

**From:** ENVU Biodiversity and Land Use  
**Sent:** 07 May 2026 08:26  
**Subject:** 2026/91078 at location Carter Plantation Farm, Thick Hollins Road, Meltham, Holmfirth, HD9 3XD

Hi There,

Please see ecological commentary below:

### **Designations**

The site is directly adjacent to a priority habitat – deciduous woodland. There is an area of priority habitat - low dry acid grassland 100m east of the site.

There are a number of watercourses within 150m of the site.

### **Onsite habitats and species**

- The site consists of bare ground and grassland. There appear to be some structures on the site – however there are no ground level photographs, and it is difficult to get a detailed idea of the site.
- Due to the woodland directly adjacent – tree protection measures and a lighting strategy (for bats and birds that may be using the woodland) will be conditioned.
- Should there be structures that are to be removed informatives for bats and birds will be advised. However, if photographs could be provided in order to ensure that a PBRA is not required it would be helpful.
- Due for the proximity to the woodland, and watercourses – a CEMP will be conditioned.

### **BNG**

A BNG Assessment and metric have been provided. A lack of photographic evidence makes validating the baseline calcs difficult.

There will be a net gain of 0.02 habitat units. This will be through the creation of 0.14 onsite habitat units and 0.08 offsite units; with medium distinctive habitats.

Due to offsite creation, with medium distinctiveness units, a HMMP will be conditioned.

### **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)

**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**

#### Significant offsite Gain

- *The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:*
  - *a non-technical summary;*
  - *the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
  - *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
  - *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
  - *the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.*
- *Notice in writing shall be given to the Council when the:*
  - *HMMP has been implemented; and*
  - *habitat creation and enhancement works as set out in the HMMP have been completed.*

- *Within 6 months of the development being in use:*
  - *the habitat creation and enhancement works set out in the approved HMMP have been completed; and*
  - *a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.*
  - *The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*
  - *Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.*

***Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990.***

Many thanks, Katie

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