Consultation Response from KC, Ecology Unit
2025/93559 The Acres, 9, Greenfield Close, Upper Denby, Huddersfield, HD8 8UT
Use of land for siting of a camping pod
Date Responded: 04/06/2026 Responding Officer: Z. Hanshaw Responding Ref: 2606/19

Good afternoon,

I have reviewed the information provided with this application. The Biodiversity Net Gain metric proposes off-site creation of individual rural trees, but I cannot tell where these will be. If this is referring to tree planting elsewhere on the applicants' land, then this will need to be secured via a section 106 agreement. Alternatively, the red line boundary of the development could be amended to include the area proposed for tree planting, and this will negate the need for a s106.

I would recommend that revised Biodiversity Net Gain information is provided to establish what is being proposed and enable the Authority to secure these appropriately. This information should be provided prior to determination, to enable appropriate assessment of the proposals.

If you are minded to approve this application, the following conditions should be included:

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