Sent: 22 April 2026 11:05

Subject: 2026/90938 at location land at, Hanging Stone Road, Berry Brow, Huddersfield, HD4 7QU

Please see ecological commentary below:

Designations
Honley Cutting Station SSSI is 288m southwest of the site.
The River Holme is 48m south of the site, Mag Brook is 316m south of the site; and a watercourse and waterbody are 284m south of the site.

Onsite habitats and species
The site comprises of broadleaved woodland, bramble scrub, a non-priority ponds, a gravel driveway, a line of trees, ephemeral vegetation, and a number of individual trees.

- Priority habitat – the site is mapped as priority habitat deciduous woodland – however impacts tot eh site will be minimal as the majority of the east of the site is no longer deciduous woodland as it was cleared 15 years ago. The west of the site, which does have deciduous woodland will be retained. Lighting strategy and tree protection measures will be added. 6no parcels of woodland are within 1km of the site which may be indirectly impacted by construction and operations – CEMP and design conditions will be added as a result.
- GCN – there is a pond onsite – which is to be lost to the development. An eDNA survey was conducted and returned a positive result, indicating that GCN could be using the site. Further surveys will need to be conducted prior to determination in order to assess the population onsite and ascertain if a licence is required.
- Birds – the site offers suitability for nesting birds. Pre-works checks will be conditioned, along with precautionary measures within the CEMP.
- Bats – Trees T5, T6, and T7 were observed to have features that offer potential for roosting bats. Further assessment / surveys are required – and must be completed prior to determination – should the trees be removed as part of the development. The site and surrounding areas offering good suitability for foraging and commuting bats. Precautionary measures will be added to the CEMP. The lighting strategy and tree protection measures will also offer minimised impacts to foraging and commuting bats.
- Reptiles – the site is considered to offer some suitability for reptiles. Precautionary measures will be added to the CEMP.
- Invasive species – Rhododendron was observed to be onsite; giant hogweed, Japanese Knotweed, and Himalayan Balasm was noted to be within the vicinity of the site. Management / removal measures will be conditioned to ensure all species, if found, are removed from the site.
- Enhancements have been recommended for biodiversity, bats, birds, and invertebrates – these will be added to a BEMP/EDS.

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.

Obligations

- GCN surveys to be completed prior to determination
- Please can the design be reviewed to maintain the pond?
- Given the priority habitats and SSSI within proximity to the site, and that the site has designated priority habitat / is within the Kirklees Wildlife Network – it is advised that Natural England are consulted over any concerns they may have about the development.

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.

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)
- Mitigation measures for Honley Cutting Station SSSI is 288m southwest

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

Invasive species
No works shall commence on-site prior to the completion of an invasive species survey and appropriate removal and / or management plan and agreed in writing with the council.
Schedule 9 of the Wildlife and Countryside Act 1981 lists non-native species that are considered harmful to native biodiversity and habitats in the UK. It is illegal to release, plant, or allow these species to grow in the wild.
Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

Ecological Design Strategy / BEMP – for invertebrates, 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

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