

Consultation Response from KC, Ecology Unit
2026/91615 Land off, Roslyn Avenue, Netherton, Huddersfield, HD4 7EW
Discharge of details reserved by Conditions 14 (Phasing Plan), 15 (Construction Ecological Management Plan (CEMP)), 16 (Construction Environmental Management Plan: Biodiversity), 17 (Phase 2 Investigation), 18 (Remediation Strategy), 19 (unexpected contamination), 20 (verification), 21 (Surface water drainage scheme), 22 (Flood routeing), 23 (temporary surface water), 24 (Arboricultural method statement), 25 (road condition survey), 26 (highway structures), 27 (retaining wall spec), 28 (Written Scheme of Archaeological Investigation (WSI)), 29 (Ecological Design Strategy (EDS)), 30 (PROW HUD/228/10 improvement spec), 31 (road, footway, and footpath spec), 32 (site access spec), 33 (internal estate streets spec), 34 (Local Equipped Area of Play (LEAP) spec), 35 (Travel Plan), 36 (Cycle store details), 37 (ancient woodland information boards spec), and 38 (ancient woodland information packs spec) on previous permission 2025/91870 for variation of conditions 5 (plans and specifications), 29 (Ecological Design Strategy), 32 (site access works and road marking improvements), 33 (internal estate streets scheme), 34 (play area), 37 (information boards), 39 (vehicle parking areas surface and drainage), 41 (bin storage area and waste collection point) on previous outline permission 2023/93503 for residential development of 82 dwellings and associated works, with layout and access as considerations.
Date Responded: 23/06/2026 Responding Officer: Z. Hanshaw Responding Ref: 2606/57

<p>Good afternoon,</p> <p>I have reviewed the information submitted with this application for the discharge of condition 16, 29, and 38. These are as follows:</p> <p>Conditions:</p> <p>16. Prior to development commencing within a given phase, (including demolition, ground works, vegetation clearance) a Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) for that phase shall be submitted to, and approved in writing by, the Local Planning Authority. The CEMP: Biodiversity shall include the following:</p> <ol style="list-style-type: none"> a) Risk assessment of potentially damaging construction activities, to be informed by an up-to-date ecological assessment; b) Identification of “biodiversity protection zones”; c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (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 <p>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.</p> <p>29. Prior to above ground works commencing, an Ecological Design Strategy (EDS) to detail how the delivery of a minimum of 8.67 habitat units and a minimum of 6.10 hedgerow units, utilising the Biodiversity Net Gain Metric 4.0, shall be achieved post development on site, as indicative detailed within the approved Ecological Impact Assessment ref. 424.064759.00001 version 3, shall be submitted to and agreed in writing by the Local Planning Authority. The EDS shall include the following:</p>

- a) Purpose and conservation objectives for the proposed works.
- b) Review of site potential and constraints.
- c) Detailed design(s) and/or working method(s) to achieve stated objectives.
- d) Extent and location/area of proposed works on appropriate scale maps and plans.
- e) Details on the establishment of grassland, tree planting, traditional orchard, hedgerow and scrub planting on the site.
- f) Details of faunal provisions for bats, birds and hedgehogs to be integrated into the design.
- g) Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- h) Persons responsible for implementing the works.
- i) Details of initial aftercare and long-term maintenance.
- j) Details for monitoring and remedial measures.
- k) Details for disposal of any wastes arising from works.
- l) A lighting design strategy for biodiversity.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter. Reason: In order to ensure the development provides ecological enhancement and creation measures sufficient to provide a biodiversity net gain in accordance with Policy LP30 of the Kirklees Local Plan and the National Planning Policy Framework

37. Prior to the occupation of the hereby approved dwellings, a strategy for the delivery of ancient woodland information boards within the site shall be submitted to and approved in writing by the Local Planning Authority. The strategy shall include a board to be sited at the 'link to existing foot path' and a board at the 'new link foot path to adjacent land', as shown on plan ref. 2246 PL 105 rev. D, as well as:

- The precise proposed location of each board.
- The physical design of the information board units
- Intended wording and any image(s) to be portrayed on the boards
- Timeframe(s) for the implementation of the boards
- Ongoing management and maintenance arrangements for the boards

Thereafter the information boards shall be installed in accordance with the approved details, and thereafter retained.

38. Prior to the occupation of the hereby approved dwellings, a strategy for the delivery of ancient woodland information packs to new residents shall be submitted to, and approved in writing by, the Local Planning Authority. The strategy shall include the details to be contained in the information pack and when they shall be provided to (first time) new residents of the development. Thereafter the approved strategy shall be implemented.

I have reviewed the Ecological Impact Assessment (SLR, December 2025) and the Construction Environmental Management Plan: Biodiversity (Herron Homes, January 2026). The Ecological Impact Assessment identifies that the site baseline ecological value is suitability for hedgehog, nesting birds, badger and bats. The Construction Environmental Management Plan: Biodiversity identifies protection zones for Dean Wood, the Ancient Woodland to the north of the site. However, grassland buffers identified in the Ecological Impact Assessment along the western boundary are not show in the Construction Environmental Management Plan: Biodiversity. Additionally, no best practise mitigation measures, such as covering ramps, or materials storage, are included in the Construction Environmental Management Plan: Biodiversity.

No Ecological Design Strategy has been submitted and therefore no comments on this condition can be provided.

A Statutory Biodiversity Net Gain Metric has been provided in support of this DoC application, but no Biodiversity Net Gain Plan has been submitted.

The information included in the leaflet and information board is acceptable. It details why Dean Wood is important. I would always recommend that messaging about responsible recreation is included in the signage. I would also query whether included written website links in the text is the most effective way of conveying this information.

