

**Consultation Response from KC,
Ecology Unit**

2026/91164 Busk Farm, 29, Northfield Lane, Highburton, Huddersfield, HD8 0QT

Demolition of existing barn and erection of detached dwelling with detached garage and associated works

Date Responded: 14/05/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2605/09

I have reviewed the information submitted with this application and have the following ecological comments.

The Planning Statement notes that the building is unsuitable for roosting bats due to the open frame, and sheet roofing. However, the building could be used by breeding birds, such as swallows. Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. I would recommend that a Construction Environmental Management Plan for Biodiversity (CEMP: Biodiversity) is secured as a condition of any consent. This should include mitigation measures for the protection of biodiversity, including breeding birds during the construction phase.

I note that this development is classed as self-build and therefore is exempt from Biodiversity Net Gain. However, I would recommend that reasonable enhancements for biodiversity, such as the inclusion of bird or bat boxes within the new dwelling, are secured as a condition of any consent.

Suggested conditions:

1. 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:

1. Summary of potentially damaging activities
2. Identification of "biodiversity protection zones"
3. 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)
4. The location and timing of sensitive works to avoid harm to biodiversity features.
5. The times during construction when specialist ecologists need to be present on site to oversee works.
6. Responsible persons and lines of communication.
7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
8. 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

2. Biodiversity Enhancement Management Plan

A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the following.

1. Purpose and conservation objectives for the proposed enhancement measures
2. Detailed designs to achieve the stated objectives
3. Location of the proposed enhancement measures
4. Persons responsible for implementing the enhanced measures
5. Details of initial aftercare and long-term maintenance.

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