

**Consultation Response from KC,
Ecology Unit**
2026/91560 Meltham Grange Farm, Slaithwaite Road, Meltham, Holmfirth, HD9 5PT
Demolition of 2 agricultural buildings and erection of 3 detached dwellings with parking and landscaping
Date Responded: 04/08/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2608/04

I have reviewed the Preliminary Roost Assessment for Bats and Investigative Field Survey (Stage 2) for Barn Owl (Pennine Ecological, April 2025) and I am satisfied with the information contained within.

The report identifies that the buildings onsite have Negligible suitability for roosting bats but has a non-breeding Barn Owl roost. The mitigation measures included in the report should be secured as a condition of any consent. I would recommend that the reasonable enhancement measures detailed in Section 5 of the report are included in a Biodiversity Enhancement Management Plan and secured as condition of any consent. I would also recommend that further enhancements, such as roosting provision for Barn Owls or other species are included within that.

I would also recommend that an external lighting scheme is secured as condition of any consent. This should identify areas which are likely to be used by nocturnal species, including bats and barn owl, and show how they will not be illuminated.

The Statutory Biodiversity Net Gain Metric demonstrates that the development will deliver a 15.36% net gain for biodiversity, through the creation of vegetated gardens and rural trees.

Recommended conditions

The Biodiversity Net Gain Plan informative should be included in any decision notice.

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

Biodiversity Enhancement Management Plan

A Biodiversity Enhancement Management Plan (BEMP) must be provided to the LPA prior to the commencement of above ground works on-site. The content of the BEMP shall include the following.

- Purpose and conservation objectives for the proposed enhancement measures
- Detailed designs to achieve the stated objectives
- Location of the proposed enhancement measures

- Persons responsible for implementing the enhanced measures
- Details of initial aftercare and long-term maintenance.

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