

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 09 April 2026 08:52
To: Planning ContactCentre
Subject: 2026/90144 at location Land off, Leak Hall Road, Denby Dale, Huddersfield, HD8 8NJ

Categories:

Hi There,

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site consists of grassland and hardstanding.

- GCN – there are no waterbodies within 500m of the site. The site itself offers very limited habitat for commuting GCN.
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- Bats – the site offers no opportunities for bats, and limited foraging and commuting opportunities for bats.
- Birds – there are limited opportunities for nesting birds onsite. There are trees on the boundaries of the site that would offer greater opportunity.
- Reptiles – the site offers some opportunities for reptiles.

A CEMP has been advised for all species above to ensure that, should they be utilising the site, impacts are minimal.

BNG

The proposed development claims to be for the construction of a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.

So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries.

Please do let me know if further information does come to light.

Suggested conditions

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.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15

Many thanks,
Katie

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