Consultation Response from KC, Ecology Unit
2026/91251 land off, Meltham Road, Marsden, Huddersfield, HD7 6JZ
Outline application for erection of residential development of up to 9 dwellings, including associated infrastructure works
Date Responded: 20/05/2026 **Responding Officer: Z. Hanshaw** **Responding Ref: 2605/11**

I have reviewed the Ecological Impact Assessment and Biodiversity Net Gain Report (EcIA) (SLR Consulting, 2026) and I'm satisfied with the information provided. The EcIA states that the site contains poor condition modified grassland and is unsuitable for a range of protected and priority species. However, the site could be used opportunistically by breeding birds during the breeding bird season (March-September). I would recommend that mitigation measures for the construction phase of the development are included in a Construction Environmental Management Plan for Biodiversity, which is secured as a condition of any consent.

The mitigation and enhancement measures included in the EcIA (SLR Consulting, 2026) should also be secured as a condition of any consent.

The submitted Biodiversity Net Gain Metric demonstrates that >10% Net Gain for Biodiversity can be achieved onsite through the provision of mixed scrub, moderate condition modified grassland and rural trees. This development will be subject to the deemed Biodiversity Net Gain Plan condition. The informative information should be included in any consent. I would also recommend that a Habitat Management and Monitoring Plan is secured as a condition of any consent. This should set out the management required to ensure that the created habitats meet the proposed habitat condition. This can also include the enhancements such as bird and bat boxes and hedgehog highways set out in the EcIA.

Finally, an external lighting condition should be included. This should set out measures to show how the external lighting will not illuminate areas of the development which could be sensitive to nocturnal wildlife.

Suggested conditions:

Construction Environmental Management Plan for Biodiversity

A condition for a CEMP: Biodiversity (Construction Environmental 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

External 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

Habitat Management and Monitoring Plan – for onsite habitats created

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) a non-technical summary;
b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
c) 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;
d) 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
e) 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:
    a) HMMP has been implemented; and
    b) habitat creation and enhancement work as set out in the HMMP have been completed.

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.

We also recommend a draft biodiversity gain plan is submitted.

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.