Consultation Response from KC, Ecology Unit
2025/93470 Castle Hall, Lee Road, Ravensthorpe, Dewsbury, WF13 3BE
Change of use of existing care home (Use Class C2) to 11 self-contained residential flats (Use Class C3), including internal alterations
Date Responded: 24/06/2026 Responding Officer: Z. Hanshaw Responding Ref: 2606/68

Good afternoon,

I have reviewed the Biodiversity Net Gain Assessment (ProHort, April 2026) which states that the development will result in a loss of 58.21% of biodiversity. The report states that Biodiversity Net Gain will not be delivered onsite, and therefore off-site unit purchase will be required. I would recommend that information is provided to demonstrate that the applicant has spoken to a habitat bank, and there is availability of units for them to purchase. This information should be provided prior to determination.

Recommended conditions

The deemed Biodiversity Net Gain condition will apply to this development. Information regarding Biodiversity Net Gain should be included as an informative

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

Biodiversity Enhancement Management Plan

A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the following.
• Purpose and conservation objectives for the proposed enhancement measures
• Detailed designs to achieve the stated objectives
• Location of the proposed enhancement measures
• Persons responsible for implementing the enhanced measures
• Details of initial aftercare and long-term maintenance.
Reason: In the interests of biodiversity and in accordance with Policy LP30 and NPPF15