	Creation	0.06	N/A	1	0.12
Individual trees – Urban tree	Creation	0.008	Poor	10	0.02
Grassland – Modified grassland	Enhancement	0.017	Moderate	10	0.06

Habitat Type	Creation/ Retention /Enhance ment	Area (ha)	Target Condition	Time to target condition in years	Habitat Unit (HU)
Total Habitat Units					0.42[2]

Table 2. Objectives of BEMP – Off-Site

Habitat Type	Creation/ Retention /Enhance ment	Area (ha)	Target Condition	Time to target condition in years	Habitat Units (HU)
Grassland – Modified grassland	Retention	0.024	Poor	0	0.04
Individual trees – Urban tree	Creation	0.024	Moderate	27	0.07
Total Habitat Units					0.12[3]

2.1.4 Target habitat types and conditions are based on what is considered realistic and achievable at the Site. The time to target information is generated by the SBM and is provided to help to generate an indication of the likely timescale required to achieve the respective habitat types and conditions.

2.1.5 Condition Assessments, where stated, should be conducted using the 'The Statutory Biodiversity Metric - Technical Annex 1: Condition Assessment Sheets and Methodology' spreadsheet (July 2024) in order to be comparable to the Design Stage BNGA (Cura Terrae, 2026). These detail the specific condition assessment criteria for each broad habitat type and detail the number of condition criteria needed to be met to achieve the target condition for retained, enhanced and

[2] Note the sum of columns may differ from the total units stated. This is due to rounding and is not considered significant. The totals stated reflect those calculated within the SBM.
[3] Note the sum of columns may differ from the total units stated. This is due to rounding and is not considered significant. The totals stated reflect those calculated within the SBM.

created habitats where a condition assessment is applicable. Further details on monitoring and maintenance requirements are included in Sections 3 and 4 of this report.

2.2 Constraints and Trends That May Influence Management

2.2.1 The following constraints and future trends identify potential variables that may influence the establishment and condition of proposed habitats on and off-site. These factors should be fully considered during ongoing monitoring and management to ensure that habitat objectives are achieved and maintained.

New Habitat Creation

2.2.2 The establishment of new habitats can be heavily influenced by climatic conditions, pests and disease. These elements are generally outside of the control of the Client. As such, regular reviews of establishment success have been included in the programme. This document should be considered live, and updates are encouraged and expected to allow the plan to adapt to evolving conditions with continuing success.

Financial Pressures

2.2.3 Funding mechanisms will need to be in place that allow for both habitat creation, on-going aftercare/maintenance and long-term management. Finance mechanisms will also need to address uncertainties in terms of long-term management requirements and associated costs as management interventions in the long-term will ultimately need to be tailored according to specific needs that can only be identified through monitoring.

2.2.4 The Client should submit, alongside this BEMP, supporting information outlining the relevant legal, governance and funding mechanisms that will be put in place to secure delivery, aftercare and long-term management of the Site (including off-site areas).

3. Management Responsibilities & Monitoring

3.1 Introduction

3.1.1 Management of habitats are detailed in the maintenance schedule including 30-year management prescriptions. Once these habitats are installed on and off-site, they will become part of the Management Company's ownership and maintenance package.

3.1.2 Prior to the commencement of the long-term management of the Site, the Management Company will provide a detailed management programme to demonstrate how management responsibilities will be handled and implemented in accordance with this BEMP.

3.1.3 Following completion of the proposed development on-site and tree planting off-site, it is expected that the first 12-month planting maintenance will be the responsibility of the Landscape Contractor as appointed by the Client.

3.2 Plant Replacement

3.2.1 Plants, flowers, shrubs or trees that fail to establish within five years are to be replaced in the following planting season with others of similar size and species unless written consent is provided by the LPA to agree amendments to the previously approved details.

3.2.2 Following five years after the completion of the proposed development, an inspection is recommended to record on and off-site conditions and determine if replacement planting or compensatory planting is required to maintain sufficient wildlife enhancement that complies with the original objectives.

3.2.3 Following the initial five-year period, it is recommended that the enhancement schedule is checked and updated (if necessary) to reflect the on and off-site conditions for future years. Works will only be undertaken with agreement with the Client and LPA.

3.3 Monitoring Schedule and Remedial Measures

3.3.1 Monitoring visits will be undertaken by a suitably qualified ecologist in years 2, 5, 10, 20, 25 and 30. Visits should ideally be completed between April and September, during the peak botanical season, to record on and off-site conditions and determine whether replacement planting or over-seeding is required in order to maintain a high-quality landscape scheme consistent with the original objectives.

3.3.2 Progress towards BNG targets will be measured using the same methodology applied to the baseline assessment, with habitats mapped in accordance with UKHab definitions, and their condition assessed. Updated habitat data will be entered into the biodiversity metric to evaluate ongoing performance against the approved targets.

3.3.3 Following monitoring visits, this BEMP will be reviewed and updated, and where required re-submitted to the LPA at five-year intervals throughout the minimum 30-year management period, to reflect site conditions and any factors influencing planting establishment, maintenance or replacement, including climate change.

4. Maintenance Schedule and Specification

4.1 Introduction

4.1.1 The maintenance and implementation schedule detailed in Table 3 outlines the key objectives for each enhancement feature within the Site (including off-site areas).

4.1.2 The schedule outlines recommended maintenance operations, timings and recommended frequency per annum to achieve these objectives. The schedule details operations that are recommended for the establishment phase up to five years following implementation and also requirements for the mid to long term.

4.1.3 The biodiversity enhancement plan is to be carried out as approved to ensure the success of the species-specific enhancement features to be installed, as shown in Figure 1.

4.2 Standards and References

4.2.1 All maintenance operations should have consideration for the following best practice guidance:

- BS3998:2010 Tree Works Recommendations;
- BS7370-4: 1993 Grounds maintenance. Recommendations for maintenance of soft landscape (other than amenity turf); and,
- Any other current UK and EU standards.

4.3 Implementation of Maintenance Works

4.3.1 Planting will be maintained by the Landscape Contractor for a minimum of 12 months following planting, with any defective planting replaced by the end of the first year.

4.3.2 Maintenance visits will be undertaken at minimum monthly intervals (i.e. 12 visits annually) for a period of five years. Increased visits for certain tasks may be required.

4.3.3 The landscape maintenance of the Site (including off-site areas) is to be carried out to a high standard at all times and in accordance with the specifications within this BEMP and further details provided within any upcoming landscape management plans where these become available.

4.3.4 The Landscape Contractor shall ensure that the Site (including off-site areas) is left tidy and safe following all maintenance works. All arisings are to be removed from on and off-site in accordance with the maintenance schedule.

4.3.5 The Landscape Contractor shall programme their visits to coincide with appropriate weather conditions for undertaking maintenance operations. Grass mowing in excessively wet conditions will not be undertaken.

4.3.6 Records of all maintenance visits are to be completed by the Landscape Contractor and will be submitted to the Client to review every six months. This information would also need to be made available and incorporated into any updates made to this BEMP every five years.

4.3.7 The Landscape Contractor shall ensure that any chemical applications are undertaken by trained personnel only with the appropriate certificates and in accordance with the manufacturer's recommendations. The 'Code of Practice for the Safe Use of Pesticides for Non-agricultural Purposes' will be observed where applicable. The use of chemicals shall be included in the maintenance records as described above.

4.3.8 The Landscape Contractor will notify the Client or Management Company immediately to any significant pest or disease problem affecting plant stock and devise a suitability strategy for treatment. Any suspected non-native invasive plant species must also be notified to the Client or Management Company.

Table 1. Maintenance and Implementation Schedule

Component	Management Objectives	Code	Operation(s)	Time of year	Frequency	Years 1 - 5	Years 6 - 30
Review of BEMP with updates to be submitted to LPA.	How contingencies and/or remedial action can be identified, agreed and implemented so that the development still delivers the fully functioning biodiversity objectives of the originally approved BEMP.	A	A BEMP report to be updated by suitably qualified ecologist based on information gathered during monitoring visits.	April - September	Every 5 years	Y1 - 5	Y6-30
General maintenance requirements to all planted areas (on and off-site).	To maintain a high standard planting scheme across Site and ensure healthy establishment of plants to achieve landscape character and	A	Inspection/ maintenance visits will be undertaken at minimum monthly intervals (i.e. 12 visits annually) for a period of five years.	March – September	Will be undertaken at minimum monthly intervals (i.e. 12 visits annually) for a period of five years and then once annually thereafter.	Y1 - 5	Y6-30
		B	Install habitats following specifications	Year 1 in appropriate planting window.	Year 1	Y1 - 5	N/A

	benefit biodiversity.	C	Inspect tree stakes, ties and shelters and replace where necessary. Remove in Year 4.	As required and after strong winds	Monthly. In Year 4 Remove.	Y1 - 5	N/A
		D	Watering	As necessary to ensure successful establishment and especially during dry spells.	As required – more frequently in dry spells during April – September.	Y1 - 5	Y6-30
		E	'Firm up' new tree / shrub planting.	November to March, particularly after strong winds.	Annually and as required following inspection	Y1 - 5	N/A
		F	Removal of debris and litter.	As required	Monthly	Y1 - 5	Y6-30
		G	Plant replacements and reinstate habitats to Year 5 as required	November to March	Annually as required within following planting season	Y1 - 5	N/A
		H	Fertiliser (shrubs, trees)	March	Annually where monitoring shows need	Y1 - 5	N/A
		I	Top up mulch to 75 mm depth at beds of shrubs and around tree bases.	November - March	Annually where monitoring shows need	Y1 - 5	Y6-30
		J	Undesirables /weeds will be managed ideally via manual pulling or cutting where	As appropriate dependent on species present which will be	Annually as required.	Y1 - 5	N/A

			monitoring identified need. Selective herbicide to be used only if required.	outlined through monitoring.			
Enhanced modified grassland using native bulb planting	To display to best advantage.	A	Areas of bulbs shall be left uncut until after they have finished flowering and their foliage yellowed and died back, after which they shall be cut as part of the routine grass cutting regime (see 12 above).	Throughout, according to flowering time.	As required	Y1 - 5	Y6-30
Modified grassland long-term management	Good sward of even colour and smooth gradients. Height maximum 50mm	A	Reinstatement of eroded / damaged areas:	May-September	As required	Y1 - 5	Y6-30
		B	Cutting, remove arisings, trim edges and collect trimmings- remove	April-October Note: allow six weeks between end of flowering to cutting bulbs areas. Note: Ox-Eye Daisy drifts from end of May do not cut until end of August.	15 visits. Maintain 50-70mm height. Approx. every 2 weeks in growing season	Y1 - 5	Y6-30
		C	Reforming edges to paths	Autumn	Annually	Y1 - 5	Y6-30

		D	Fertiliser- Spring	April	Annually	Y1 - 5	Y6-30
		E	Fertiliser- Autumn	October	Annually	Y1 - 5	Y6-30
		F	Light scarification / raking	March	Annually (if required)	Y1 - 5	Y6-30
		G	Weed control	March - October	As required	Y1 - 5	Y6-30
Proposed ornamental shrub planting (on-site)	To provide attractive and healthy landscape year-round. To create healthy attractive plant mixes. To control weed growth.	A	Pruning to maximum height of 1m and to encourage best display of given species, taking into account natural habit and form a. Winter flowering b. Shrubs flowering between March and July c. Shrubs flowering between July and October	a. Prune Spring b. Prunne immediately after flowering c. Prune back to old wood in winter	Annually	Y1 - 5	Y6-30
		B	Thinning	As necessary following inspection	Annually	Y1 - 5	Y6-30
		C	Weed Control	March – September	As required	Y1 - 5	Y6-30
		D	Soil aeration	April	When required	Y1 - 5	Y6-30

		E	Soil level readjustment/edging	Spring	Annually	Y1 - 5	Y6-30
		F	All herbaceous perennials and ornamental grassed that die back in winter to soil level can be cut back in autumn and winter using the following guidance: - Using a knife, shears or secateurs, cut stems close to the crown or dormant base of plant - If there is any young growth, cut it to just above it - Take the opportunity to remove weeds, digging out those with thick or fleshy roots - Cut back perennials that produce leaves and flower stems from below the soil level, to soil level - Less severely cut back perennials showing new basal shoot growth (e.g Sedum) - Any attractive dead stems or flower heads can be left until early spring to provide structural interest throughout winter - Separate and dispose of diseased material (showing signs of leaf-	Autumn/winter	Annually	Y1 - 5	Y6-30

			spots, mildew and rusts, for example).				
		G	Evergreen perennials are not to be cut back, but should be tidied during spring and summer by removing dead foliage	Spring and Summer	Annually	Y1 - 5	Y6-30
		H	Thinning herbaceous perennials	Spring	As required	Y1 - 5	Y6-30
		I	Maintain climber growth and train along wires where necessary	March – September	As required	Y1 - 5	Y6-30
		J	Replacement of over mature plants as required	Anticipated lifespan varier per species from 15-100 years. Replace on a like for like basis unless written permission given by Client and local planning authority. Consider more resilient alternatives if species failing due to conditions/climate change.	As required	Y1 - 5	Y6-30

Existing Vegetation/Planting	To ensure continued healthy growth of planting.	A	Pruning to maximum height of 1m and to encourage best display of given species, taking into account natural habit and form a. Winter flowering b. Shrubs flowering between March and July c. Shrubs flowering between July and October	a. Prune Spring b. Prune immediately after flowering c. Prune back to old wood in winter	Annually	Y1 - 5	Y6-30
		B	Thinning	As necessary following inspection	Annually	Y1 - 5	Y6-30
		C	Weed Control	March – September	As required	Y1 - 5	Y6-30
		D	Soil aeration	April	When required	Y1 - 5	Y6-30
		E	Soil level readjustment/edging	Spring	Annually	Y1 - 5	Y6-30
New tree planting (on and off-site)	To ensure that trees establish and remain in a healthy condition	A	Establishment maintenance (weed control, fertiliser, tree guy stakes, re firming, formative pruning)	As necessary following inspection	As required	Y1 - 5	Y6-30

		B	Maintain weed free area, adjust soil and maintain depth of mulch	As necessary following inspection	As required	Y1 - 5	Y6-30
Existing trees	To ensure continued healthy growth of trees and safety of the site.	A	Inspect to record pests and diseases, deadwood, impaired physiological and structural condition.	Late spring/summer and following severe weather (heavy snow, strong wind).	Annually	Y1 - 5	Y6-30
		B	Tree management operations as required (observing Tree Preservation Orders and Conservation Areas as well as wildlife legislation). To be completed in consultation with the ecologist and a qualified tree surgeon/arboriculturist. Refer to Arboricultural report "*Huddersfield Bus Station – BS* *5837:2012 Arboricultural Report, Impact Assessment and Method Statement"* Produced by Cura Terrae, May 2024d for further details.	As necessary - no works to trees to be carried out in the main bird nesting season (i.e. March to August inclusive) unless trees have been inspected by and Ecologist for any signs of nesting birds.	As required	Y1 - 5	Y6-30

		C	Removal of ivy on stems as required.	As required	As required	Y1 - 5	Y6-30
Proposed green roof	To ensure healthy establishment and good coverage, maintaining in accordance with the Green Roof Organisation (GRO) Code of Best Practice	A	An adequate mains water supply of sufficient pressure must be available and operational prior to the plants being delivered and installed. Initial watering must be by surface mounted sprinklers.	Year 1 in appropriate planting window.	Year 1	Y1 - 5	N/A
		B	The substrate will have been watered prior to application of the seed mix. Please note that the seed mix should only then be lightly watered in during the summer or where activation of the adhesive element is required in exposed locations. Avoid over-watering to prevent seed washout.	May-September	Year 1	Y1 - 5	N/A
		C	Watering should take place in the early morning or evening to reduce evaporation.	May-September as required.	Annually	Y1 - 5	N/A

		D	Once the seeds have germinated, it is essential that the growing medium is kept moist for a further 10-week period until planting is established. It is the responsibility of the roofing contractor to liaise with the main contractor/ bus station management to provide water and ensure that the necessary watering programme is instigated following installation.	May-September	Year 1	Y1 - 5	N/A
		E	Watering - in dry seasons ensure plants are watered especially in first year of planting to ensure good coverage. Sufficient irrigation is also required to keep soil moist for fire safety purposes.	May-September	Year 1	Y1 - 5	N/A
		F	Watering general (post establishment) - the British Native species are not as drought tolerant as sedum. The depth of growing medium (substrate) means the plants struggle to retain enough water in very	May-September	Annually from Year 1 onwards	Y1 - 5	Y6-30

			dry weather. Watering should be carried out regularly as the weather dictates, typically in the summer months this would involve watering after one or two weeks without rainfall. When watering, water until the substrate is soaked, and the drainage board is full of water. The roof can be left for a further 1-2 weeks before it will need watering again				
		G	Manual weed control	May-September	Monthly as required	Y1 - 5	Y6-30
		H	Chemical weed control	When other methods fail, as required	As required	Y1 - 5	Y6-30
		I	Established planting: the vegetation should be strimmed back to a height of 50-70mm and unwanted waste matter raked up and removed.	Late Autumn	Annually from Year 1 onwards	Y1 - 5	Y6-30
		J	To promote growth, an application of 80mg/m2 of slow release organic fertiliser to the	As required	As required	Y1 - 5	Y6-30

			vegetation may be required.				
		K	General clearance – remove dead material and leaf litter / debris from the roof	As necessary to allow space for plants to develop and prevent potential fire hazard or excessive loading.	As required	Y1 - 5	Y6-30
		L	Any vegetation which has invaded into drainage outlets, inspection chambers, walkways and the vegetation barriers (pebbles) / fire breaks should be removed. Additional washed stoned pebbles, similar to existing, can be added if movement or settlement of the pebble vegetation barrier has occurred.	Monthly	As required	Y1 - 5	Y6-30
		M	Replanting – if bare areas occur these should be re-planted with seeds, plugs or cuttings.	Spring/ Autumn	As required	Y1 - 5	Y6-30

		N	Replacement of over mature plants as required.	Replace on a like for like basis unless written permission given by client and LPA. Consider more resilient alternatives if species failing due to conditions/climate change.	As required	Y1 - 5	Y6-30
Bat boxes[4]	To provide roosting opportunities.	A	Install boxes following specification Monitor* bat boxes to ensure they are not damaged/inhabited by pests such as wasps. Remove wasps in late winter / early spring if required in consultation with the ecologist.	Year 1 – any time of year. As required. Remove wasps in late winter / early spring	Year 1 Annually from Year 2 onwards.	Y1 - 5	Y6-30
		B	Repair/replace if damaged (N.B. only when not inhabited by bats – to be informed by monitoring).	Only when not inhabited. Careful monitoring* to ensure they are empty beforehand.	As required following annual monitoring checks.	Y1 - 5	Y6-30

[4] **Any monitoring should be non-invasive conducted from a distance. Any invasive checks to be undertaken by a licensed bat worker at an appropriate time of year.*

Bird box	To provide nesting opportunities.	A	Install box following specification and in consultation with the ecologist. Inspect bird box and clean as required to remove waste, debris and potential fleas/ ticks etc.	Year 1 – any time of year. September-February	Year 1 Annually from Year 2 onwards.	Y1 - 5	Y6-30
		B	Repair/replace if damaged (N.B. only when not inhabited by birds – to be informed by monitoring).	September-February	As required following annual monitoring checks.	Y1 - 5	Y6-30
Hedgehog house	To provide shelter and breeding opportunities for hedgehogs	A	Install following specification and in consultation with the ecologist. Repair and replace if found to be damaged or missing.	Year 1 – any time of year. As necessary following inspection.	Year 1 As required following monitoring checks.	Y1 - 5	Y6-30
A3 Interpretation Board	To ensure signage remains intact and raises awareness about local wildlife and enhancement	B	Install following specification. Repair/replace if damaged.	Any time of year. As necessary following inspection.	As required following monitoring checks.	Y1 - 5	Y6-30

	features on Site.						

5. References

British Standards Institute (BSI) (1993). BS 7370-4:1993 Grounds Maintenance – Recommendations for Maintenance of Soft Landscape (Other than Amenity Turf). London: BSI.

BSI (2010). BS 3998:2010 – Tree Work: Recommendations. London: BSI.

British Trust for Ornithology - Putting up a nest box. Available at: https://www.bto.org/how-you-can-help/providing-birds/putting-nest-boxes-birds/putting-nest-box#:~:text=Height%20from%20the%20ground%20should,of%20a%20shed%20or%20wall

Cura Terrae Limited. (2026). 'Huddersfield Bus Station (Phase 2) – Biodiversity Net Gain Assessment (Design Stage) V1.0' ref: 26164, January 2026, Sheffield.

Department for Environment, Food and Rural Affairs (DEFRA). 2024. 'The Statutory Biodiversity Metric -Technical Annex 1: Condition Assessment Sheets and Methodology'. [online]. Available at: https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

DEFRA (2025). 'The Statutory Biodiversity Metric – User Guide'. [online]. Available at: https://assets.publishing.service.gov.uk/media/689c5ee17b2e384441636196/The_Statutory_Biodiversity_Metric_-_User_Guide_-_July_2025.pdf

Ecus Ltd. (2024a). 'Huddersfield Bus Station – Preliminary Ecological Appraisal'. Ref. 21287 V2.0, dated July 2024. Sheffield.

Ecus Ltd. (202b). 'Huddersfield Bus Station – Preliminary Roost Assessment'. Ref. 21267 V2.0 dated July 2024. Sheffield.

Ecus Ltd. (2024c). 'Huddersfield Bus Station - Bat Survey Report'. Ref 23636 V1.0 dated July 2024. Sheffield.

Ecus Ltd. (2024d). 'Huddersfield Bus Station – BS 5837:2012 Arboricultural Report, Impact Assessment and Method Statement V1.0'. Ref: 21287, dated May 2024, Manchester.

Kirklees Council. (2025). 'Off-site BNG Tree Planting Locations', Drawing Reference: LAD.696.101, dated December 2025.

Kirklees Council Planning Portal. Available at https://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2025/91604

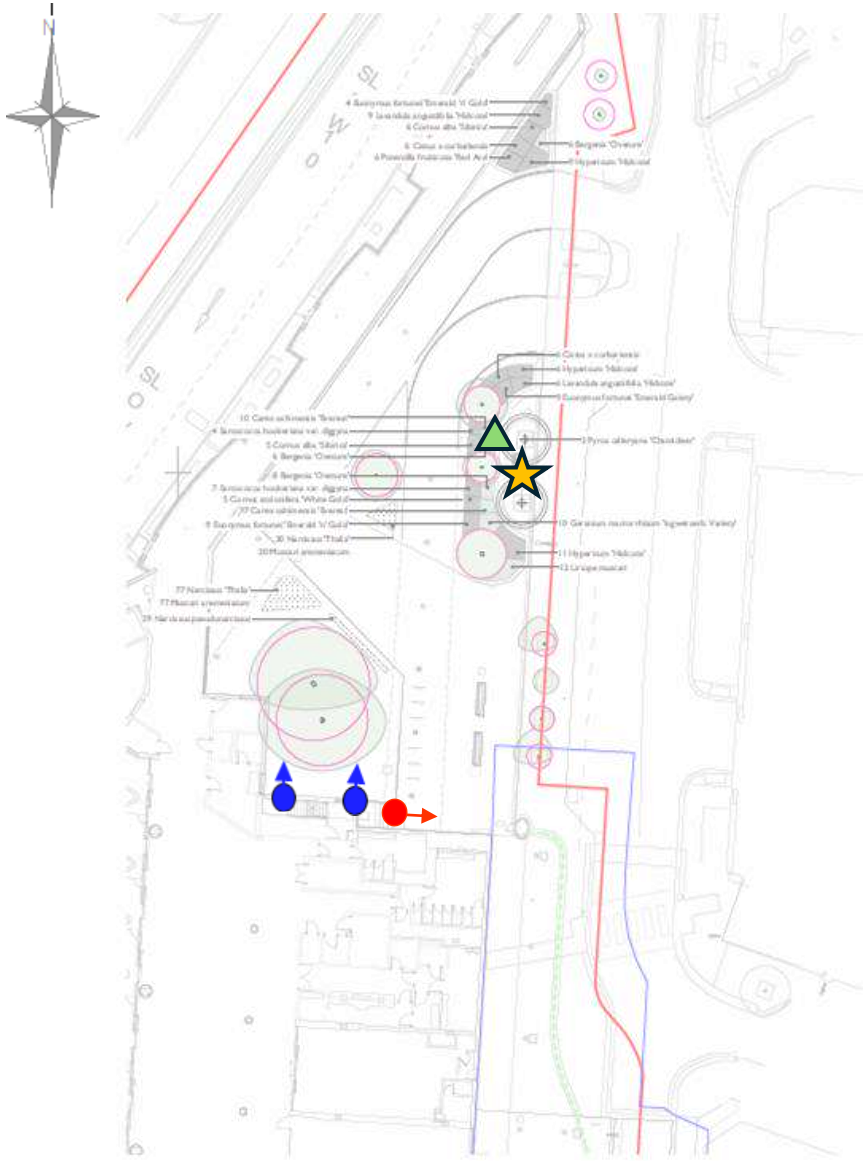
Pick Everard (2025). 'Landscape Masterplan'. Drawing Reference: 221655-PEV-XX-00-DR-L-0301, Rev P09, dated October 2025.

Pick Everard. (2025). 'Typical Tree Pit Details', Drawing Reference: 221655-PEV-ZZ-ZZ-DR-L-1002, Rev P01, dated August 2025.

SGP Architects. (2024). 'Proposed Roof Plan'. Drawing Reference: 202335-SGP-ZZ-ZZ-DR-A-131102, Rev P06, dated June 2024.

UK Habitat Classification Working Group. (2023). UK Habitat Classification 2.0 at https://www.ukhab.org.

Figure 1: Biodiversity Enhancement Plan



Bat boxes to be installed on the brick stairwell section of the bus station, at least 5 m from the ground and leading into areas of suitable vegetated habitats (i.e. individual trees, green roof, POS).

Bird box to be installed on the brick stairwell section of the bus station, at least 5 m from the ground, avoiding south facing elevations.

Hedgehog house to be placed under existing vegetation, out of sight from the public.

Cura Terrae

Legend

- **Greenwoods ecostyrocrete Bat Box (x2)**
- **Woodstone Burgos Swift Box (x1)**
- **Hedgehog House (x1)**
- **A3 interpretation sign (x1)**

GENERAL NOTES

- Drawing for Planning purposes only
- Site Layout provided by Pick Everard during August 2025
- Do not scale from this drawing
- Report any discrepancies and omissions to Cura Terrae Land and Nature Ltd
- This drawing is Copyright
- All details subject to approval by the local authority for the discharge of relevant planning conditions.

3RD-PARTY INFORMATION NB This drawing includes information provided by independent surveyors and / or consultants, to whom all queries shall be made. Cura Terrae Land and Nature Ltd can accept no liability for its context or accuracy.
CDM - Risks / Hazards - All bat and bird boxes are expected to be integrated into the properties.

NB. Arrows shown for indicative purposes only.
Some prescriptions apply on a site wide basis.

Kirklees Council

Huddersfield Bus Station (Phase 2)

Figure 1: Biodiversity Enhancement Plan (Sheet 1 of 1)

Pennine Five, Block 2, 1 Tenter Street, Sheffield, S1 4BY
T: 0114 266 9292
www.cura-terrae.com

Based on plan supplied by Pick Everard for Kirklees Council (From drg. Ref: 221655-PEV-ZZ-ZZ-DR-L-0601, August 2025)

Date: February 2026

Drg. Ref: 26164/AW/BEP

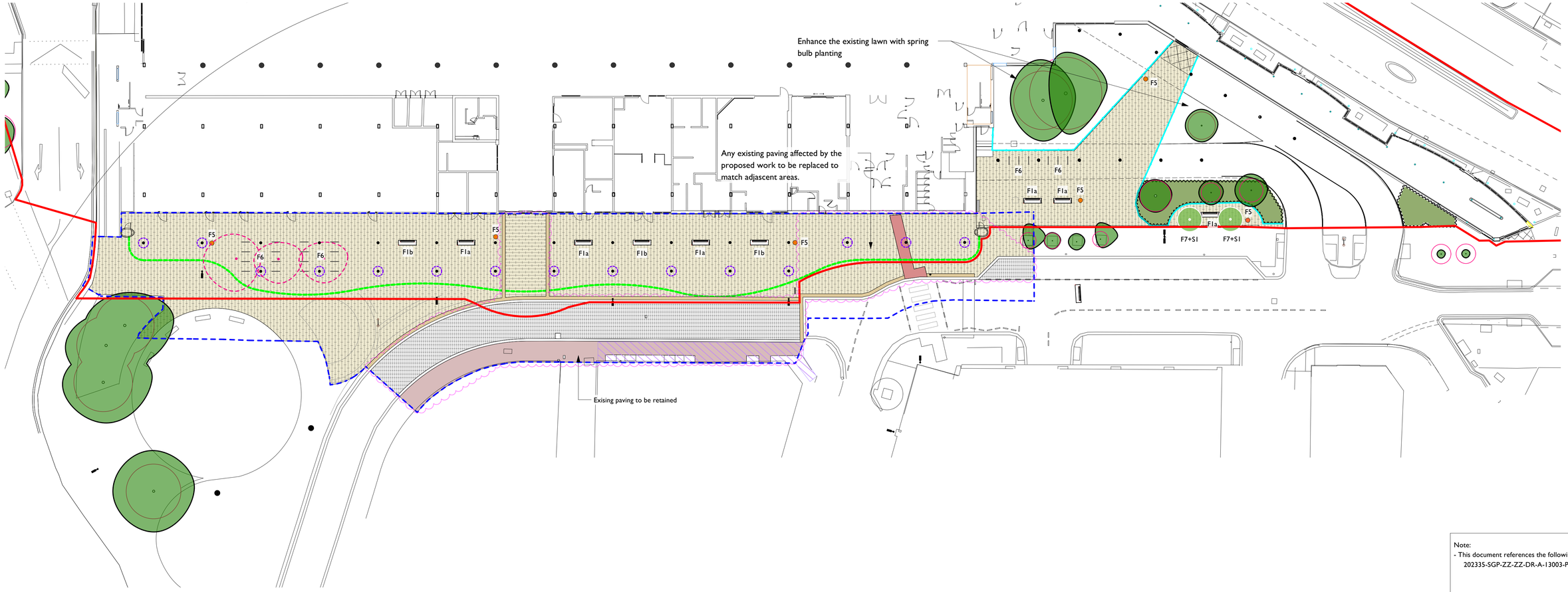
Appendix 1: Landscape Proposals

NO DIMENSIONS TO BE SCALED FROM THIS DRAWING

CDM - RESIDUAL HAZARDS

The following are considered to be significant risks relevant to this drawing, which could not be fully mitigated or removed through design:

	CDM - RESIDUAL HAZARDS
1	Unchartered or unidentified buried services. HV cable deiversion.
2	
3	
	Further possible control measures have been identified within the Design Risk Assessments which may help to mitigate these and other identified risks further during the construction / maintenance process.



Key

- Application site boundary
- Proposed canopy extent
- Retained existing railing
- Retained existing paving

Refer to Huddersfield Bus Station Canopy Highway Design Section 84 C3 Notice by Kirklees Council for more details

- Extent of highway/pavement likely to be affected by S84 Work
- Indicative cellar locations

Refer to Huddersfield Bus Station –BS5837:2012 Arboricultural Report, Impact Assessment and Method Statement by ecus for more details

- Existing tree - retained
- Existing tree - removed

Proposed Hard Landscape

- H1: Granite paving Type 1 Pedestrian
- H2: Granite paving Type 2 Vehicular Access Route
- H5: Tactile Paving
- H6: Asphalt

Proposed Street Furniture

- F1a: Seating Type 1A
- F1b: Seating Type 1B
- F5: Bin
- F6: Cycle stand
- F7: Tree Grill

Proposed Hostile Vehicle Mitigation Measures

- Columns to be protected with HVM product

Proposed Soft Landscape

- S1: Tree Planting

Note:
- This document references the following linked files:
  202335-SGP-ZZ-ZZ-DR-A-13003-P02-Proposed Overall Plan

Revision		Date	Drn	Chk
P09	Additional Hard Landscape, changes to F1 specification	01/10/2025	MAO	
P08	Stage 4 Issue	22/08/2025	MAO	NHC
P07	Retained Existing Railing	15/08/2025	MAO	
P06	Extent of pavement/pavement type amended	04/08/2025	MAO	
P05	For Revised Planning	03/06/2025	MAO	
P04	DRAFT issue for coordination	02/06/2025	MAO	
P03	Revised Planning Drawing - additional F1a & Planting	21/06/2024	MAO	
P02	For Planning	23/05/2024	MAO	JUW
P01	Draft issue for coordination	17/04/2024	MAO	

Client
Kirklees Council

Project
Huddersfield Bus Station Canopy

Drawing Title
Landscape Masterplan

Suitability Status
S4- Suitable For Stage Approval

Job No.	Scale	Size	Rev
221655	**1:250**	**@ A1**	**P09**

Drawing Number
221655-PEV-XX-00-DR-L-0301
Project Code - Originator - Zone - Level - Type - Role - Number

PICK EVERARD
T 0345 045 0050 www.pickeverard.co.uk

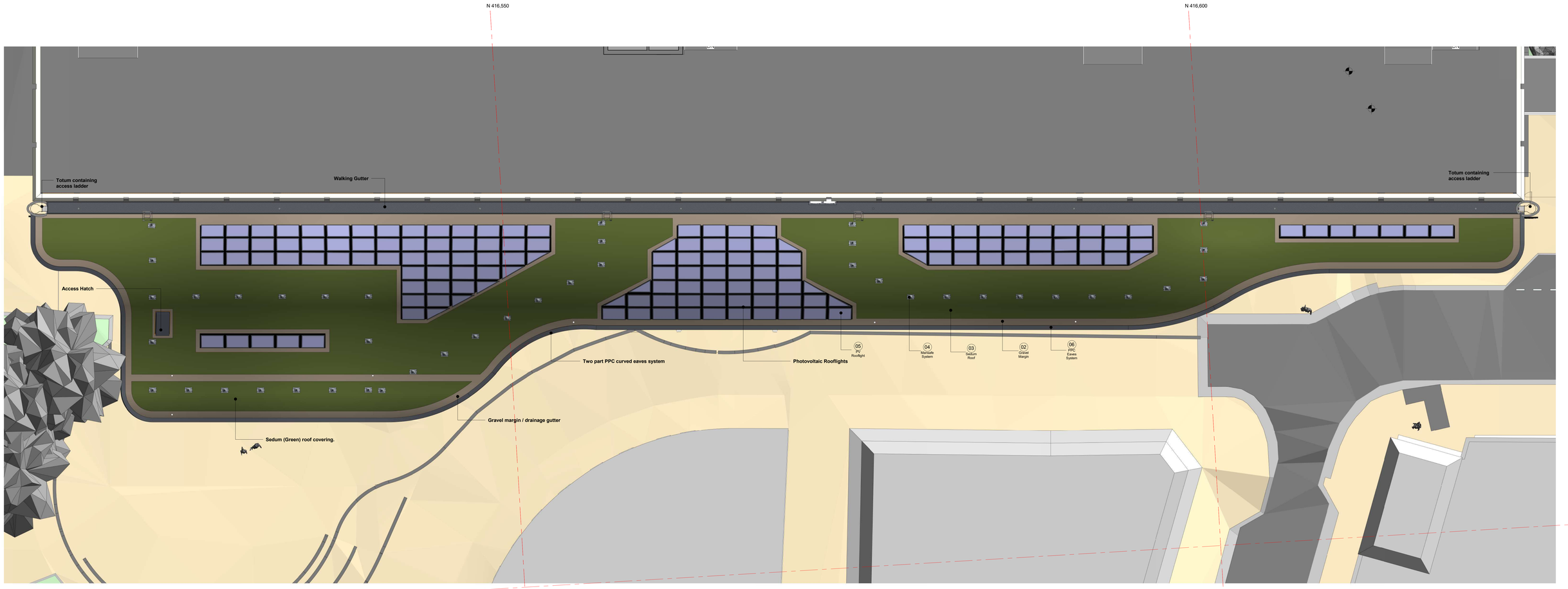
This drawing is issued for the sole and exclusive use of the intended recipient and is subject to copyright in favour of Pick Everard. Pick Everard does not accept any responsibility or liability whatsoever for its use by a person other than the intended recipient.

Appendix 2: Proposed Roof Plan

Huddersfield Bus Station Canopy

GA Roof Plan

Rev	Date	Chk	Drw	Description
PW1	19/12/23	MB	MB	WIP Drawing issued for information and coordination purposes.
P02	19/01/24	MB	RT	WIP Drawing issued for information and coordination purposes.
P03	16/02/24	MB	RT	Modified WIP issued for information.
P04	08/03/24	MB	MB	WIP Drawing issued for information and coordination purposes. Amendments include extension to southern canopy.
P05	30/04/24	AB	MB	Drawing issued as Draft Planning Submission for information and review purposes. Includes revision (clouded) to canopy to accomodate highway stand off.
P06	12/06/24	MB	MB	Planning drawing issued for approval purposes. Includes amendments following EOI process.



Proposed Roof Plan

1 : 100

PV Roof Light Schedule

Family	Description	Count
PVRoofLight	PV Roof Light 1750x1050	135
PVRoofLightTriangle LH	PV Roof Light 1750x1050	9
PVRoofLightTriangle RH	PV Roof Light 1750x1050	4
Grand total: 148		

Planning Materials Schedule

- "Light" Grey RAL 7035 Light Grey / LRV 57 / RGB 197/199/196
- "Mid" Grey RAL 7004 Signal Grey / LRV 33 / RGB 155/155/155
- "Dark" Grey RAL 7024 Graphite Grey / LRV 07 / RGB 70/73/79

1. Perforated Mesh Artwork / PPC Light Grey - Panels / PPC Dark Grey - Framing
2. Gravel Margin - natural finish
3. Sedum Roof - natural finish
4. Marisafe System - natural finish
5. PV RoofLights - PPC Dark grey - Framing & Flashings
6. PPC Eaves System - Two colour lazer line system. Upper - Dark Grey / Lower - Mid Grey
7. Glulam Roof Structure - Structural Beams - natural finish - Plywood Soffit - natural finish
8. Steel Columns - PPC Mid Grey
9. Perforated Metal Panels - PPC Light Grey
10. Laminated single glazed panel - Clear Glass - Tint TBC
11. Decorative Cladding Panel - Rockpanel or EQ. - Dark Grey
12. Plank effect soffit - PPC Timber effect planks.
13. Removable Grillage Walking Gutter Galvanised - natural finish.
14. Stone Cladding - To match WYCA Scheme.
15. PPC Clad Totums - PPC Dark Grey & Mid Grey
16. Curtain Wall Shopfront - PPC Dark Grey - Frames PPC Light Grey - Doors & Spandrel
17. Exposed Concrete Upstand - natural finish
18. Utility Doors (Louverd and Solid) PPC Dark Grey

SCALE 1:100

1m 5m 10m

SGP
Architects + Masterplanners
33 Park Place
Leeds
LS1 2RY
t: +44 (0)113 246 7969
www.stephengeorge.co.uk

Drawing No:	202335-SGP-ZZ-ZZ-DR-A- 131102	Rev:	P06
Project No:	20-233-005	Scale:	As indicated@A0
Drawn:	DM	Drawing Stage:	RIBA STAGE 3
Date:	10/12/23	SGP File Ref:	202335-SGP-ZZ-ZZ-M3-A-200001

PLANNING SUBMISSION

Kirklees COUNCIL

This drawing, the works and concepts depicted are copyright of Stephen George + Partners LLP and may not be reproduced or made use of, either directly or indirectly without express written consent. All heights, levels, sizes and dimensions to be checked on site before any work is put to hand.
Information shown on this drawing that is produced by others has not been verified by Stephen George + Partners LLP and no liability is accepted for its accuracy.
This document is prepared for the sole use of the documented recipient and Stephen George + Partners LLP accepts no liability for use of this document by parties other than the party for whom it was prepared or for purposes other than those for which it was prepared.

Do not scale from this drawing for purposes other than the planning application.
Red Line Boundary based on O/S Data and **NOT** confirmed as the Legal Boundary

Appendix 3: Off-site BNG Tree Planting Locations

Notes

KEY

Existing Trees

Proposed Hvy Std Tree
Double take
Water and maintenance under authority
Arboriculture Team

BNG Red Line Boundaries

Planting Specification
Excavate pit 1m x 1m x 0.6m with attention to existing roots.
Backfill soil and compost mix
Plant 12-14 Size Bare root or root balled tree
2 timber stake and flexible rubberised ties with spacers
Watering in on planting
Leave 1m dia. radius area free from grass mulch where practicable to do so.

Establishment
2 visits per yr plus additional in drought.

Maintenance Specification
1 visit per year

Kirklees COUNCIL

Landscape, Vine Street,Huddersfield HD1 6NT

Client: Major Projects

Project: HBS Canopy.

Drawing Title: Off-site BNG Tree Planting locations.

A1	Scale	Drawn	Checked
	1:500	EW DB Dec 2025	

Cad Ref: v:\groups\landscapearchitects\projects\lad\lad.696.huddersfield bus station canopy\4. drawings\draft bng offsite trees

Project No.	Drawing No.	Revision
LAD.696	LA-101	