

## DC Admin

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**From:** ENVU Biodiversity and Land Use  
**Sent:** 19 January 2026 12:07  
**To:** Planning ContactCentre  
**Subject:** 2025/93540 at location adj, Clough Hey, Manchester Road, Marsden, Huddersfield, HD7 6DW

Please see ecological commentary below:

### Designations

- South Pennine Moors (SPA and SSSI) and South Pennine Moors Phase 2 (SPA) are 553m west of the site.
- Peak District Moors (South Pennine Moors Phase 1) (SPA) is located approximately 968m southeast of the site.
- Dark Peak (SSSI) is located 968m southeast of site.
- Huddersfield Narrow Canal (LWS) is located approximately 573 m northeast of the site.

It is likely that Natural England will need to be consulted to ensure that they have no concerns with the development.

### Onsite habitats and species

#### Bats

No trees to be impacted by works hold potential for roosting bats, however further trees in the woodland on the site were not assessed for bat roosting potential. Should the current development plans change, and the revised plans require the removal (or maintenance) of any trees on site then a BRP survey will be required on these trees prior to removal or maintenance in order to determine the bat roosting potential of these trees.

The site is well-connected within the wider landscape. Therefore, the habitat present on site is assessed as moderate quality.

The site has some suitability for birds, reptiles, foraging badgers, and hedgehogs. There are recommendations to mitigate / avoid any impact, which will be covered in a CEMP.

Tree protection, lighting, and enhancement conditions will also be added.

### BNG

The overall site area is confirmed to be 540m<sup>2</sup>. The 2no dwellings themselves are 100m<sup>2</sup>.

As a result, de minimis is not applicable for this application. BNG assessment and statutory metric will be required.

### Suggested conditions

BNG conditions will be provided once a BNG Assessment and metric is provided. The statutory metric will be required due to the number of designated sites in proximity to the site.

#### 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 SSSIs, SACs, and LWS within 1km proximity to the site.

***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***

#### Ecological Design Strategy – for bats, birds, reptiles, hedgehogs

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***

Many thanks,  
Katie  
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