

**Sent:** 04 November 2025 11:12

**Subject:** 2025/91413 at location 1000, New Hey Road, Outlane, Huddersfield, HD3 3FJ

Please see ecological commentary below:

### **Designations**

No issue

### **Onsite habitats and species**

The Preliminary Ecological Appraisal is acceptable.

The report indicates that the site is unlikely to disrupt the woodland adjacent to the boundary. However, lighting strategy and tree protection conditions will be added.

### **BNG**

The BNG assessment and metric are acceptable. The baseline calculations are valid.

The report indicates an offsite net gain of 0.01 (12.05%) habitat units. This will be through the creation of grassland with low distinctiveness. The offsite area is within the blue line boundary of the overall site.

Though offsite element of the BNG proposal will not result in significant onsite gain as it would be delivered by. This does still need to be secured for 30 years through a HMMP condition to ensure it is provided and maintained for an aftercare period.

### **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***

#### Offsite BNG – 30 year HMMP

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 10 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Notice in writing shall be given to the Council when the:
  - a) HMMP has been implemented; and
  - b) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

We also recommend a draft biodiversity gain plan is submitted.

Many thanks,  
Katie

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