

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 10 November 2025 14:53
To: Planning ContactCentre
Subject: 2025/92776 at location land at, Eastfield, Shepley, Huddersfield, HD8 8HB

Please see ecological commentary below:

Designations

Yew Tree Wood LWS is within 300m (east) of the site.

Onsite habitats and species

The Ecological Appraisal and BNG Assessment is reasonable and acceptable.

Additional surveys recommended:

- Bats - Prior to any demolition of the farm buildings (B1–B3; TN16–18) as they were observed to have low potential for roosting bats – this will need to be completed prior to determination under case law (CO/2820/2008 / 2009 EWHC 1227(Admin)).
- Bats – trees surveys for T1, T3 and T4 should they require felling or pruning as they were observed to have potential for roosting bats
- Badgers - A pre-commencement badger survey is recommended to update the badger status on site. This will be conditioned.

Other matters

- There is also a watercourse to the east of the site, just outside the red line boundary. There is also a woodland located along the southern boundary of the site.
- There are recommendations for bats, birds, badgers, GCN, the watercourse within the site, hedgerows and boundaries, trees, foxes, and hedgehogs. These will be covered by a CEMP, tree protection, and lighting strategy.

BNG

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

The report indicates an offsite net gain of 2.06 (23.09%) habitat units, 4.24 (109.39%) hedgerow units and 0.84 (57.82%) watercourse units. This will be through the creation and enhancement of habitats with v low to medium distinctiveness. The offsite area is within the blue line boundary of the overall site.

Significant net gain (>0.5 biodiversity units) is considered to be achieved. This does need to be secured for 30 years through a HMMP condition to ensure it is provided and maintained for an aftercare period.

Suggested conditions

Bat surveys for the farm buildings (B1–B3; TN16–18) and T1, T3 and T4 (should they require felling or pruning) will need to be completed prior to determination under case law (**CO/2820/2008 / 2009 EWHC 1227(Admin)**).

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:

- Mitigation / precautionary measures for the Yew Tree Wood LWS.
- Pollution Prevention Plan for the watercourses and waterbodies (using good practice guidance such as CIRIA C532)

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

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

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

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:

- 20no Bird boxes for swifts and house sparrows.
- 20no bat boxes
- Amphibian hibernacula from rubble and logs from works onsite.
- A planting scheme should be implemented within the scheme with fruit trees and flowerbeds. Plantings should comprise native species of high biodiversity value.
- Small holes within fences (and other mechanisms) for hedgehogs' mobility.

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

Many thanks,
Katie

Ecology Team
Planning and Development Service