

DC Admin

From: ENVU Biodiversity and Land Use
Sent: 09 February 2026 09:37
To: Planning ContactCentre
Subject: 2025/93281 at location Walton Cross Cottage, 158, Windy Bank Lane, Hightown, Liversedge, WF15 8EX

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

There is a drainage ditch adjacent to the site. There are also semi-mature trees along the site boundaries.

- The site itself consists of a residential building, porta cabins, hardstanding, bare ground, hedgerow, a garden, shrub, and grassland.
- A PEA has been provided, which is reasonable and acceptable:
- GCN – there is a pond adjacent to the site- it is recommended that a GCN eDNA survey is completed to review likely presence / absence. These should be completed between mid-April and end of June. However, it is noted that the site offers limited terrestrial habitats for GCN.
- Bats – the stone bungalow (B1) onsite is observed to have low suitability for roosting bats. 1no of presence / absence surveys are recommended as a result, which should be completed between May and August. B2 and B3 have negligible potential. The semi-mature trees offsite offer some foraging and commuting opportunities. A light strategy for that area will be conditioned as a result.
- Birds – the site offers some suitability for birds. Precautions during works are recommended, which can be covered by a CEMP.
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- Hedgehogs – the site offers some suitability for hedgehogs. Precautions during works are recommended, which can be covered by a CEMP.
- Sch 9 Invasive species - Variegated yellow archangel have been observed onsite. Conditions will be added for this.
- Enhancements have also been recommended, which will be conditioned.

BNG

The proposed development claims to be for the construction of a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries.

Please do let me know if further information does come to light.

Suggested conditions

GCN eDNA survey and 1no bat presence / absence survey will need to be completed prior to determination. This cannot be conditioned predetermination due to planning guidance and Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)). Further conditions will be provided following this.

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:

- 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

Ecological Design Strategy – for invertebrates, birds, bats and biodiversity

No development shall take place until an ecological design strategy (EDS) addressing mitigation and enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

- a. Purpose and nature conservation objectives for the proposed works.
- b. Review of site potential and constraints.
- c. Detailed design(s) and/or working method(s) to achieve stated objectives.
- d. Extent and location/area of proposed works on appropriate scale maps and plans.
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g. Persons responsible for implementing the works.
- h. Details of initial aftercare and long-term maintenance.
- i. Details for monitoring and remedial measures.
- j. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details, and all features shall be retained in that manner thereafter.

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).

Many thanks,
Katie

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