

**Consultation Response from KC,
Ecology Unit**

2026/91785 adj, 161, Reinwood Road, Quarmby, Huddersfield, HD3 4DS

Outline application for erection of up to 5 dwellings with all matters reserved expect layout and access

Date Responded: 24/07/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2607/36

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

The Biodiversity Net Gain Assessment details that the baseline value is 3.0720 Biodiversity Units, and post development value is 1.7475. This equals a net loss of 43.12%. The development site is identified in the West Yorkshire Local Nature Recovery Strategy (LNRS) as an area which could become important for biodiversity. This is not referenced in the Biodiversity Net Gain Assessment report, nor the submitted metric. I would recommend that the report and metric are revised in line with the LNRS, and the site enhancements are proposed to match those identified in the LNRS where possible. Further information on the cost, provider and type and number of units to be purchased from an off-site provider should also be provided.

The PEA identifies that the habitats onsite are Other Neutral Grassland and Modified Grassland, which are not ecologically important habitats. The report further identifies that there is a low risk of common amphibians onsite, and mitigation measures should be included in a Construction Environmental Management Plan: Biodiversity which is secured as a condition of any consent.

The boundaries of the site have the potential to be utilised by commuting and foraging bats and therefore should not be illuminated as part of the development. An external lighting strategy should be secured as a condition of any consent.

Recommended conditions

The Statutory Biodiversity Net Gain Plan condition will apply to this development. The Biodiversity Net Gain Informative should be included in any decision notice. Further Biodiversity Net Gain conditions may be required, subject to receiving revised Biodiversity Net Gain information.

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

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