

**Consultation Response from KC,
Ecology Unit**
2026/91280 Hardingley Farm, Copley Lane, Shelley, Huddersfield, HD8 8LZ
Partial demolition of existing buildings and extensions, erection of extension and reconfiguration of two existing dwellings, erection of 2 detached garages, conversion and change of use of agricultural barn to form 1 dwelling, erection of 2 dwellings, reconfiguration of existing internal roads and installation of new internal roads with parking and landscaping
Date Responded: 05/06/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2606/16

Good afternoon,

I have reviewed the documents submitted with this application and I'm satisfied with the information contained within. The Ecological Impact Assessment (EclA) (Whitcher Wildlife, May 2026) identifies that there is unsuitable for a range of protected and priority species. The report also demonstrates how a 10% Net Gain for biodiversity can be achieved through tree planting to the north of the site, and compensatory and enhancement habitat boxes can be included on the buildings. I would recommend that an Ecological Design Strategy, to provide details of the locations of the habitat boxes proposed, as well as the details of the species, provenance and management methods for the proposed trees, is secured as a condition of any consent.

I would also recommend, that an external lighting condition is included in any consent, to demonstrate how areas of the site which could be used by nocturnal wildlife, including the proposed habitat boxes, will not be illuminated as part of the proposals.

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. 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

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