

**Consultation Response from KC,
Ecology Unit**

2026/91655 adj, 75, Royds Avenue, New Mill, Holmfirth, HD9 1LL

Outline application (layout and access) for residential development (one dwelling) and associated works

Date Responded: 06/07/2026

Responding Officer: Z. Hanshaw

Responding Ref:

Good afternoon,

I have reviewed the documents submitted with this application. From the photographs submitted, it appears that the site consists of an existing vegetated garden, with limited biodiversity potential; however, no ecological information has been provided in support of this application. The development is within a residential area, with no Priority Habitats within 400m of the development, but an area of the Kirklees Wildlife Habitat Network is approximately 50m south of the development site. There is limited ecological connectivity between the development site and this area, due to intervening residential dwellings and Royds Avenue. However, some opportunistic species may be present onsite, such as breeding garden birds, or hedgehogs. I would recommend that a Construction Environmental Management Plan: Biodiversity is secured as a condition of any consent.

The application form states that this application is exempt from Biodiversity Net Gain as it is a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. So long as the case officer is satisfied with the required paperwork regarding Self-build and Custom Housebuilding Act 2015, this exemption will apply and no Biodiversity Net Gain information is required.

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.

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