

## Planning ContactCentre

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**From:** Katie Smart  
**Sent:** 03 November 2025 10:01  
**To:** Danielle Cooper  
**Cc:** Planning ContactCentre  
**Subject:** RE: adj, 1, Longlands Bank 2025/91989

Please see ecological commentary below:

### Designations

No issue

### Onsite habitats and species

The PEA is reasonable and acceptable.

- There are recommendations for birds, bats, and hedgehogs – which will be covered with a CEMP condition. A lighting strategy condition will also be conditioned.
- Pre-commencement badger surveys are also required – this will be conditioned.
- Enhancements concerning invertebrates, bats, birds, hedgehogs, fruit trees and flowerbed planting will also be conditioned.
- Sch 9 invasive species (e.g. rugosa rose) actions will also be conditioned.

### BNG

The BNG Statutory metric (excel format of spreadsheet) has now been provided, and baseline calculations have been validated.

The report indicates an onsite net gain of 0.02 (15.50%) habitat units and 0.02 (--%) hedgerow units. This will be through the creation of grassland, garden, and a tree to v low and medium distinctiveness, as well as the creation of native hedgerow with low distinctiveness.

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.

### 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.

***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:

- 2no bird boxes
- 1no bat box
- An increase in deadwood which will provide opportunities for a higher diversity of invertebrates.
- Small holes within fences (and other mechanisms) for hedgehogs' mobility.
- A planting scheme should be implemented within the scheme to create a 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***

#### Invasive species

No works shall commence on-site prior to the completion of an invasive species survey and appropriate removal and / or management plan and agreed in writing with the council.

Schedule 9 of the Wildlife and Countryside Act 1981 lists non-native species that are considered harmful to native biodiversity and habitats in the UK. It is illegal to release, plant, or allow these species to grow in the wild.

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

#### Badgers

##### Draft Conditions

As close as practicable and no earlier than three months prior to commencement of development, an additional badger survey report shall be submitted to and approved in writing by the Local Planning Authority. Should the position, in so far as it relates to badgers, have changed from that originally reported when the application was submitted, the new survey report should incorporate a revised badger mitigation plan.

Prior to first occupation/use of the site, a report prepared by an appropriately qualified and experienced ecologist demonstrating the implementation of the badger mitigation/ enhancement measures, as set out in the badger survey report, shall be submitted to and approved in writing by the Local Planning Authority.

***Reason: To ensure the protection of badgers in compliance with the Protection of Badgers Act 1992 and Schedule 6 of the Wildlife and Countryside Act 1981 (as amended).***

##### Draft Caveat

In granting planning permission, the Local Planning Authority is not confirming that development operations will not breach the Protection of Badgers Act 1992. Likewise, obtaining planning permission does not guarantee that a badger licence will be granted by the issuing authority. Licences cannot be issued retrospectively, and licensing authorities require time to process applications. Licences will normally only be granted for works to be undertaken between 1st July and 30th November.

##### Further information

If badger setts are found to be within 30m of the proposed works. Badgers and their setts are protected from harm (including disturbance) under the Protection of Badgers Act 1992. As such, the following are required prior to decision:

- A badger survey for badger setts within 50m of the proposals
- Monitoring of setts within 30m of the proposed works to establish if the setts are active (if required)
- If harmful impacts to badgers or their setts cannot be avoided, recommendations for licencing.
- Should avoidance of harm (including disturbance) to badgers and their setts be possible via a precautionary working method statement, a PWMS detailing all precautionary working methods in respect of badger

Many thanks,  
Katie

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