

From: ENVU Biodiversity and Land Use
Sent: 29 July 2025 10:04
To: Planning ContactCentre
Subject: 2025/91149 at location land at, Yew Tree Lane, Holmbridge, Holmfirth, HD9 2NR

Hi There,

Please see ecological commentary below.

Designations

Carr Green Meadows and New Laith Fields LWSs are within 500m of the site.

Onsite habitats and species

The Preliminary Ecological Appraisal is reasonable and acceptable. There are recommendations for bats, birds, invertebrates, brown hare, and badgers which can be covered by a CEMP.

Bat surveys were recommended from the PEA as Building 1 showed moderate potential for roosting bats and Building 2 showed low potential for roosting bats. A comment pipistrelle day roost was observed in Building 1, and so a Natural England EPS licence is needed.

BNG

The BNG report and metric are reasonable and acceptable. The site will attain a net gain of 0.16 biodiversity units (11.49% net gain), due to trees, grassland, and a vegetated garden being created; as well as grassland being enhanced. This will result in low to medium distinctiveness habitats.

We consider that the onsite element of the BNG proposal will not result in significant onsite gain as it would be delivered by. 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.

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.

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

- Mitigation / precautionary measures for the Carr Green Meadows and New Laith Fields LWSs.

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

Bats

Bats and the places they use for shelter or protection (i.e. roosts) are protected under the Habitats Regulations 2017 (as amended). They receive further legal protection under the Wildlife and Countryside Act 1981 (as amended). Section 43 of the Habitats Regulations makes it an offence to: deliberately capture, injure, or kill a bat; deliberately disturb bats; or damage or destroy a bat roost.

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.

No works are to commence without the council first receiving a copy of the European Protected Species (EPS) licence and mitigation method statement.

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.

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

Hope this helps.

Many thanks,

Katie

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