Consultation Response from KC, Ecology Unit
2026/91687 Land at, Back Marriot Street, Dewsbury, WF13 1PA
Erection of two detached dwellings and associated works
Date Responded: 03/08/2026 **Responding Officer: Z. Hanshaw** **Responding Ref: 2608/01**

I have reviewed the Preliminary Ecological Appraisal (PEA) (ACP, May 2026), the Biodiversity Net Gain Assessment (ACP, May 2026) and the completed Biodiversity Net Gain Metric.

The submitted information identifies that there are 0.51 Biodiversity Units (BUs) for area habitats at baseline. Post development there is proposed to be 0.14 area BUs. This is a net loss of 73.31% for area habitats. The Biodiversity Net Gain Assessment states that the purchase of offsite units will be required for this development to deliver the legally required 10% Net Gain. I would recommend that further information on the purchase of these is provided, including how many units will be required to purchase, as well as information on the availability, cost and provider. The submitted metric should be updated to reflect this information. This should be provided prior to determination.

As the PEA identifies that the site has suitability for common breeding bird species, as well as small mammals and herptiles, I would recommend that a Construction Environmental Management Plan: Biodiversity is secured as a condition of any consent. This should include mitigation measures for these species.

As recommended in the PEA, reasonable enhancements for species should also be included. These can be included in a Biodiversity Enhancement Management Plan an secured as a condition of any consent.

Recommended conditions

As this development required Biodiversity Net Gain, the Biodiversity Net Gain Informative will need to be included in any decision notice. Further Biodiversity Net Gain conditions may be required subject to the further information submitted.

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

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 final details of the enhancements recommended in section 4.1 of the Preliminary Ecological Appraisal (ACP, May 2026), and set out:

- The 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