# Land north of 39 Hightown Lane, Holmfirth

# Discharge of Condition 09 Biodiversity Enhancement Management Plan (BEMP)

2026/62/90868/W

RACHEL HACKING ECOLOGY

| | |
|---|---|
| Client | Millson Group LTD |
| Project Title | Hightown Lane, Holmfirth |
| Project Reference | RHE.4677 |
| Project Leader | Lucia Ruiz Mut |
| Contact Details | lucia@rachelhackingecology.co.uk |

| | Name | Position | Date |
|---|---|---|---|
| Author | Myles Harrison | Junior Ecologist | 19/10/2026 |
| Checker | Lucia Ruiz Mut | Senior Ecologist | 21/10/2026 |
| Reviewer | Dr Rachel Hacking | Principal Ecologist | 26/10/2026 |
| Revision | | | |

RACHEL HACKING ECOLOGY

The Stables
Paradise Wharf
Ducie Street
Manchester
M1 2JN

0161 465 8971

www.rachelhackingecology.co.uk

mail@rachelhackingecology.co.uk

# 1. Introduction

## 1.1 Background

1.1.1 Rachel Hacking Ecology Ltd (RHE) was commissioned by Millson Group Ltd (the Client) to provide ecology consultancy services in connection with a proposed development at land north of 39 Hightown Lane, Holmfirth (the 'site'). The site received planning permission in 2026 from Kirklees Council for the erection of detached dwelling (part within a conservation area) (planning reference 2026/62/90868/W). As part of the planning permission, several conditions were attached. Condition 09 relates to the provision of a Biodiversity Enhancement Management plan.

## 1.2 Aims and Objectives

1.2.1 This document aims to enable discharge of Condition 09.

1.2.2 Condition 09 states: "*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."*

## 1.3 Roles and Responsibilities

1.3.1 The applicant is responsible for the implementation of the proposed enhancement measures. The construction contractor is responsible for the provision of the proposed biodiversity enhancement features as per specified in this report, including commissioning a Suitably Qualified Ecologist (SQE) to supervise the deployment of such features, where necessary.

# 2. Ecological Trends and Constraints

2.1.1 Ecological features on site include modified grassland, other neutral grassland and dry-stone wall habitats. Regarding species, except for a limited assemblage of passerine bird species, no evidence of protected or invasive, non-native species was found on site. A currently disused, former Badger sett is present some 40-50m from the western edge of the site.

2.1.2 General precautions and mitigation measures to avoid potential impacts on notable and/or protected species are detailed within the Preliminary Ecological Appraisal (PEA)[1] prepared by RHE (2026) in support of the planning application (ref. 2026/62/90868/W) to which this document relates. These measures should be followed throughout the implementation of the biodiversity enhancements described in this report.

2.1.3 This report should also be read in conjunction with the Construction Environmental Management Plan (CEMP: Biodiversity)[2] prepared by RHE (2026), which sets out the ecological mitigation measures to be implemented and adhered to throughout the construction phase of the development.

# 3. Biodiversity Enhancement Features

3.1.1 To enable discharge of Condition 9, the following biodiversity enhancements should be provided:

- Bird nesting bricks
- Bat boxes
- Hedgehog habitat enhancement

## 3.2 Bird Boxes

3.2.1 The provision of bird boxes onsite is aimed at increasing nesting opportunities, and therefore positively contribute to the conservation status of UK Biodiversity Action Plan (BAP) species such as House Sparrow *Passer domesticus* and Swift *Apus apus.*

3.2.2 Bird Boxes specifications are provided in Appendix 1.

3.2.3 The following bird boxes will be installed on the northeast facing elevation of the proposed new dwelling:

[1] RHE (2026). Hightown Lane, Holmfirth. Preliminary Ecological Appraisal.

[2] RHE (2026). Hightown Lane, Holmfirth. Discharge of Condition 10. Construction Environmental Management Plan (CEMP: Biodiversity).

- 4x Integrated Swift Brick such as Habibat 003 Swift Nest Box (see Figure 2, Appendix 1) or similar
- 2x Sparrow Terraces such as Habibat 003 Terraced Sparrow nest Box (see Figure 3, Appendix 1) or similar

3.2.4 All bird boxes can be purchased at Bird Boxes | Wildlife Services.

### Swift Bricks

3.2.5 The Swift Bricks will be installed on the northeast (right) elevation of the building, at the apex (see Figure 1, Appendix 1). Swifts prefer to nest at least 5m high and in colonies and providing boxes in close proximity will increase their chances of success.

3.2.6 The bricks must be installed during the construction of the brickwork. No initial aftercare is required. It is recommended that once a year (during winter when the birds have migrated) that a ground-level visual check is conducted to ensure the entrance hole is not blocked by debris or cobwebs. If a wasp or bee nest blocks the entrance, wait until winter to clear it out safely using a long pole or ladder. Do not use chemical pesticides.

### Sparrow Terraces

3.2.7 The Sparrow Terraces will be installed on the northeast (right) elevation of the building, in pairs at either eave (see Figure 1, Appendix 1). These should be installed at least 4m high. Similarly to Swift, Sparrow nest in colonies and providing boxes in close proximity will increase their chances of success.

3.2.8 The terrace bricks must be installed during the construction of the brickwork. No initial aftercare is required. It is recommended that once a year a ground-level visual check is conducted to ensure the entrance hole is not blocked by debris or cobwebs. If a wasp or bee nest blocks the entrance, wait until winter to clear it out safely using a long pole or ladder. Do not use chemical pesticides.

## 3.3 Bat Boxes

3.3.1 The provision of bat boxes onsite is aimed at increasing roosting opportunities and therefore favour the conservation status of the local bat population.

3.3.2 Bat boxes specifications are provided in Appendix 2.

3.3.3 The following bat boxes will be installed at eaves height on the southwest facing elevation of the proposed new dwelling:

- 2x Single crevice woodcrete bat box (see Figure 5, Appendix 2)
- 2x Small hollow woodcrete bat box (see Figure 6, Appendix 2)

3.3.4 Both models can be purchased at Wildlife Boxes | Greenwood's Ecohabitats.

3.3.5 Bat boxes should be installed at least 3 m above ground level, away from windows and doorways, and positioned to avoid illumination from artificial lighting. Woodcrete bat boxes are durable, long-lasting and generally require minimal maintenance. Open-bottom designs are largely self-cleaning, as bat droppings fall out naturally. Routine maintenance is therefore not required unless a box shows visible signs of damage or deterioration, in which case it should be replaced by a suitably qualified person, subject to any necessary licensing requirements.

3.3.6 **Bat boxes must not be opened, disturbed or removed while occupied without the appropriate licence.**

## 3.4 Hedgehog Habitat Enhancement

3.4.1 The following measures at aimed at positively contributing to the conservation status of Hedgehog *Erinaceous europaeus* via facilitating dispersal and access to foraging habitats.

3.4.2 Hedgehog connectivity will be maintained through the installation of hedgehog access gaps within the boundary fencing (see Figures 7 & 8, Appendix 3). These will:

- Measure approximately 13cm x 13cm
- Be positioned at ground level
- Allow movement between the site and adjacent habitats

3.4.3 The applicant is responsible for the implementation of fencing gaps for Hedgehog. During installation, ensure no garden netting, loose wire, or plastic trash is left near the gap, as Hedgehogs can easily get tangled. Long-term maintenance includes clearing any debris that blocks the hole and inspect for splinters or rotting wood that could catch their fur.

# Appendix 1: Bird Boxes Specifications

## Indicative Recommended Location




*Figure 1 showing proposed location of the Swift Bricks (red stars) and Sparrow Terraces (black stars)*

## Recommended Bird Nesting Brick Models




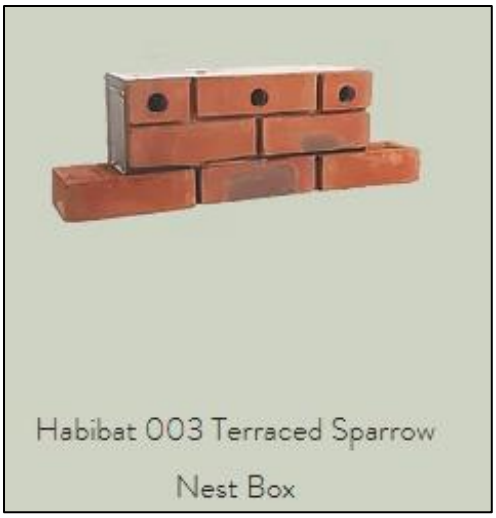


*Figure 2 (left) & Figure 3 (right) showing the integrated Swift Brick and Sparrow Terrace, respectively.*

# Appendix 2. Bat Brick Specifications

## Indicative Recommended Location




*Figure 3 showing proposed locations of Bat boxes, singles crevice model (purple triangles) and small hollow model (blue triangles) on left elevation.*

## Recommended Bat Boxes Models



*Figure 5 (left) & 6 (right) showing the crevice and hollow bat boxes, respectively.*

# Appendix 3: Hedgehog Habitat Enhancement Specifications

## Indicative Recommended Fence Gaps Location

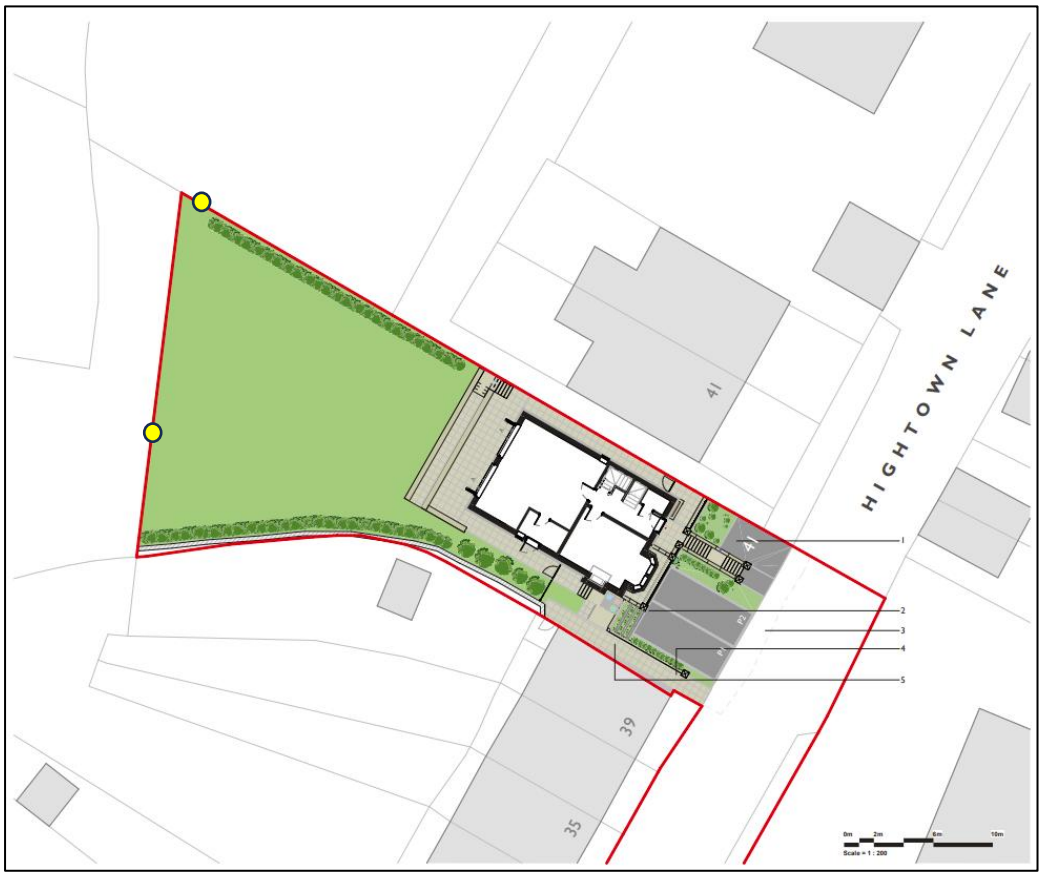


*Figure 7 showing proposed fence gaps location for Hedgehog.*




*Figure 8 Example hedgehog highway sign and access gap [PTES Hedgehog Highway Sign | Support Hedgehog Conservation]*