

**Consultation Response from KC,
Ecology Unit**

2026/91310 Healey Farm, Healey Lane, Bristfield, Dewsbury, WF12 0NT

Erection of steel portal frame shed for the covered storage of straw, fodder and machinery and hardstanding

Date Responded: 17/06/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2606/46

Good afternoon,

I have reviewed the information submitted with this application. I note that no ecological information has been provided in support of this development. However, from the Design and Access Statement (Woodcock Rural Surveyors, n.d.) and desktop assessment it appears that the development is proposed in an area of existing hardstanding within the farmyard. It is therefore considered highly unlikely that protected and priority species will be present onsite. However, the site is less than 100m from an area of Priority Habitat- Deciduous Woodland, south of Bristfield Beck and is surrounded by woodlands and hedgerows with good connectivity to the wider landscape. There is potential for disturbance and pollution-based impacts on the wider landscape and adjacent habitats during the construction phase. I would therefore recommend that a Construction Environmental Management Plan: Biodiversity is secured as a condition of any consent.

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

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:

- 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)
- Pollution Prevention Plan for Deciduous Woodland

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