

Sent: 06 March 2025 08:19

Subject: RE: 2025/90240 at location Lawbrook Farm, Law Slack Road, Hade Edge, Holmfirth, HD9 2RY

Please see below:

Designated sites

No issue. All out of range of impact of site.

Onsite Habitats and Species

The Preliminary Ecological Appraisal is reasonable and acceptable.

Birds

The site was deemed suitable for bird nesting. Barn owl dropping was detected on-site. Mitigation and enhancement measures have been recommended for post-development.

Bats

Site was assessed as unsuitable for roosting bats.

Biodiversity Net Gain

Section 4 (Page 8) of the submitted Preliminary Ecological Appraisal and Biodiversity Net Gain report undertaken by Knight Sky Ecology; proposes that the development is to achieve BNG on-site. The excel format of the Statutory Metric will need to be provided for auditing purposes.

We consider that the onsite element of the BNG proposal will not result in significant onsite gain as it would be delivered by low distinctiveness habitats (gardens and amenity grassland). This does therefore not need to be secured for 30 years but could be secured by a simple landscaping condition, if appropriate, to ensure it is provided and maintained for an aftercare period.

Suggested conditions

CEMP

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.

I hope this is helpful to you. Please do let me know if you have any questions or comments.

Katie
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