

**Consultation Response from KC,
Ecology Unit**
2026/90583 Holmside Farm, Woodhead Road, Holme, Holmfirth, HD9 2RX
Demolition of buildings and erection of detached dwelling, including associated residential curtilage, parking, access and landscaping works
Date Responded: 01/07/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2607/01

Good afternoon,

The Nocturnal Bat Survey Report (Habitat Works, June 2026) identifies that the site does not support roosting bats. Bat activity was observed onsite, comprising solely of Common Pipistrelles. I would recommend that Precautionary Working Methods for Bats are included as part of Construction Environmental Management Plan: Biodiversity.

I would also recommend that an external lighting strategy is secured as a condition of any consent. This should identify how the common flight paths identified in Figure 1.1 of the report, and key foraging areas including the agricultural fields and river corridor, are not illuminated.

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, as identified in the Nocturnal Bat Survey Report (Habitat Works, June 2026). 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

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)
- Precautionary Working Methods Statement for Bats

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

Ecological Design Strategy

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