

Sent: 09 February 2026 15:05

Subject: 2026/90179 at location Land Adjacent, 144a, Latham Lane, Gomersal, Cleckheaton, BD19 4AR

Designations

No issue

Onsite habitats and species

Habitats within the Site include Modified Grassland, Bramble Scrub and Artificial Unvegetated Unsealed Surface. There are no buildings, trees, hedgerows, ponds, or waterbodies within the Site.

The site offers some suitability for nesting birds, foraging GCN, and hedgehogs. Precautionary measures have been recommended, which will be added to a CEMP.

The Species enhancement statement is noted, however a plan must also be provided.

BNG

The metric, which was to accompany the BNG section of the PEA appears to be unavailable.

Baseline calcs cannot be validated – as a result, no further commentary will be added until the metric is provided.

Suggested conditions

BNG conditions to be provided once the BNG metric is available.

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

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

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