

## DC Admin

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**From:** ENVU Biodiversity and Land Use  
**Sent:** 24 March 2026 14:30  
**To:** Planning ContactCentre  
**Subject:** 2026/90252 at location adj, Marshlands House, Marsh Lane, Shepley, Huddersfield,

Please see ecological commentary below:

### Designations

No issue

### Onsite habitats and species

The site consists of grassland, buildings, hardstanding, gardens, hardstanding, bare ground, and stone walls.

- Bats – the buildings and trees hold not potential for roosting bats. The site is considered to have low potential for foraging bats.
- Birds – the trees and shrubs onsite provide potential for nesting birds.
- Reptiles – the site offers low potential for reptiles.

A CEMP will be conditioned bats and birds, including timings of works.

### 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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