

**Consultation Response from KC,
Ecology Unit**
2026/91437 Blacker Farm, Park Lane, Emley, Huddersfield, HD8 9QS
Alterations to existing building to form 3 dwellings, demolition of stables and erection of 2 dwellings with associated works
Date Responded: 18/06/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2606/54

Good afternoon,

I have reviewed the Ecological Impact Appraisal (Middleton Bell Ecology, May 2026). The Ecological Impact Assessment identifies that there is a single bat day roost within the Farmhouse building, which should be retained as part of the proposals. I would recommend that a Construction Environmental Management Plan: Biodiversity is secured as a condition of any consent, to include a Precautionary Working Method Statement for Bats. This should include details to mitigate the impact of the refurbishment works, as well as the demolition and construction of the other buildings onsite. An external lighting condition should also be included to show how areas of the site which could be utilised for foraging and commuting bats, as well as roosting bats, and other nocturnal wildlife, will not be illuminated.

The Ecological Impact Assessment also identifies that Himalayan Balsam is present onsite. An Invasive Species Management Plan should be secured as a condition of any consent. This should include details on how Himalayan Balsam will be eradicated onsite, prior to construction, and how the development will prevent the spread of it.

The Biodiversity Net Gain Metric shows that the development can achieve 10% Net Gain onsite, through the enhancement of an area of grassland to the south of the site, to moderate condition Other Neutral Grassland, as well as the planting of Individual Trees and a new Species Rich Native Hedgerow. I would recommend that a Habitat Management and Monitoring Plan is secured as a condition of any consent, to detail how these enhancement features will be managed, monitored and maintained. The Habitat Management and Monitoring Plan should also include details of the proposed bird and bat boxes.

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:

- PWMS for bats
- PWMS for amphibians
- PWMS for nesting birds

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

Invasive species

No works shall commence on-site prior to the completion of an invasive species survey and appropriate removal and / or management plan and agreed in writing with the council.

Schedule 9 of the Wildlife and Countryside Act 1981 lists non-native species that are considered harmful to native biodiversity and habitats in the UK. It is illegal to release, plant, or allow these species to grow in the wild.

Reason: In order that the proposals are implemented in accordance with the Wildlife and Countryside Act 1981 (as amended).

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.