

Sent: 28 February 2026 11:07

Subject: 2025/93543 at location land at, former Clough Mill, Clough Road, Slaithwaite, Huddersfield, HD7 5DB

Please see ecological commentary below:

Designations

Huddersfield Narrow Canal (LWS) is located approximately 608 m south of the site.

Onsite habitats and species

Note: It is noted in the Preliminary Ecological Appraisal (page 12, point 2.4.1) report that the majority of the site was cleared prior to site visit on 11th June 2025 – as a result, the site was assessed in line with the ecological value of its post-clearance condition.

The site was comprised of mostly bare ground, with an area of woodland in the northeast of the site and ruderal/ephemeral habitat to the east. The site is bordered to the north by woodland, to the east by a residential estate, to the west by housing, gardens and woodland and to the south by clough road and woodland.

Trees

The woodland on and adjacent to site is located within the Wildlife Habitat Network.

It is mentioned that no trees are to be removed or impacted by the proposed development (PEA, page 17, 3.3.5).

- GCN – the site is considered to have low suitability for GCN and other amphibians. Precautionary measures are recommended and are to be added to a CEMP. There are no ponds within 500m of the site.
- Badgers – no signs of badger were recorded onsite; however, the woodland provides suitable commuting and foraging habitat. Recommendations have been provided which will be added to a CEMP.
- Bats – The woodland in the norther east of the site offers suitability for roosting, foraging, and commuting bats. No trees are to be surveyed as they are not to be removed during works. The site is well connected to the wider landscape and so provides moderate suitability for bats. Bat activity surveys are recommended (which will need to be completed prior to determination) , as well as lighting strategy, and recommendations that can be added to a CEMP. Tree protection measures will also be added for the retained trees.
- Birds - The site was assessed for its suitability to provide potential nesting and foraging opportunities for common species of bird in the woodland habitat present on site. Vegetation clearance will be conditioned to be conducted outside of the nesting bird period. Should this be unfeasible - bird nesting checks will need to be conducted, and this will be added to the CEMP.
- Reptiles – the site is considered to have low suitability for reptiles. Precautionary measures are recommended and are to be added to a CEMP.
- Hedgehog - woodland on site provides suitable sheltering, foraging and commuting opportunities for hedgehogs. Foxes and deer were identified onsite. Precautionary measures are recommended and are to be added to a CEMP.
- Sch 9 – cotoneaster spp. was noted onsite. An invasive species survey and management plan will be conditioned, to be conducted at optimal times of year, May – September.

- Enhancement – these have been recommended for birds, bats, invertebrates, and biodiversity. These will be conditioned through and EDS and LEMP.

Design – it is recommended - due to the impact of the site will potentially have on water run-off, as well as to enhance biodiversity – that SUDs / attention ponds are considered to be added to the design. Please can the applicant, applicant ecologist, and applicant landscaping team offer commentary on this.

BNG

The Biodiversity Net Gain Assessment confirms that *“The assessment was carried out by JCA Limited using the ecological data gathered during the Site’s ecological assessment survey carried out on 11/06/2025.”* It is then mentioned that *“The existing biodiversity value was taken from the site visit and past imaging from Google Earth Pro in 2020”*.

It is notes, from reviewing the PEA and BNG report that the area of habitat removed was indeed a large area of the site and consisted of grassland and 3no. urban trees. At the time of the PEA 1no. of the original medium-sized urban trees remained.

Though degradation has been taken into account by means of methodology – it is not confirmed when degradation took place, and whether the data attain from Google earth pro was attained closer to the date prior to degradation. Please can information be provided from the applicant / ecologist for clarifications? Image of the site with grassland, shrub, and trees can be see on Google Earth in 2022.

The metric and report confirm that baseline consists of 4.45 habitat units, with 1.49 habitat units to be created / retained onsite post development. This will result in a loss of 2.96 habitat units v low – medium distinctiveness habitats – and deficit of 3.40 habitat units to achieve 10% net gain.

Though options are presented of how to make up the shortfall, the applicant is yet to confirm how it will be achieved. Given the high level of habitat units’ loss – a BNG Plan will need to be provided prior to determination.

Suggested conditions

Obligations

- BNG - Confirmation on data retention vs degradation timing to be attained. Also, further details of a BNG plan are to be provided by the applicant.
- Bat Activity surveys, as recommended are to be completed prior to determination. These must be completed at an optimal time of year for bat surveys (April – August)
- Design – the applicant and design team to offer potential for SUDs for runoff and biodiversity prior to determination.

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 measures for the Kirklees Habitats Network, which is part of and adjacent 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

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. The survey must be undertaken at the optimal time of year; between May and September.

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).

Ecological Design Strategy / BEMP – for attenuation ponds / ditches, biodiversity, bats, invertebrates, hedgehogs, and birds

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

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