

**Sent:** 22 December 2025 11:56

**Subject:** 2025/93450 at location Fleece Farm, 15, Midway, South Crosland, Huddersfield, HD4 7DA

**Onsite habitats and species.**

There are two bat emergence survey reports within this application:

JCA limited, September 2025 – It was noted that, during a single emergence survey, one bat was observed emerging from and a second re-entering building 1. A further two surveys were recommended in order to meet BCT guidelines (Collins, 2023) and ensure complete data.

Brooks Environmental, October 2025 – it is noted that from one emergence survey no bats were seen to emerge from buildings 1 nor 2. The survey also observed bat commuting and foraging around the site. The report also mentions that the LCA report below conducts site analysis overall.

Both reports reference a Preliminary Ecological Appraisal from JCA in June 2025. This does not appear to be available. It will need to be provided and reviewed prior to any conclusions of this ecological commentary. The initial bat emergence survey report (JCA Limited, Sept 2025) recommended two additional emergence surveys needs to be conducted. However, the Brooks Ecological report confirms that only one additional survey has been conducted. A third and final survey is required.

Though the initial bat emergence survey report confirms at least two single bats (species unconfirmed) are likely roosting in building 1 (and a Natural England EPS bat licence is required); the third survey is still required to meet BCT guidelines (Collins, 2023) and ensure complete data.

As a result, no further commentary can be made until this is completed, and the PEA is provided for review / commentary.

**BNG**

The development appears to be within the original footprint of the building / hardstanding and is therefore BNG requirements are 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.

Many thanks,  
Katie

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