

**Consultation Response from KC,
Ecology Unit**
2026/91969 land off, Fenay Lane, Almondbury, Huddersfield, HD5 8UJ
Erection of 6 dwellings, with associated access, landscaping, infrastructure and works
Date Responded: 28/07/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2607/42

I have reviewed the Preliminary Ecological Appraisal (PEA) (Vale Ecology, July 2026) and the submitted Biodiversity Net Gain Metric.

The submitted Preliminary Ecological Appraisal (Vale Ecology, July 2026) and the submitted Biodiversity Net Gain Metric identify that there are 3.74 Biodiversity Units (BUs) for area habitats at baseline. Post development there is proposed to be 1.86 area BUs and 0.17 hedgerow BUs. This is a net loss of 50.33% for habitat units.

The PEA does not set out any information on how 10% net gain will be achieved. It is expected 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.

To ensure that appropriate mitigation measures for the offsite watercourse and woodland are included, a Construction Environmental Management Plan: Biodiversity should be secured as a condition of any consent. I would also recommend that measures for the enhancement of the site for species, as referenced in the PEA, should be secured as a condition of any consent.

Recommended conditions

As this application is required to demonstrate Biodiversity Net Gain, the Biodiversity Net Gain informative should be included in any consent. Further Biodiversity Net Gain conditions may be required subject to the receipt of the further 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.

The CEMP must also include the following specific plans / documents:

- Pollution Prevention Plan for the watercourses and waterbodies (using good practice guidance such as CIRIA C532)

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