

**Consultation Response from KC,
Ecology Unit**

2026/91411 Hinchliffe Mill, Water Street, Holmbridge, Holmfirth, HD9 2NX

Discharge of conditions 4 (materials), 5 (Archaeological Watching Brief-revised), 6 (boundary treatment), 9d (flood proofing), 10 (drainage), 15 (Remediation Strategy), 18 (EV Charging Point), 20 (retaining walls (spec)), 22 (retaining walls (materials)), 24 (waste), 31 (LEDS) on previous permission 2026/90162 for Variation of condition 2 (plans and specifications) on previous permission 2021/90800 for redevelopment and change of use of former mill site to form 19 residential units (within a conservation area)

Date Responded: 17/06/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2606/51

Good afternoon,

I have reviewed the information submitted with this application for the discharge of condition 31. This is as follows:

Development shall not commence until a Landscape Ecological Design Strategy (LEDS) is submitted to and agreed in writing by the Local Planning Authority. The LEDS shall:

- a) Detail how 8.64 habitat units (as per the Biodiversity Metric dated 31/10/2022) are to be achieved post-development;*
- b) Set out on-site provision for roosting bats and nesting bird as detailed in the Ecological Impact Assessment (Quants, 1504c rev 2, 24/08/2022); and*
- c) Hard and soft landscaping design.*

The proposed works of the LEDS shall also include the following details:

- d) Purpose and conservation objectives for the proposed works;*
- e) Review of site potential and constraints;*
- f) Detailed design(s) and/or working method(s) to achieve stated objectives;*
- g) Extent and location / area of proposed works on appropriate scale maps and plans;*
- h) Type and source of materials to be used where appropriate, e.g. stone setts and/or native species of local provenance;*
- i) Specifications of tree pits or root barriers for trees within drainage easements;*
- j) A timetable for implementation demonstrating that works are aligned with the proposed phasing of development;*
- k) Persons responsible for implementing the works;*
- l) Details of initial aftercare and long-term maintenance;*
- m) Details for monitoring and (where the results from monitoring show that conservation aims and objectives of the LEDS are not being met) how contingencies and/or remedial action shall be identified, agreed and implemented so that the development still delivers a measurable biodiversity net gain;*
- n) Details for disposal of any wastes arising from works; and*
- o) A Landscape Management Plan to include details of initial aftercare and long term maintenance for minimum of five years. This shall also include any existing trees and vegetation retained on site, plus management of the mill pond.*

The LEDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter

I have reviewed the revised following documents which have been submitted in support of this condition:

- Landscape Layout, drawing no. M3320-PA-01-V20 (Barnes Walker, 2026)
- Soft Landscape Strategy, drawing no. M3320-PA-02-V18 (Barnes Walker, June 2026)
- Hard Landscape Strategy, drawing no. M3320-PA-03-V17 (Barnes Walker, April 2026)
- Landscape and Ecological Design Strategy Plan, drawing no. M3320-PA-05-V7 (Barnes Walker)
- Landscape Ecological Design Strategy (LEDS) (Quants Environmental, November 2025)
- Mill Pond Management Plan (Holroyd Homes, June 2026)
- Landscape Management Plan (Barnes Walker, June 2026)
- Landscape Maintenance Schedule (Barnes Walker, June 2026)
- Tree Pit Detail, drawing no. M3320-PA-TP1-V1 (Barnes Walker, November 2025)

The LEDS (Quants Environmental, November 2025) details the habitats that will be retained, enhanced and created as part of the proposals. It demonstrates how 8.64 habitat units will be delivered onsite, through the enhancement of the existing Mixed Scrub, and the creation of Other Neutral Grassland in Moderate condition, Mixed Scrub in Good condition, Bioswales in Moderate condition, and Vegetated Gardens. The management methods included in the LEDS have been designed in line with the BNG Condition Assessment Sheets, to demonstrate how the habitats onsite will achieve the proposed condition.

The Soft Landscape Strategy, drawing no. M3320-PA-02-V18 (Barnes Walker, June 2026) has been updated in line with the comments from KC Ecology (05/06/25, ref 2606/13). The area of Other Neutral Grassland proposed in the LEDS, is now shown on the Plan and the Landscape Layout, drawing no. M3320-PA-01-V20 (Barnes Walker, 2026). Additionally, the proposed scrub planting has been updated to include native, locally prevalent species, which are appropriate for Mixed Scrub planting, and the Bioswale planting mix has been updated to include an appropriate mix as recommended in the LEDS (Quants Environmental, November 2025).

The Mill Pond Management Plan (Holroyd Homes, June 2026) identifies which criteria of the Pond Condition Assessment the Mill Pond will meet, and the management measures are broadly appropriate to ensure this condition is maintained.

The Landscape Management Plan (Barnes Walker, June 2026) has also been updated to include the removal of all invasive non-native species.

I am therefore satisfied with the revised information, and therefore condition 31 can be discharged.

As mentioned in my previous comments, I would also highlight "After each of the monitoring stages (Years 3, 5, 10, 20 and 30) and before the end of the relevant calendar year, an Ecological Monitoring Report will be submitted to the Local Planning Authority. Each Ecological Monitoring Report will include a review of all habitats against the Target Conditions and will identify any Remedial Measures required in order to meet the Target Conditions listed in this LEDS." It is important that this is completed.