Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 17 February 2026 09:24
To: Planning ContactCentre
Subject: 2026/90314 at location Land adj, 108, South Parade, Cleckheaton, BD19 3AF

Please see ecological commentary below:

Designations
No issue

Onsite habitats and species
The site appears to contain managed grassland, a large mature tree, hedges, and log piles. This site would be suitable for bats, birds, hedgehogs, reptiles, and invertebrates. However, the site within a built-up area, which limited access to the wider landscape. Though a PEA is not warranted a CEMP from a suitably qualified ecologist will be conditioned, along with a tree protection measure for the large tree and its roots.

BNG
There are a few matters to address with regards to the BNG:

- The BNG metric has not been provided and so the baseline calcs cannot be validated.
- It does not appear from the methodology of the report and then mention of "Using data provided by Barnes Homes and their client, the baseline 'area habitat' biodiversity units of the site were calculated" that the site was not visited and assessed by a suitably qualified person. As a result, the baseline calcs will not be able to be validated.
- There is no site level photographic evidence provided to confirm what the report is determining and so, again, the baseline calcs will not be able to be validated.

No further commentary will be made until further appropriate BNG assessment and evidence is provided.

Suggested conditions

BNG conditions to be confirmed once commentary above is addressed.

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

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

Many thanks, Katie

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