

Sent: 27 October 2025 09:40

Subject: 2025/91128 at location Healey Farm, Healey Lane, Bristfield, Dewsbury, WF12 0NT

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The Preliminary Ecological Appraisal is reasonable and acceptable.

There are recommendations for birds, , reptiles, amphibians, and hedgehogs; that can be covered by a CEMP.

There are also recommendations for lighting and enhancement, which will be added.

BNG

The BNG metric from the original review in June 2025 shows a baseline calculation of 1.08 habitat units; whereas the BNG metric recently provided (in October 2025) shows a baseline calculation of 1.1468 habitat units. There appears to be errors on the metric recently provided within the Area Habitats tab also.

Please can it be explained why there is a change in the baseline calcs. At this point in time the BNG is not validated. Also, please can it be ensured that there are no errors in the calculator so it can be indeed validated.

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 will be provided once further clarifications are attained. BNG baseline currently invalid.

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.

The CEMP must also include the following specific plans / documents:

- Pollution Prevention Plan for the watercourse (using good practice guidance such as CIRIA C532)

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:

- 3no Bird boxes for swifts and house sparrows.
- 3no bat boxes
- Amphibian hibernacula from rubble and logs from works onsite.
- A planting scheme should be implemented within the scheme with fruit trees and flowerbeds. Plantings should comprise native species of high biodiversity value

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

Many thanks,
Katie

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