

**Consultation Response from KC,
Ecology Unit**
2026/90314 Land adj, 108, South Parade, Cleckheaton, BD19 3AF
Erection of two dwellings and associated works
Date Responded: 12/06/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2606/36

Good afternoon,

I have reviewed the updated Biodiversity Net Gain Assessment (Tunley Environmental, 2026) and the submitted Small Sites Metric. The submitted metric shows that there will be a loss of vegetated garden, and one mature tree. From the photos submitted, it suggest that this tree has already been felled. This will result in a loss of .22 area habitat units; 0.24 units will be required to demonstrate 10% Net Gain.

The Biodiversity Net Gain Assessment (Tunley Environmental, 2026) stipulates that these units will be purchased, to ensure that this development meets the requirements for Biodiversity Net Gain.

Recommended conditions
Biodiversity Net Gain

This application will be subject to the deemed Biodiversity Net Gain Plan condition. A Biodiversity Net Gain Plan will need to be submitted as a Discharge of Condition application. The Biodiversity Net Gain Informative information should be included in the decision notice.

Construction Environmental Management Plan for Biodiversity

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.

The CEMP must also include the following specific plans / documents:

- Pollution Prevention Plan for the watercourses and waterbodies (using good practice guidance such as CIRIA C532)

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