Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 12 May 2025 09:06
To: Planning ContactCentre
Cc: Danielle Cooper
Subject: 2025/90930 at location Bamforth Warehouse, Station Road, Holmfirth, HD9 1AB

Hi There,

I understand that the site has already undergone demolition, therefore I have nothing to add retrospectively on that.
However, I note the site is just south of an area with mature trees and green area, with good connectivity to the wider habitats and green areas surrounding the site. As a result, a couple of conditions regarding a protection area and lighting strategy has been suggested.

Designation
No issue

BNG
The site is on an area of original hardstanding. As a result, Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Suggested conditions

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

Tree protection
A Hedgerow and Tree Protection Plan detailing measures for the protection of trees and hedgerows during the works will be submitted to and approved by the LPA prior to the commencement of works on site, including site clearance and delivery of materials.
Hedgerow and tree protection measures will include temporary fencing for the protection of hedgerows in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. Any alternative fencing type or position not in accordance with BS 5837:2012 will be agreed in writing by the LPA prior to the start of development.
The root protection fencing will define the works exclusion zone around hedgerows and trees. Activities liable to be harmful to hedgerows and trees are prohibited within this exclusion zone, unless agreed in writing with the LPA. The approved hedgerow and tree protection measures will remain in place until the completion of development or unless otherwise agreed in writing with the LPA.
Reason: In the interests of biodiversity and in accordance with Policy LP30 and NPPF15

Hope this helps.
Many thanks,

Katie
Ecology Team
Planning and Development Service