

**Consultation Response from KC,
Ecology Unit**

2026/91505 Fleece Farm, 15, Midway, South Crosland, Huddersfield, HD4 7DA

Prior notification for change of use of agricultural building to 6 dwellings and associated works

Date Responded: 12/06/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2606/40

Good afternoon,

I have reviewed the Bat Emergence Survey Report (Brooks Ecological, 2025) and the Bat Emergence Survey Report (JCA Environmental, 2025). These reports both reference a Preliminary Ecological Appraisal completed by JCA Environmental which does not appear to have been submitted in support of this application, but was provided for application 2025/93450.

The Bat Emergence Survey Report (Brooks Ecological, 2025), which focuses on the two buildings that are relevant to this application, concludes that no bats are roosting within these barns, and no licence will be required for the conversion of these. However, the Bat Emergence Survey Report (JCA Environmental, 2025) identified that bat roosts are present within other buildings in the farmyard. Given the proximity of the development proposals to areas with roosting bats, I would recommend that a Precautionary Working Method Statement for Bats is included as part of any consent. An external lighting condition should also be included to ensure that any areas sensitive for roosting, foraging and commuting bats are not illuminated.

I would also recommend that a Construction Environmental Management Plan: Biodiversity is secured as a condition of any consent. This should include mitigation measures for the construction phase of the development given the proximity of the development to Bank Wood Local Wildlife Site, and the surrounding rural environment.

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:

- Precautionary Working Method Statements for Bats
- Precautionary Working Method Statements for Birds

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