Consultation Response from KC, Ecology Unit
2026/92468 Carter Plantation Farm, Thick Hollins Road, Meltham, Holmfirth, HD9 3XD
Discharge of details reserved by conditions 6 (CEMP), 7 (HMMP) and 8 (Tree Protection Plan) on previous permission 2026/91078 for erection of agricultural building.
Date Responded: 17/09/2026 Responding Officer: Z. Hanshaw Responding Ref: 2609/31

I have reviewed the information submitted with this application for the discharge of condition 6, 7 and 8. These are as follows:

6. No works shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP 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)*
- *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 shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details.

7. The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- *a) a non-technical summary;*
- *b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
- *c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
- *d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 10 years from the completion of development; and*
- *e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the Local Planning Authority has been submitted to, and approved in writing by, the Local Planning Authority.*

Notice in writing shall be given to the Council when the:
ii. HMMP has been implemented; and
habitat creation and enhancement work as set out in the HMMP have been completed.
The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to Local Planning Authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

8. A Hedgerow and Tree Protection Plan detailing measures for the protection of trees and hedgerows during the works shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of works on site. The submitted Hedgerow and Tree Protection Plan shall include details of site clearance and delivery of materials, storage areas for

materials and heavy machinery, hedgerow and tree protection measures and details of temporary fencing for the protection of hedgerows in accordance with BS 5837:2012 Trees in relation to design, demolition and construction – Recommendations. The Hedgerow and Tree Protection Plan shall also detail how root protection fencing will define an exclusion zone around hedgerows and trees whereby there shall be no works, storage or any other access to this area during the construction phase of the development. The works exclusion zone shall demonstrate inclusion of the area shaded green upon submitted drawing 25/1208/03b. Activities liable to be harmful to hedgerows and trees are prohibited within this exclusion zone. The approved Hedgerow and Tree Protection Plan will remain in place until the completion of development.

I have reviewed the Construction Environmental Management Plan: Biodiversity (Habitat Works, August 2026), and I am satisfied with the information contained within. The report identifies that there will be no impact beyond site level for amphibians, bats, and reptiles. Section 4 identifies appropriate mitigation, and Section 5 sets out the site responsibilities. I am therefore satisfied with the information provided as part of this application, and this condition can be discharged.

Condition 7 requires that the Habitat Management and Monitoring Plan prepared in accordance with the approved Biodiversity Net Gain Plan, but no approved Biodiversity Net Gain Plan has been submitted. This is a government template, similar to the Habitat Management and Monitoring Plan template, which should detail the Biodiversity Net Gain delivery of the site. From the documents it appears that the 'net gain' will be achieved through planted offsite land owned by the same landowner. As the Biodiversity Net Gain delivery is outside of the red line boundary, it will need to be secured via a legal agreement and registered on the Biodiversity Net Gain Sites register administered by NE. If the site proposals can be amended to deliver the planting within the red line boundary, no legal agreement will be required.

The Tree Protection Plan (Paul Matthews Architectural, August 2028) shows that there will be no below ground works within the root protection area of the adjacent woodland, and this will be administered by the installation of fencing during construction. I am therefore satisfied with the information submitted, and this condition can be discharged.