

**Consultation Response from KC,
Ecology Unit**
2026/90193 Land adj, 1a, Field Head, Shepley, Huddersfield, HD8 8DR
Demolition of existing barn and erection of two dwellings
Date Responded: 18/06/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2606/50

Good afternoon,

I have reviewed the Bat Survey Report (Middleton Bell Ecology, June 2026) and I'm satisfied with the information contained within. The report identifies that the building has Moderate suitability for roosting bats, and 2 emergence surveys were undertaken within the peak bat activity period. These concluded that there is a low level of bat activity onsite, and no bats were observed roosting within the building. However, as the building does have suitability for bats, I would recommend that a Precautionary Working Method Statement (PWMS) for bats is secured as a condition of any consent. A Biodiversity Enhancement Plan, to finalise the details of the enhancements identified in Section 6.3 of the Bat Survey Report (Middleton Bell Ecology, June 2026) should also be secured as a condition of any consent.

Recommended conditions
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

Precautionary Working Method Statement - Bats

Prior to the commencement of development, a detailed Precautionary Working Method Statement (PWMS) in respect of bats shall be submitted to and approved by the local planning authority. In order to minimise risk and avoid harm to bats, the PWMS shall include (but not be limited to) toolbox talks provided by a suitably qualified ecologist, attendance of an ECoW (Ecological Clerk of Works) as required, and careful hand stripping around potential bat roosting features. In the event of encountering a bat, all work must cease until the ecological clerk of works and Natural England are contacted for advice on the best way to proceed lawfully. All contractors working on site should be made aware of this advice and provided with the contact details of the ecological clerk of works.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

Biodiversity Enhancement Management Plan

A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the following.

- Purpose and conservation objectives for the proposed enhancement measures
- Detailed designs to achieve the stated objectives
- Location of the proposed enhancement measures
- Persons responsible for implementing the enhanced measures
- Details of initial aftercare and long-term maintenance.

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