

From: ENVU Biodiversity and Land Use
Sent: 18 September 2025 10:18
To: Planning ContactCentre
Subject: 2025/92361 at location Berristal Head Farm, Bent Road, Hepworth, Holmfirth, Hi There,

Hi there,

Please see ecological commentary below

Designations

No issue

Onsite habitats and species

The Preliminary Bat Roost Assessment is reasonable and acceptable.

The building was observed to have negligible potential for roosting bats.

An informative for birds will be added and a condition for enhancements with bat and bird boxes.

BNG

Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Should more information come to light, please do let me know – de minimis.

Suggested conditions

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:

- 1 no bat boxes
- 1 no bird boxes

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

Informatives

Birds

All works should be timed to occur outside nesting bird season (typically March to August, inclusive). If this is not possible all potential bird nesting opportunities must be checked by a suitably experienced ecologist within 24 hours prior to works. If any active nests are found, the ecologist should advise on suitable species-specific works exclusion zones. The exclusion zones should be regularly monitored by the ecologist and remain in place until the young have fledged the nest or the nests are otherwise deserted.

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

Many thanks,
Katie

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
PO Box 1720,
Huddersfield,
HD1 9EL