

Sent: 09 July 2025 10:21

Subject: 2025/91202 at location Unit 800, Bretton Park Industrial Estate, Bretton Park Way, Savile Town, Dewsbury, WF12 9BS

Please see ecological commentary below.

Designations

Sparrow Wood LNR is within 550m of the site. A condition for mitigation measures will be added to a CEMP.

Onsite habitats and species

The Preliminary Ecological Appraisal has been provided. It has recommendations for bats, badgers, birds, and amphibians. A CEMP will be able to cover this as a condition.

The report, however, has not taken into account that there are watercourses to the east and west of the site. Though the site is >150m from both watercourses, pollution prevention measures will be added as part of the CEMP.

BNG

The BNG report and metric are reasonable and acceptable. The site will attain a net gain of 0.12 biodiversity units (21.03% net gain), with a medium distinctiveness habitat through the creation of planters and individual trees; and due to habitat being enhanced with grassland.

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:

- Pollution Prevention Plan for the watercourses and ponds near the site (using good practice guidance such as CIRIA C532)
- Mitigation / precautionary measures for the Sparrow Wood LNR.

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

Hope this helps.

Many thanks,

Katie

Ecology Team

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