

Sent: 18 December 2025 11:36

Subject: RE: Leak Hall Lane, Denby Dale - 2024/92168

Designations

No issue

Onsite habitats and species

The Ecological Impact Assessment is acceptable.

- There are recommendations for birds, bats, and hedgehogs, which will be covered by a CEMP.
- An outbuilding onsite was considered to have low potential for roosting bats; the bat activity surveys also provided confirms that no bats were observed to be roosting in the outbuilding. However, a lighting strategy will be conditioned. Given the bat activity report is over a year old – the CEMP should include precautionary working methods of removing the building.

BNG

The BNG report and metric show a net loss of 2.00 habitat units. This includes medium distinctiveness habitats.

The baseline calcs are validated.

It is noted that 0.30 habitat units will be created on site with a low distinctiveness habitat consisting of a vegetated garden

2.23 habitat units are required in order to meet the statutory 10% BNG requirements.

If offsite gain is required, it will need to be secured with a section 106 agreement. If a section 106 agreement is needed, we recommend the applicant provides sufficient information for the heads of terms of an agreement prior to determination of the application

In addition to the information already provided, this information would comprise:

- A plan that follows the UK Habitat Classification showing the spatial locations of the habitats represented in the enhancement and/or creation tabs of the biodiversity metric (i.e. the target habitats).
- The georeferenced spatial data used to create both above plans (in either .shp or .gpkg format) and written permission to share this data with West Yorkshire Records Centre.
- A 30-year Habitat Management and Monitoring Plan (HMMP)

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990

Suggested conditions

Habitats / Species

A condition for a CEMP: Biodiversity (Construction Environment Management Plan) is advised, e.g. 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. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities
- b) Identification of "biodiversity protection zones"
- c) 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)
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) 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.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15

BNG conditions also to be provided to achieve the required 10% net gain.

Many thanks, Katie

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