

**Consultation Response from KC,
Ecology Unit**
2026/92157 Land off Lindley Moor Road, Lindley, Huddersfield, HD3 3SX
Discharge of details reserved by conditions 10 (road survey) and 14 (BEMP) on previous permission 2022/91477 for hybrid application for erection of industrial unit for B2 /B8 use, with ancillary office space and associated access, parking, groundworks and landscaping in conjunction with outline application for mixed use development use class E(b),B2 and B8, with ancillary office space and associated works
Date Responded: 07/08/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2608/16

I have reviewed the information submitted with this application for the discharge of condition 14. This is as follows:

14. Prior to above ground works commencing, a Biodiversity Enhancement and Management Plan (BEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan shall demonstrate how a minimum of 3.1 habitat units and 0.8 hedgerow units are to be achieved post-development and include details of the following:

- a) Description and evaluation of features to be managed and enhanced;*
- b) Extent and location/area of proposed enhancement works on appropriate scale maps and plans;*
- c) Ecological trends and constraints on site that might influence management;*
- d) Aims and Objectives of management;*
- e) Appropriate management Actions for achieving Aims and Objectives;*
- f) An annual work programme (to cover an initial 5-year period capable of being rolled forward over a period of 30 years);*
- g) Details of the management body or organisation responsible for implementation of the BEMP; and*
- h) Ongoing monitoring programme and remedial measures.*

I have reviewed the Biodiversity Enhancement and Management Plan (BEMP). The BEMP details the habitats to be created are species rich native hedgerow, Introduced Shrub, Mixed Scrub, Other Neutral Grassland, Other Woodland; Broadleaf, and Urban Trees. It details that Moderate condition will be targeted all of these habitats except Other Woodland; Broadleaf, and Introduced Shrub, which will be Poor.

The report does not set out the number of habitat units or hedgerow units that the proposals will deliver. I would recommend that further information is provided to clarify this and ensure it aligns with the details in Condition 14. This could be through the submission of the supporting Biodiversity Net Gain Metric.

The management measures included in Table 2 are appropriate to ensure that the habitats will meet the required condition, and Section 7 details that the developer will be responsible for ensuring that this management is undertaken as part of the future landscape management contract. I would also recommend that the extent and locations of the habitat creation is provided within an appropriate map or plan and included within the BEMP report. I would also recommend that the expected management measures for years 6-30 are also provided.

The above information is required before Condition 14 can be discharged.