

Construction Environmental Management Plan (CEMP: Biodiversity)

WC-431.3a

Upper Holme House Farm, Hirst Lane, Cumberworth,
HD8 8GA



W O O D S A G E
C O N S U L T I N G

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Client:	Mr & Mrs Portman
Site address	Upper Holme House Farm, Hirst Lane, Cumberworth, HD8 8GA
OS Grid reference:	SE 17711 08118
Report prepared by:	Amy Reddick ACIEEM
Date:	12 th March 2026

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1. Introduction

1.1. Scope of Report

- 1.1.1.** Woodsage Consulting Ltd have been instructed by Mr & Mrs Portman, to provide a Construction Environmental Management Plan (CEMP: Biodiversity) in relation to a permitted development (Application number: 2025/62/92605/E) at Upper Holme House Farm, Hirst Lane, Cumberworth, HD8 8GA.
- 1.1.2.** The purpose of the report is to provide sufficient details to discharge Condition 6 on the planning permission for a CEMP and provide a framework to protect retained habitats, wildlife and protected sites from any damaging activities during the construction period.
- 1.1.3.** Condition 6 states:

No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the Local Planning Authority.

- 1. Summary of potentially damaging activities*
- 2. Identification of "biodiversity protection zones"*
- 3. Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)*
- 4. The location and timing of sensitive works to avoid harm to biodiversity features.*
- 5. The times during construction when specialist ecologists need to be present on site to oversee works.*
- 6. Responsible persons and lines of communication.*
- 7. The role and responsibilities on site of an ecological clerk of works (ECOW) or similarly competent person.*
- 8. Use of protective fences, exclusion barriers and warning signs.*

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

The CEMP must also include the following specific plans / documents:

- 1. Mitigation / precautionary measures for the Holme House Wood (LWS) and Holme House Grassland (LWS).*

1.2. Site Details

- 1.2.1. Upper Holme House Farm - hereafter referred to as 'the site' and shown in **Fig. 2.1**, below - is located approximately 2.3km to the west of Shepley and is centred on OS Grid Reference SE 17711 08118.



Figure 2.1: Aerial imagery showing the approximate boundaries of the site, outlined in red.

- 1.2.2. The site covers approximately 0.48 ha and comprises Upper Holme House Farm, the private access track, adjacent stables, parking, a small woodland and horse grazed paddock.
- 1.2.3. The site is bound by the adjoining residential property to the west, agricultural farmland to the north, horse grazed paddocks to the east and a woodland to the south.

1.3. Development Proposals

- 1.3.1. The planning permission is to demolish two of the existing stable blocks and replace with a larger stable building and create a menage within the existing paddock.

1.4. Previous Survey and Report Details

- 1.4.1. An ecological site survey was carried out on Sunday the 2nd of August 2025 followed by an Arboricultural site survey on Wednesday the 4th of February 2026, both of which have informed the content of the CEMP.
- 1.4.2. The CEMP has also been informed by the following documents which were submitted as part of the planning application:
- WC-431.1b Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment¹
 - Statutory Biodiversity Metric Calculation
 - WC-431.4a Arboricultural Method Statement ²

¹ Woodsage Consulting Ltd (2025) Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment: Upper Holme House Farm, Hirst Lane, Cumberworth, HD8 8GA. Report ref. WC-431.1b. 13 September 2025.

² Woodsage Consulting Ltd (2026) *Arboricultural Method Statement: Upper Holme House Farm, Hirst Lane, Cumberworth, HD8 8GA*. Report ref. WC-431.4a. 6 March 2026.

1.5. Report Personnel

- 1.5.1.** The ecological survey was carried out by Amy Reddick. Amy is an Associate Member of CIEEM (Chartered Institute of Ecology and Environmental Management), and has worked in the ecology sector for over 9 years. Amy holds an MSc in Wildlife Conservation and has experience in conducting botanical surveys including UK Hab Surveys and Protected Species surveys (holding a Level 2 Class Licence to survey bats and relevant experience conducting great crested newt surveys).

Amy is experienced in undertaking and reviewing Biodiversity Net Gain Metrics and Habitat Condition Assessments from both a consultancy and public sector perspective.

- 1.5.2.** The Arboricultural survey was carried out by Jack Delaney. Jack is a Chartered Arboriculturalist (Member of the Institute of Chartered Foresters), and has worked in the arboricultural sector for over 15 years. Jack holds an FdSc in Arboriculture with distinction, and is a Professional Member of the Arboricultural Association. Jack is also a LANTRA qualified Professional Tree Inspector, and is a trained and registered user of Quantified Tree Risk Assessment (QTRA).

1.6. Legislation and Policy

- 1.6.1.** This report has been prepared in accordance with relevant UK environmental planning policy and wildlife legislation that affords protection to habitats, species and statutory designated sites. The report also takes account of both national and local planning policy where relevant.
- 1.6.2.** This report is produced in accordance with the British Standard 42020:2013 Biodiversity. Code of practice for planning and development.

2. Responsible Persons and Lines of Communication

2.1. Project Stakeholders

- 2.1.1. **Tab. 2.1**, below, has been included to ensure that all lines of communication are established prior to the commencement of development works.

Table 2.1: Contact details of key project stakeholders.

Role	Name/s	Organisation/ Company	Contact Number	Contact Email
Site Manager	TBC	TBC	TBC	TBC
Project Architect	Natalie Garside	ADP Architecture & Design	01484 685411	natalie.garside@adp-architects.com
Project Arboriculturalist	Jack Delaney	Woodsage Consulting Ltd	0792401997	jack@woodsage.co.uk
Ecological Clerk of Works	TBC	TBC	TBC	TBC
Project Applicant	Mr & Mrs Portman	Homeowner	TBC	TBC

2.2. Ecological Clerk of Works

- 2.2.1. The Ecological Clerk of Works (ECoW) will be a suitably qualified and experienced ecologist who is a member of the Chartered Institute of Ecology and Environmental Management (CIEEM) (or holds alternative professional membership).
- 2.2.2. The ECoW will be appointed by the Project Applicant, Project Architect or Site Manager prior to any works commencing on the site.

2.3. Responsibility and Site Management

- 2.3.1. It is the responsibility of the main contractor or assigned agent to ensure that the CEMP is understood and adhered to by all site personnel. A copy of the CEMP will be made available to all contractors attending the site.
- 2.3.2. Routine inspections by the Project Arboriculturalist shall be carried at various key stages of the development to ensure the AMS has been followed correctly, please see **Section 5** of the Arboricultural Method Statement for further details.
- 2.3.3. The ECoW will carry out all required ecological surveys required, supervise works as necessary and provide advice on any ecological matters arising during the construction period (including in the event any protected species are encountered on-site).

3. Summary of Potentially Damaging Activities

3.1. Ecological Constraints

- 3.1.1.** A Preliminary Ecological Appraisal (PEA) of the site and proposals was carried out by Woodsage Consulting in July 2025 which identified the following potential ecological constraints on and adjacent to the site:
- i. Holme House Wood Local Wildlife Site (LWS)
 - ii. Kirklees Wildlife Habitat Corridor (KWHN)
 - iii. Retained trees, hedges and woodland
 - iv. Foraging and commuting nocturnal species
 - v. Nesting birds
 - vi. Hedgehog
- 3.1.2.** A map detailing ecological constraints and protection zones is provided at **Figure 4.1**.

3.2. Potential Impacts During Construction

Vegetation removal

- 3.2.1.** The woodland, hedgerow and line of trees provide suitable habitat for nesting birds. The majority of these habitats are to be retained, however there will be some removal of trees within the woodland. There were also some piles of brash left on-site during the PEA which are due to be moved to facilitate construction of the stable.
- 3.2.2.** Any construction work or vegetation removal within these areas during bird nesting season (generally 1st March -31st August inclusive) has potential to disturb nesting birds. All nesting birds are protected under Section 1 of the Wildlife and Countryside Act 1981 (as amended). If the piles of brash on-site are removed during hedgehog hibernation season (November – March) this may result in negative impacts to hedgehog.

Construction Lighting

- 3.2.3.** Holme House Wood LWS and the KWHN are within close proximity to the site which have potential to be utilised by a variety of nocturnal species, including bats.
- 3.2.4.** If any construction work is to be carried out during evenings or early morning there is potential to disturb nocturnal species within these areas and prevent them from foraging or accessing their resting places.

Damage to Retained Trees and Habitats

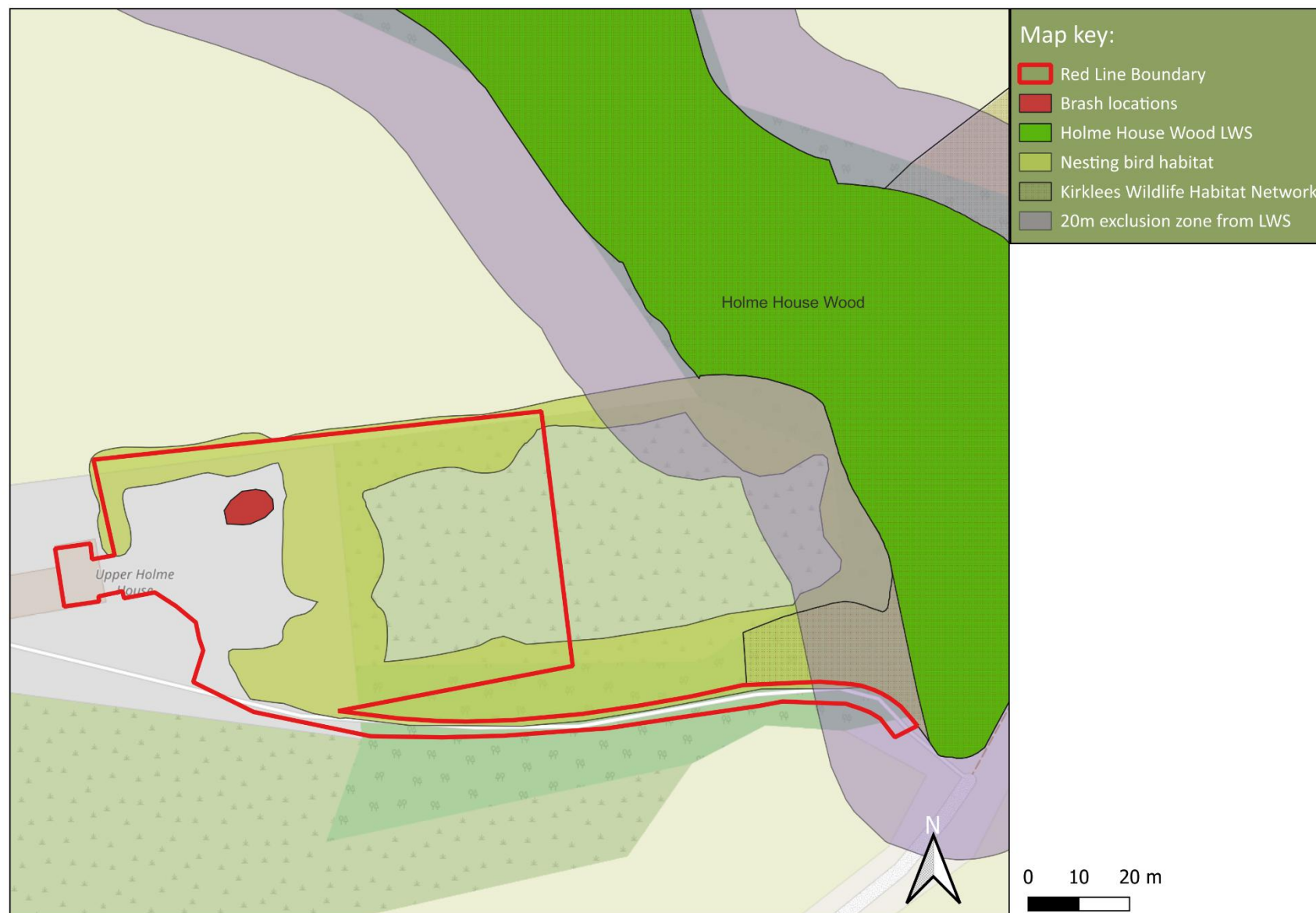
- 3.2.5.** The majority of habitats on-site are to be retained including woodland, hedgerows and lines of trees.
- 3.2.6.** Vegetation removals or construction work such as excavation or tracked machinery has potential to damage retained vegetation.

General Construction Work

- 3.2.7.** There is potential for a variety of terrestrial species moving through the site including badger, foxes, deer, hedgehog and amphibians.
- 3.2.8.** There will be a requirement to excavate some of the land to form the new menage and install drainage. Both the menage and demolition/construction of the new stable will require materials to be brought onto and stored on-site. These both have potential to cause harm to wildlife without appropriate risk avoidance measures.

4. Overview of Biodiversity Protection Zones

Figure 4.1 Overview of Biodiversity Protection Zones including retained habitats, local wildlife sites and site boundary.



5. Precautionary Working Methods

5.1. Local Wildlife Sites and Wildlife Corridor

Holme House Wood LWS and the Kirklees Wildlife Habitat Network

- 5.1.1. Holme House Wood and the KWHN are within close proximity to the site and whilst no direct impacts are anticipated as a result of the proposals, any new lighting has potential to affect connectivity for light sensitive species within and between these habitats.
- 5.1.2. To prevent any disturbance to nocturnal species in these areas or the connectivity of the LWS/KWHN, all construction will be carried out during daylight hours between April and October, therefore no artificial lighting will be required.
- 5.1.3. In addition, the following precautionary working measures will be implemented in relation to the LWS:
- No tracked machinery to be operated or excavations to be undertaken within 20m of the LWS boundary (see **Figure 4.1**)
 - All stored equipment and materials to be confined to within the site boundary. A suitable location for these will be pre-agreed with the Project Arboriculturalist, prior to the commencement of works.

Holme House Grassland LWS

- 5.1.4. Condition 6 specifically refers to mitigation / precautionary measures for Holme House Grassland LWS, however as this LWS is over 350m from the site and given the small scale of the proposals there are not considered to be any impact pathways on Holme House Grassland LWS. Therefore, no specific mitigation or measures are considered necessary. See **Appendix 2** for a map of the LWSs in relation to the site.

5.2. Retained Habitats and Trees

- 5.2.1. To ensure only trees required to facilitate the proposals are removed, and to prevent any damage to retained trees and woodland, an Arboricultural Method Statement (AMS) has been produced which details the schedule of tree works.
- 5.2.2. Temporary tree protection barriers shall also be installed prior to the commencement of development works, and will be fit for the purpose of excluding site personnel and machinery. The default specification will be in accordance with *BS 5837: 2012*.
- 5.2.3. For further details on tree protection is provided within the AMS, which should be read in conjunction with this report. The Tree Constraints Plan and Tree Protection Plan can be viewed at **Appendix 3** and **Appendix 4**.

5.3. Nesting Birds

- 5.3.1. To prevent disturbance or harm to nesting birds, removal or pruning of shrubs, trees or brash will be undertaken outside of nesting bird season (between 1st September and 28th February). Specific timing of when work should be carried out is provided at **Appendix 1**.
- 5.3.2. In the unlikely event this is infeasible, a nesting bird check will be carried out by the ECoW within 24 hours prior to any vegetation removals. If a nest (or a nest in construction) is identified, this will be clearly demarked on-site and a suitable stand off for works maintained. The size and location of the standoff will be determined by the ECoW dependant on the location and species and will be maintained until all young have fledged. The ECoW will carry out a check to ensure that all young have fledged prior to work commencing.

5.4. Hedgehogs

- 5.4.1.** To prevent disturbance or harm to hedgehogs any piles of brash will be removed outside of hedgehog hibernation season (November – March). If this is not possible, removal must be preceded by a check by the ECoW for any overwintering hedgehogs within 24 hours prior to the removal of brash. In the unlikely event a hedgehog is found they will be left undisturbed and allowed to vacate the area before any brash is removed. Specific timing of when work should be carried out is provided at **Appendix 1.**

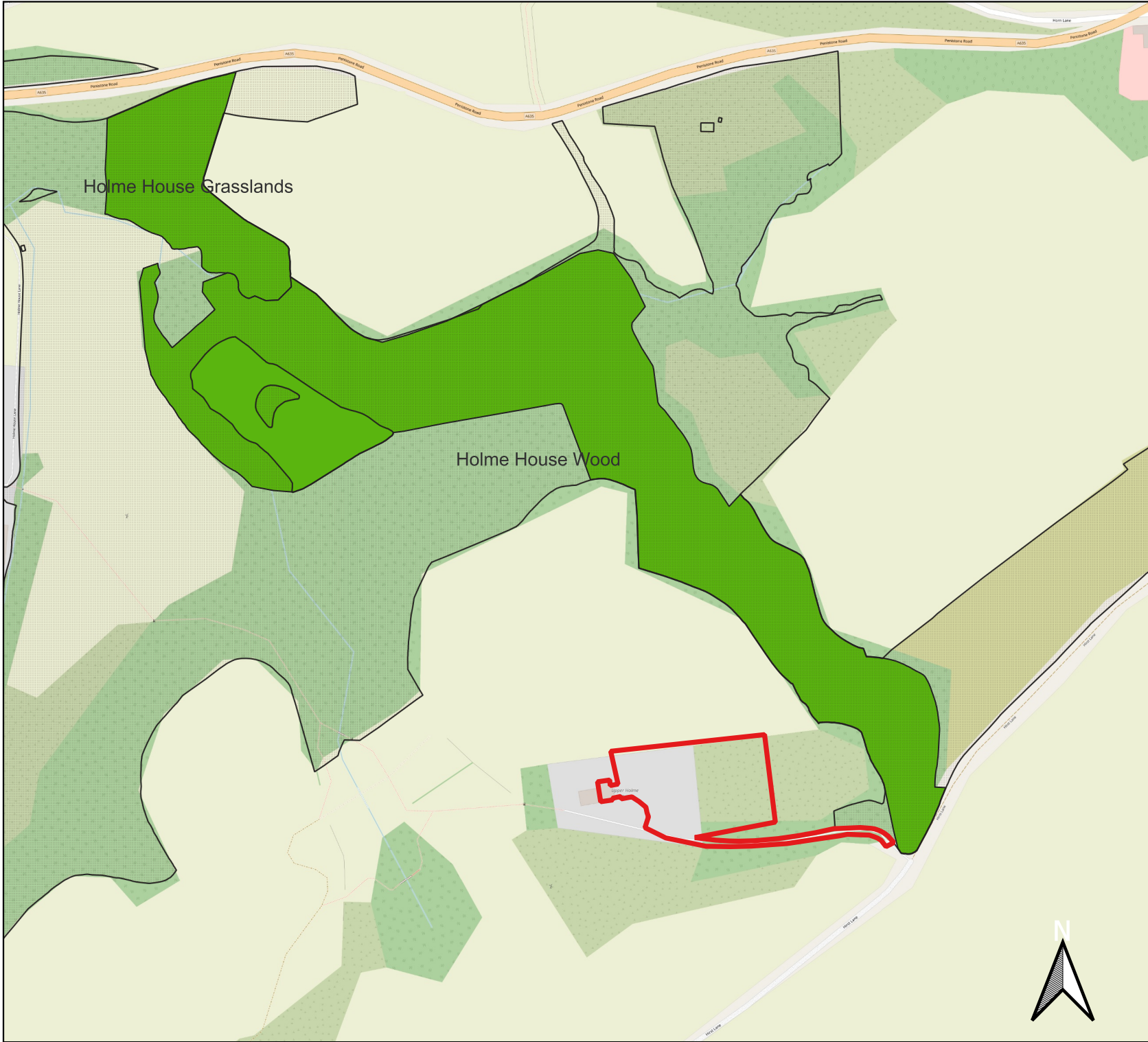
5.5. Other Fauna

- 5.5.1.** To prevent harm to wildlife present on the site, the following methods of working will be adopted on site during the construction period:
- Any excavations or trenches are to be covered at the end of each day. If this is not possible, any excavations left open overnight will have an 45° earth ramp to allow any animals to escape. All excavations must be checked at the start of each working day for any trapped wildlife.
 - The development site will be kept tidy throughout the work, with building materials stored in specific areas. All waste will be placed in skips rather than piled on the ground to prevent animals seeking refuge beneath.
 - In the unlikely event any protected species (i.e. common toads, nesting birds, hedgehogs and badger) are discovered during works on site, and which are likely to be affected by the development, works will cease immediately and the advice of the ECoW sought.

Appendices

Appendix 1: Works Schedule

Activity	Time of Year	Stage of works	Oversight Required
Installation of temporary tree protection fencing	Before any development works begin	Pre-construction	Project Arboriculturalist
Tree removal	Between 1 st September and 28 th February	Pre-construction	None
Removal of brash piles	Between 1 st September and 31 st October	Pre-construction	None
Nesting bird survey	Between 1 st March and 31 st August if tree removals required	24 hours prior to tree removals	ECoW
Hedgehog check	Between 1 st November and 28 th February	24 hours prior to brash removal	ECoW



Appendix 2: Map of Local Wildlife Sites

Site Name:	Upper Holme House Farm
Drawing No.:	WC 431.3a 1
Client:	Mr & Mrs Portman
Revision:	1
Drawn by:	Amy Reddick
Date:	07/03/2026
Scale:	1:5000 @ A4

Map key:

-  Red Line Boundary
-  Kirklees Wildlife Habitat Network
-  Local Wildlife Sites

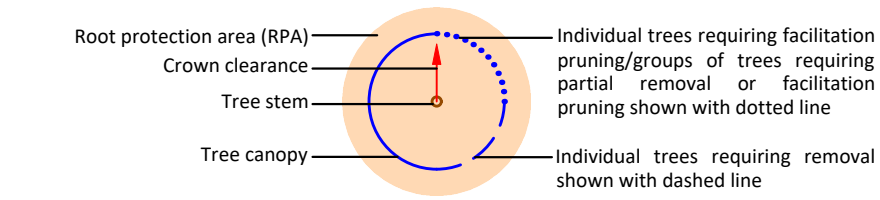
Appendix 3:
Tree Constraints Plan

Project:	Upper Holme House Farm, Hirst Ln HD8 8GA
Drawn by:	Jack Delaney
Date:	12th March 2026
Scale:	1:200 @ A1
Drawing Number:	WC-431.4a.3

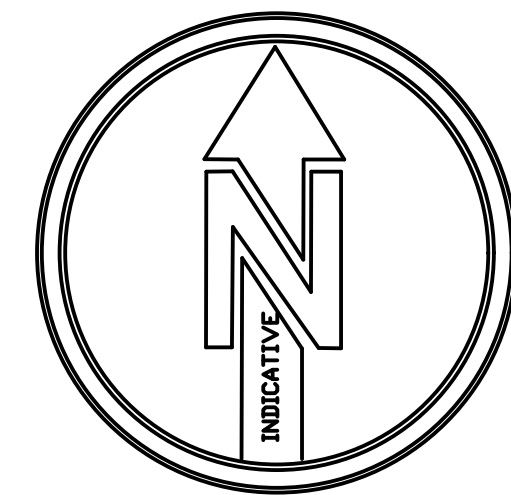
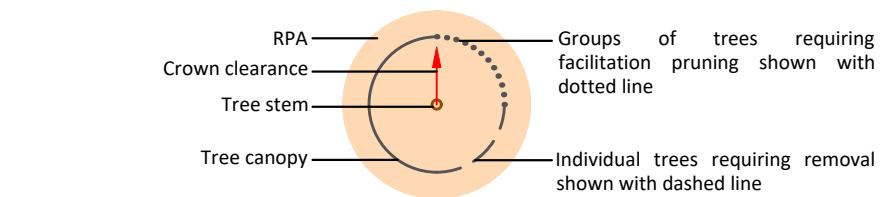
Do not scale off this drawing - to be reproduced in colour only

Map Key:

Category B trees/groups of moderate quality



Category C trees/groups of low quality



Proposed stable side elevation (east) 1:100

Existing ground level lowered to create vehicular access at side of stables for loading area

Outline of existing shed to be removed/re-located

Sliding door to close off stables

Timber truss to open gable

Sliding gate

Station 287+000



Project:	Upper Holme House Farm, Hirst Ln HD8 8GA
Drawn by:	Jack Delaney
Date:	12th March 2026
Scale:	1:200 @ A1
Drawing Number:	WC-431.4a.4

Map Key:

A diagram of a tree with three labels and leader lines: 'Root protection area (RPA)' points to a large light orange circle; 'Tree stem' points to a small orange dot in the center; 'Tree canopy' points to a blue circle surrounding the stem.

A diagram of a tree cross-section. It consists of three concentric circles. The innermost circle is labeled 'Tree stem'. The middle ring is labeled 'RPA' (Respiratory Pathway Area). The outermost ring is labeled 'Tree canopy'.

