

Hazelhead Farm

Thank you for the positive response in your email. I comment as follows:

1. Noise Statement

I enclose a letter from CTS which is self explanatory. No works are actually carried out outside the building and they have an 8.30am to 6.00pm working day. At the weekends the premises are closed. The new insulated buildings and isolated location will improve an already non problematic situation.

2. Heritage Statement

The "listed building" is a butchers shop converted from a former sheep/cattle shelter built about 1820. Apart from some stone structural elements most of the shop is new construction. It is completely isolated from the proposed engineering site in both distance and level, has its own car park and direct access from the main Lee Lane entry point. The new proposal cannot be seen from the site because of woodland and there is no "curtilage" or "heritage" issue. The owner hopes that some much needed business can be generated from staff at the proposed building.

3. Ecology Statement

A full ecology statement was provided recently to the Council by "naturally WILD" in late 2011 as part of a windmill proposal. The surveyed site was 204.3 ha in size. The proposal is sited in 0.9ha including access. The site is designated "Disturbed" ground and is immediately next to the main group of concrete yards, hard-standing and steel framed buildings designated as "hard-standing". Two strips of "young woodland" lie to the east and south of the site but are unaffected by the proposal. Further screen planting will be carried out giving further habitat for wild life.

The whole report is irrelevant to the proposal as the surveyed area is extensive and no harm will be caused as the building platform has no effect on any other ecological matter discussed in the report. I have, however, enclosed the Phase 1 Habitat Map and some extracts.

The site to be developed is drained, faced with hardcore, is bounded by stone/clay vertical surfaces and, itself, will not provide shelter or habitat for any species as more suitable areas exist away from the farm buildings and site is question.

4. Car parking.

Car parking will be east of the office building. Car parking is also available adjacent to the approved office complex within the main group of farm buildings and a brief walk away.

Any external storage of timber is to the North of the building and screened. The main manufacturing building has an extensive forecourt necessary to move finished structures in and out when required. This is indicated on drawing No A2 but the enclosed site plan indicates the on site allocation. None of the sites are visible from public areas.

14th September 2012

Michael,

**Re: Concrete and Timber Services Ltd, Abbey Road, Shepley,
Huddersfield, HD8 8BX**

Further to our telephone conversation I can confirm that we have not had any issues regarding noise levels from the factory with either the Local Authority Environmental Health Offices or local residents. Houses are now located within 20m of three sides of our current site.

We have been located at our current site for 16 years and during that period the type of work we carry out has not altered although we have become much busier hence the requirement for new premises.

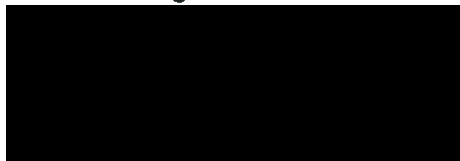
Our current site has two factory units, one which was constructed in the 1950's and one in the 1960's and therefore neither of them are built to anything approaching modern day insulation standards which would undoubtedly reduce noise levels outside the factory.

The two factory set up also means that at our current site, traffic between the two factories means that doors are opened more frequently than would be the case on the new site, again reducing noise levels outside of the factory.

To summarise there have been no issues with noise pollution at our current site.

The improved method of working and the higher specification that the new building will afford will reduce outside noise levels from those currently produced.

Regards



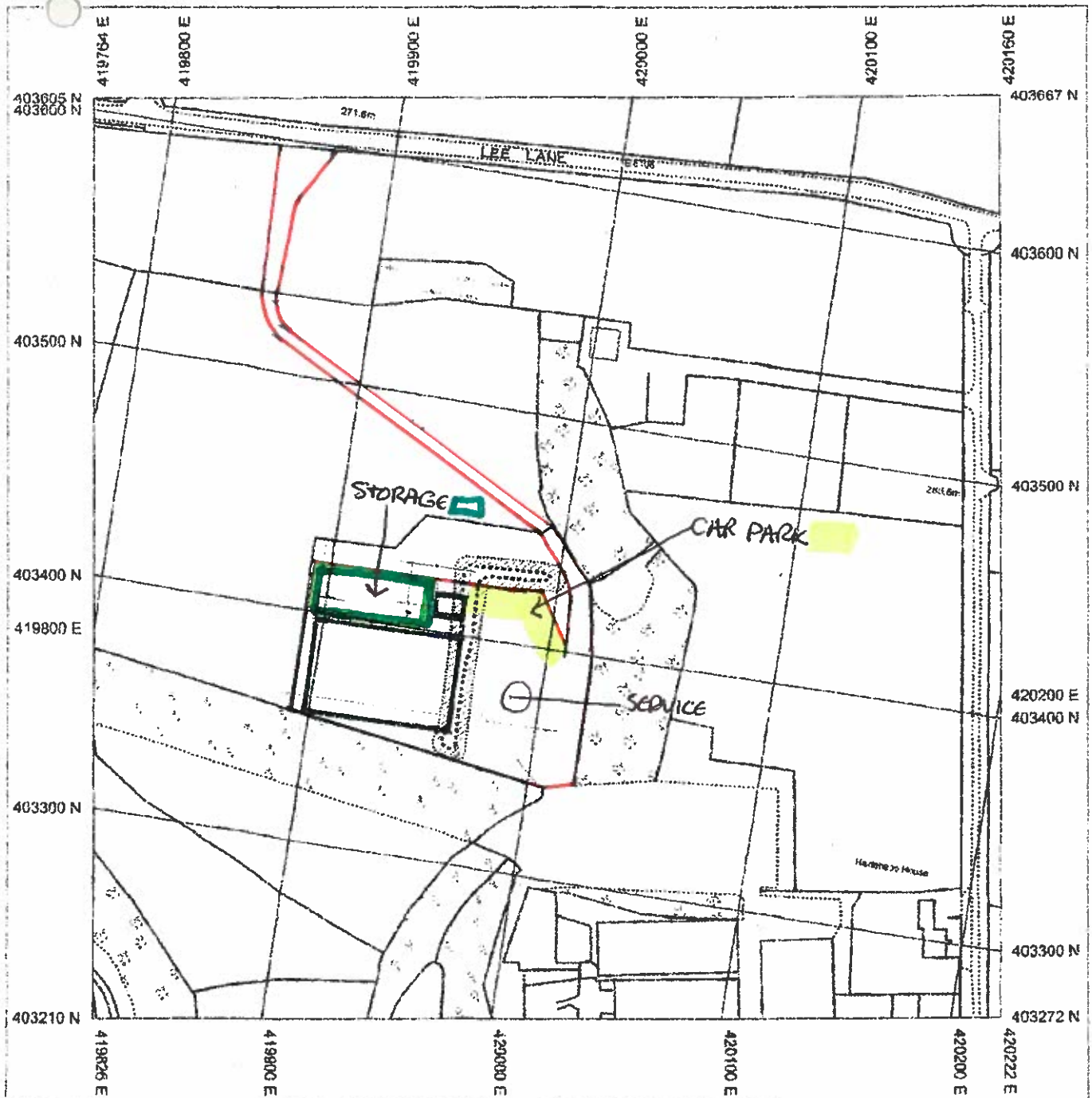
John Terry
Director

Mapping
sourced from

OS Ordnance
Survey



Location Map



Produced 03/09/2012 from the Ordnance Survey
National Geographic Database and incorporating
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The representation of a road, track or path is no
evidence of a right of way.

The representation of features as lines is no evidence
of a property boundary

0 40 80 LOCATION

Scale 1:2500

Supplied By Orchard

Serial number: 001059970

Plot Centre Coordinates: 419933, 403439

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3.3 Habitat Description

The site covers approximately 204 ha and is predominantly improved grassland used for livestock grazing. The majority of the site and field boundaries are dry stonewalls, which is typical of the area. There is a stream (River Don) and railway line (Pennine Way) running parallel, east to west, through the central part of the site. The site is not located close to any statutory designated wildlife sites, but there are several non-statutory wildlife sites in the local area (within 2km of the site boundary).

The majority of the site is used for low intensity livestock (cattle and sheep) grazing, and at present there is no arable production on the site. The fields are of a moderate to large size, and are subject to annual fertilizer application. Several of the improved grassland fields were used for silage production and not grazed. Strips of young mixed species woodland and areas of conifer plantation are located across the site, in addition to several areas of mature deciduous woodland. Several game bird hatcheries are located within the young mixed plantation blocks.

The site is located within a valley with the northern and southern divisions draining into the River Don. Further to this, there are several smaller streams running down each side of the valley, all of which empty into the River Don. Within these smaller streams are several ponds/lagoons for wildlife and waterfowl production. There are several further ponds on site, the majority of which are in need of restoration, and have been subject to silting up. 2.8 km of the River Don passes through or borders the site, in addition to several smaller stream tributaries. The main stream is bordered by mature woodland, primarily a mixture of alder, oak and hawthorn, in addition to aquatic and common herbaceous species. There are several areas of plantation coniferous woodland on the southern part of the site; these were planted approximately 20 years ago, initially as a cash crop. The site is also used for game bird (pheasant) and waterfowl rearing (mallard sp.).

Hazelhead Hall Farm is located in the northwestern section of the site and includes a series of farm buildings, storage barns and residential units. There are further buildings (Ranah Stones Farm) on the southern part of the site, in addition to original agricultural storage barns. The site is accessible internally by a series of hard and soft single lane tracks. It is understood that the agricultural land on the farm has been managed as it is (live stock production) for at least 50 years.

On the southern region of the site, between stands of coniferous plantation are areas of remnant upland heath, which appeared to be of ecological value, although this habitat is largely isolated in the wider context. Fertilizer heaps are distributed across the site, several of which have become colonized with scrub and ruderal herb species.

The site is bordered by the Lee Lane (B6106) to the north along with some agricultural land. Whams Road borders the site to the west with agricultural land (livestock grazing) beyond this. The site is bordered by mixed agriculture to the south and east.

3.4 Survey Constraints

There were no constraints with regards to site access.

5.2.1 Site Visit

Naturally Wild staff who have been fully trained in ecological surveying and mitigation techniques undertook the site visit on 02/09/2011 and 08/09/2011. During the site visit the owner gave full access to the site. In addition, a general walk over of the surrounding land was made to determine the overall characteristics and potential value of all habitats for European Protected Species.

Site overview:

The surveyed site is primarily improved grassland fields used for livestock (cattle & sheep) grazing, with some fields used for silage production. The majority of the improved grassland fields are bordered by dry stonewalls. The site is located within a valley and is divided into a northern and southern region by the River Don and Pennine Way. The surveyed area contains a variety of habitats including, varying types of woodland, mixed sized streams, hedgerows, ponds, scrub and upland heath. Such habitat diversity aids the range, magnitude and type of species the site can hold and provide for, whilst linking habitats within a wider context.

Habitats

All habitat types have been fully mapped on the attached map entitled – *Phase 1 Habitat Map*, with the total habitat areas and target notes shown in Table 5 and 4 respectively.

Improved grassland

The majority of the site is improved grassland, of low diversity used for livestock grazing. The fields are moderate to large in size and are bordered by dry stonewalls. In total there are around 45 individual fields on site, the majority of which are grazed to a very low intensity by cattle (meat production) and sheep, and consequently were of limited flora diversity.

Several of the fields have not been grazed and will be used for silage production. The deficiency of hedgerows on the site has limited the development of ruderal herbaceous communities along the field margins, although development of common ruderal herb species was noted along the boundary features in the fields used for silage production. Furthermore, this would explain why an increase in invertebrate activity was logged within the fields that were used for silage production. It is understood that all fields are subject to fertiliser application. There are two wind turbines located in the livestock fields in the southeastern part of the site. In overview, the improved grassland fields were considered to be of minor ecological value.

Hedgerows

With the majority of the field boundaries being bordered by dry stonewalls the presence of hedgerows was limited. The only noticeable hedgerows on the northern part of the site were located in three parallel lines to the north of the stream. These were mature, and included several large ash trees, although hedgerow specie diversity was limited and predominantly hawthorn monoculture. The hedgerows were individually fenced, which had allowed the development of a community of common ruderal herbaceous species at the base and surrounding each hedgerow. There was no evidence of active management on these features and with the hedgerows being hawthorn based they would score poorly under the

Hedgerow Regulations 1997 assessment. The hedgerows were considered to be of potential value to several bird and bat species.

Upland heath

Interspersed between the coniferous plantation woodland blocks in the southern part of the site are areas of remnant upland heath. Species recorded included heather, bilberry, bracken, stunted oak, bramble, silver birch and gorse. This area is not currently grazed.

Although, largely isolated the upland heath habitat on site may be of potential value to reptile species, such as common lizard and adder, however any populations are likely to be remnant and highly vulnerable to local extinction. The upland heath habitat was considered to be of importance to upland heath bird species, invertebrates and potentially reptile species. The nearest extensive area of upland heath is located 2.3 km to the southwest.

Ponds

There are around five ponds on the northern section of the site, although these were mostly lagoons created within the stream system that crosses the site in a north to south direction. These ponds were used primarily for waterfowl production (mallard *sp.*), with high numbers of mallard ducks present in all ponds/ lagoons. Water quality in these ponds was moderate (Table 3), with high levels of suspended sediment. There was one pond in the central area of the site, to the north of the river, which was in the process of silting up and being lost to encroaching vegetation. This pond was dry at the time of survey (September 2011), and would hold limited potential for amphibian species should the pond hold sufficient water during the spring season. Flora species surrounding this pond and the lagoons included hard and soft rush, common ruderal herbaceous species as well as several low value aquatic plant species.

The ponds on the southern part of the site were similar to those to the north, and consisted of a series of lagoons within a stream system. Several of the ponds in this area had been stocked with fish (trout) for recreational purposes. Other ponds in this area had become overgrown with aquatic vegetation, and were in need of restoration.

Water quality testing was completed on a sample of the ponds to understand their habitat value and potential value to protected species, notably great crested newts, which are known to be in the area.

Stream

The River Don passes through the central part of the site for a distance of 2.8 km. The stream had an average width and depth of around 4 m and 60 cm respectively. The stream flow was moderate, however the scale of the floodplains indicated that the flow rate would increase considerably following periods of heavy rain. Several smaller tributaries (1 m width) feed into the larger stream draining off from the northern and southern parts of the site. The stream has high water quality (Table 3), very good water clarity and high levels of invertebrate activity were recorded. The majority of the stream was directly bounded by livestock grazing; although, due to the steep banks and low stocking rates no evidence of

bank erosion was noted. Low-moderate levels of submerged aquatic vegetation were recorded in the main stream.

For the majority, a woodland strip containing a high proportion of mature alder and hawthorn trees lined the main stream. The woodland strip was considered to be of high ecological value and would benefit the stream system for a range of bird, bat and invertebrate species, as well as potentially freshwater white-clawed crayfish (provides shade and refuge habitat within the exposed root system in the stream).

The main stream (River Don) that passes through the site was considered to be of high ecological value with species such as water vole and dipper recorded during the site visit. 'Trout and Salmon' previously stocked the stream around 10 years ago with trout specimens. The river is believed to hold a good population of grayling, and was considered suitable for otter use.

Water quality testing:

The water tests were completed to aid the valuation of the aquatic habitats and to comment on their potential value to species such as great crested newts, brown trout and freshwater white-clawed crayfish.

Pond/ Stream number	pH	pH (high range)	Ammonia (ppm)	Nitrite (ppm)	Nitrate (ppm)
Pond 1	6.4	-	0.4	0.15	0
Stream 1	7.6	8.2	0	0	0
Stream 2	7.6	8.2	0.25	0	0
Stream 3	7.6	8.2	0	0	0

Table 3: Water Quality Testing for aquatic habitat on site

Woodland

The majority of the mixed species woodland plantation strips on the site are around 15 years old and are used as hatcheries for game birds. These woodland strips are present across the site, and create biodiversity corridors linking features of ecological importance both on and off site. Recorded species in these areas include silver birch, rowan, oak, birch, ash, sycamore and several coniferous species. An understorey of common ruderal herbs is present, and included species such as rosebay willow herb, meadow vetchling, red and white clover, herb Robert, bramble, goose grass, ragwort, teasel and creeping thistle. There was no evidence to suggest these areas are actively managed.

As previously discussed a strip of mature woodland borders the main stream on the northern and southern bank sides. Trees were mature in size, and species included ash, hazel, alder, sycamore, beech and hawthorn. This habitat was considered to be of high ecological value.

Located within the southern part of the site are two mature deciduous woodland copses. Both were located in livestock fields, and consequently had poor undergrowth flora diversity, due to grazing pressure. Individual trees were mature in size and several large dead wood stumps were present. Species included oak, ash, beech, alder and sycamore. These areas were considered to be of value to bird and bat species, in addition to badgers.

There are several blocks of coniferous plantation woodland on the southern part of the site. These plantation blocks were planted around 20 years ago initially as a cash crop. The coniferous plantation woodland is likely to be of value to bird and bat species (for foraging and commuting), and furthermore the overall habitat diversity on the site.

Buildings

On the northwest extent of the site is Hazelhead Farm and associated farm buildings (SE 201 032). This includes the main farmhouse, which is of stone construction with a slate tiled roof. In addition there are six large agricultural storage buildings to the west of the main farmhouse. Ranah Stones (SE 200 023) is located on the southern section of the site, and includes several vacant cottages and a large barn system. There is also an original stone barn, known as Ranah Cote (SE 201 029) adjacent to the southern bank of the River Don in the central region of the site.

Other buildings that are on the overall site, but not included in the survey area include the Hazelhead Manor house and several private residential buildings.

Invasive plant species

The bordering vegetation was fully assessed for presence of invasive species; there were no recordings of Japanese Knotweed on site, or any other invasive plant species of concern. Himalayan Balsam was recorded around the main farm buildings at Hazelhead Farm, and effort should be made to stop this species colonising the stream systems.

Surrounding habitats

The site is bordered by Lee Lane (B6106) to the north along with some agricultural land. Whams Road borders the site to the west with agricultural land (livestock grazing) beyond this. The site is bordered by mixed agriculture to the south and east.

The data records search noted four Natural Heritage Site/ Local Wildlife Sites within 2 km of the survey area, with further details of these sites presented in Table 2. There are large areas of managed upland heath habitat 2.3 km to the west and south of the site. Although typical for the area the surrounding habitats are divided by dry stonewalls which can limit habitat connectivity. The stream complex and associated features, which pass through the site, provide linkage with habitats on site and in the surrounding area. There is a large reservoir 1.2 km to the south of the site, and several more in the wider landscape in all directions.