

**Consultation Response from KC,
Ecology Unit**

2026/92335 Upper Holme House Farm, Hirst Lane, Cumberworth, Huddersfield, HD8 8GA

Discharge of details reserved by conditions 6 (CEMP), 7 (lighting scheme), 8 (Tree Protection Plan), 9 (BEMP), 10 (WSI) on previous permission 2025/92605 for erection of stables and garage and formation of riding manege

Date Responded: 01/09/2026

Responding Officer: Z. Hanshaw

Responding Ref:

I have reviewed the information submitted with this application for the discharge of conditions. These are as follows:

6. 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

- 1. Summary of potentially damaging activities*
- 2. Identification of "biodiversity protection zones"*
- 3. 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)*
- 4. The location and timing of sensitive works to avoid harm to biodiversity features.*
- 5. The times during construction when specialist ecologists need to be present on site to oversee works.*
- 6. Responsible persons and lines of communication.*
- 7. The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.*
- 8. 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:

- 1. Mitigation / precautionary measures for the Holme House Wood (LWS) and Holme House Grassland (LWS).*

7. No works shall commence until 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.

9. No works shall take place until a Biodiversity Enhancement Management Plan has been submitted to and approved in writing by the Local Planning Authority. The plan must include the following:

- 1no bird boxes*
- An increase in deadwood which will provide opportunities for a higher diversity of invertebrates.*

- *Small holes within fences (and other mechanisms) for hedgehogs' mobility.*
- *A planting scheme should be implemented within the scheme to create a trees and hedgerows. Plantings should comprise native species of high biodiversity value*

The Construction Environmental Management Plan (Woodsage Consulting, March 2026) identifies the key ecological constraints associated with the development, including vegetation removal, excavation works, construction lighting, and potential impacts on protected species. Biodiversity Protection Zones are defined around Holme House Wood Local Wildlife Site (LWS), the Kirklees Wildlife Habitat Network, and retained habitats. The report sets out practical mitigation measures to minimise the impacts of the construction on species such as hedgehogs, and works are timed to avoid the breeding bird season, or a pre-commencement breeding bird check will be undertaken. The plan identifies when specialist ecological oversight is required, namely for nesting bird surveys and hedgehog checks, and establishes clear responsibilities and lines of communication. Specific mitigation is provided for Holme House Wood LWS through lighting restrictions, buffer distances and habitat protection measures. I am therefore satisfied with the information provided and Condition 6 can be discharged.

The submitted lighting plan shows that areas of vegetation, identified as part of the Kirklees Wildlife Habitat Network will be illuminated at ≤ 5 lux. Research has shown that many nocturnal species will avoid areas which are illuminated at this level, and therefore when the lights are on, parts of this wildlife network will be disconnected. The adjacent Local Wildlife Sites are not shown on the lighting plan, and it is therefore not possible to identify what the illumination impacts on these would be. I would recommend that the proposed lighting is further investigated, to see if measures such as altering the height, or rear shielding, could be implemented to ensure that the areas which are sensitive to wildlife are not illuminated > 1 lux.

The Biodiversity Enhancement Management Plan (Woodsage Consulting, March 2026) identifies a sparrow terrace will be installed in the new stable block, and a species rich hedgerow will be planted along the eastern boundary. The existing woodland will be enhanced to moderate condition through targeting thinning and retaining the felled trees as deadwood. The grassland surrounding the menage will be enhanced through sowing an appropriate native species mix and limiting the horse grazing intensity. No new fences are proposed which will not be permeable to wildlife. I am therefore satisfied that Condition 9 can be discharged.