Sent: 16 March 2026 11:27

Subject: 2026/90452 at location Land adj, Lower Common Lane, Scissett, Huddersfield, HD8 9HL

Please see ecological commentary below:

Designations
The Riding Wood LWS is 407m southeast of the site
The Cliffe Woods park Quarry is 486m east of the site

Onsite habitats and species

- There is a watercourse 126m east of the site.
- Birds – the hedgerows onsite have suitability for nesting birds.
- Bats – 1no medium ash tree was recorded in the hedgerow to the east of the site, assessed as having low potential for bat roosts due to the presence of ivy on the trunk which can obscure PRF-Is and prevent full inspection. An accurate judgement of suitability was not possible thus it is assumed that the tree may possess roost features. The site is not a likely major foraging or commuting ground, based on the habitat composition and the surrounding residential area, however, the connectivity the site provides to suitable habitats outside the site boundary deem it suitable for foraging and commuting bats.

- Hedgehog - Given the habitat on site and within the vicinity of the site, impacts towards hedgehogs are deemed to be a residual potential.
- Reptiles / amphibians - Habitat suitable for amphibians and reptiles was detected on site within the tall forbs' habitat, providing refugia and space where herpetofauna can commute/forage. Furthermore, the presence of a collapsed stone wall provides good refugia for herpetofauna during periods of brumation – protecting against frost and predation.
- Enhancements for bats, birds, biodiversity, and hedgehogs have been provided, and will also be conditioned.

A CEMP will be conditioned, with recommendations for the species mentioned above. Lighting strategy and tree protection measures for the tree with bat roost potential, and all retained trees, will also be added.

BNG
The BNG metric have been provided. The baseline calcs are validated.
There will be a net loss of 1.72 habitat units and 0.59 hedgerow units.
1.91 habitat units and 0.65 hedgerow units are required to reach the statutory 10% net gain, with medium and low distinctiveness.

A BNG condition to achieve the net gain is required.

If offsite gain is required, it will need to be secured with a section 106 agreement. If a section 106 agreement is needed, we recommend the applicant provides sufficient information for the heads of terms of an agreement prior to determination of the application

In addition to the information already provided, this information would comprise:

- A plan that follows the UK Habitat Classification showing the spatial locations of the habitats represented in the enhancement and/or creation tabs of the biodiversity metric (i.e. the target habitats).
- The georeferenced spatial data used to create both above plans (in either .shp or .gpkg format) and written permission to share this data with West Yorkshire Records Centre.
- A 30-year Habitat Management and Monitoring Plan (HMMP)

Suggested conditions

BNG Condition for 10% net gain

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.

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

- Mitigation measures for the Riding Wood LWS and Cliffe Woods park Quarry.
- 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

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

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

Ecological Design Strategy / BEMP – for birds, bats, hedgehogs, and biodiversity
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

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
PO Box 1720,
Huddersfield,
HD1 9EL