**Sent:** 02 September 2025 10:40

**Subject:** RE: 2024/93489 land north of, Paul Lane, Flockton, Huddersfield, WF4 4BP

Please see below:

**Designations**
No issue

**Onsite habitats and species**
The Preliminary Ecological Appraisal and Biodiversity Net Gain Assessment is reasonable and acceptable.

- Recommendations for bats and birds have been provided. These will be covered by a CEMP.
- GCN surveys would need to be completed but can be conditioned as part of reserved matters.
- Invasive species: Himalayan Balsam was noted onsite. A survey and management plan will also be conditioned.
- Lighting strategy and enhancement conditions will also be included.

**BNG**
There report and metric indicates a net loss of 0.44 habitat units. There is a deficit of 0.88 habitat units for a statutory 10% net gain. HCA Assessment and further details in metric are required to confirm this. The metric currently does not show habitat created not enhanced. It is advised that the tree canopy area is to be assessed as it will need to remain within the site area.

It is noted that 3.87 habitat units are to be retained onsite post development. This would need to be considered as significant onsite retention and so a 30 year HMMP would be required to be conditioned.

If further 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**

BNG conditions to be provided when further information observed.

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***

Lighting strategy

No works are to commence unless a detailed lighting scheme, developed in accordance with established guidance (e.g. Bat Conservation Trust and Institute of Lighting Professionals (2023) Bats and Artificial Lighting at Night), has been drafted and agreed with the council. The Sensitive Lighting Strategy will demonstrate that the proposed lighting will not impact upon ecological networks and/or sensitive features. Thereafter the agreed lighting scheme shall be implemented, subject to any variations approved in writing by the planning authority. All external lighting shall be installed strictly in accordance with the specifications and locations set out within the Lighting Strategy.

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

Enhancements

A Biodiversity Enhancement Management Plan must be provided to the LPA prior to the commencement of works on-site. It must include the following items that will be installed post development:

- 2no bat boxes
- 2no bird boxes
- Small holes within fences (and other mechanisms) for hedgehogs' mobility.
- A planting scheme should be implemented within the scheme to create a trees and hedgerows. Plantings should comprise native species of high biodiversity value

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

Invasive species – Reserved matter

No works shall commence on-site prior to the completion of an invasive species survey and appropriate removal and / or management plan and agreed in writing with the council.
Schedule 9 of the Wildlife and Countryside Act 1981 lists non-native species that are considered harmful to native biodiversity and habitats in the UK. It is illegal to release, plant, or allow these species to grow in the wild.

***Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).***

GCN – reserved matter

Great crested newt surveys are to be conducted between mid-March and mid-June and reports to be provided to the LPA for review. Environmental DNA (eDNA) testing of pond water will be an appropriate method.
Where a licence is required to derogate from the Habitats Regulations, a grant of planning permission does not constitute consent to proceed with the works insofar as they affect the species in question. The licence must be applied for separately from Natural England, be granted and all licence conditions be complied with for the works to proceed lawfully.
**Reason: For the LPA to discharge its duties as a competent authority under The Conservation of Habitats and Species Regulations 2017 (as amended) in relation to European Protected Species.**

BNG - Significant Habitat Creation, with further offsite net gain - DRAFTED

- *The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:*
    - *a non-technical summary;*
    - *the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
    - *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
    - *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
    - *the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.*
- *Notice in writing shall be given to the Council when the:*
    - *HMMP has been implemented; and*
    - *habitat creation and enhancement works as set out in the HMMP have been completed.*
- *Within 6 months of the development being in use:*
    - *the habitat creation and enhancement works set out in the approved HMMP have been completed; and*
    - *a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.*
    - *The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*
    - *Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved 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.***

Many thanks, Katie

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