

DC Admin

From: ENVU Biodiversity and Land Use
Sent: 09 February 2026 10:26
To: Planning ContactCentre
Subject: 2025/93572 at location Land South of, Barnsley Road, Upper Cumberworth, Huddersfield, HD8 8NN

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site itself consists of buildings, grassland, cereal crops, mature trees, hedgerow, and hardstanding. The site is adjacent (southeast boundary of the site) to a priority woodland habitat, which has the River Dearne flowing within it – and is deemed a significant wildlife corridor. A 15m buffer from this area is mentioned, which is the absolute minimum buffer required for a development. **However, it can be argued that this development is considered a major development (>10 homes; >0.5ha) and so it could be requested to increase the buffer to 30-50m. As a result, the applicant should review their designs to increase the buffer in the southeastern boundary.**

A PEA and EclA has been provided:

- Trees – there are large and medium mature rural trees (T1) within the site. All trees onsite (T1) and the trees / hedgerows on the eastern boundary will have tree protection conditions applied. **It is not clear in the current design that T1 trees to the west of the site are to be retained. The design should be reviewed to retain them. It is not current agreed / permitted for these trees to be removed.**
 - GCN – the site has some suitability for foraging and commuting amphibians / GCN. There is a pond within 300m of the site, however this is used as a fishpond – and so likelihood of GCN presence is extremely low. Precautionary measures are recommended to be added, which can be conditioned with a CEMP.
 - Bats – All buildings onsite were observed to have negligible potential for roosting bats. The southeastern and eastern boundaries of the site offer suitable areas for foraging and commuting bats. A lighting strategy is recommended for this area.
 - Birds – the site offers some suitability for nesting birds. Precautions are recommended, which can be added to a CEMP.
 - Hedgehogs – the site offers some suitability for hedgehogs. Precautions during works are recommended, which can be covered by a CEMP.
 - Enhancements have also been recommended, which will be conditioned.
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- Reptiles – though not mentioned in the report – the site offers some suitability for foraging and commuting reptiles. It is recommended that precautionary measures are added to the CEMP.

BNG

There are currently two BNG reports concerning this application

Baseline report (Brooks Ecological, May 2025) – this shows a baseline of 16.84 habitat units and 0.16 hedgerow units.

The “completed” BNG report (Brooks Ecological, August 2025) – this shows a baseline of 14.29 habitat units and 0.16 hedgerow units.

Please can it be explained why there is such a difference of habitat units between the two reports and metric? Is there a reason that the BNG 10% was not attempt with the original, and higher value, baseline units? No further commentary will be made on BNG until this is resolved.

Suggested conditions

Further reviews for applicant

- BNG conditions to be provided once clarifications are reviewed
- T1 trees to west of site to be retained, design to be reviewed and further commentary will then be provided.
- Buffer to 30-50m to be considered for southeastern boundary.

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:

- Pollution Prevention Plan for the watercourses and waterbodies (using good practice guidance such as CIRIA C532)

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 / BEMP

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