DC Admin

From: ENVU Biodiversity and Land Use
Sent: 29 September 2025 07:10
To: Planning ContactCentre
Subject: 2025/92607 at location 6, Chapel Street, Scapegoat Hill, Huddersfield, HD7 4NX

Categories:

Hi There,

Please see ecological commentary below:

Designations
No issue

Onsite habitats and species
The site consists of a grassland, with a stonewall on the north, south, and east perimeters. There is a hedgerow on the western perimeter.

- There is a wooden structure (building) also on the site, which appears to be in good condition.
- The stone walls would hold potential for bats and, along with the hedgerows, could be used as a corridor for commuting bats.
- Though it is observed that a Preliminary Ecological Appraisal is not warranted, a condition for a lighting strategy will be conditioned.
- The applicant should also consider a CEMP, and protection measures to avoid damage / disturbance to the stone wall and hedgerow.

BNG
The BNG Statutory metric (excel format of spreadsheet) has not been provided and so BNG cannot be commented on / validated at this point in time.
Please can the required information be provided prior to determination.
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.

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

Many thanks,
Katie

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