

Consultation Response: Kirklees Council Conservation & Design (Biodiversity)

Date	22/11/2016
Officer responding	Tom Stephenson
Application number	2016/92321
Purpose	Review of submitted ecological information, pre-determination
Location	Lands Farm, Cliffe Lane, Gomersal, Cleckheaton, BD19 4EU

Assessment and Recommendations

The conclusion of the report simply state that the land is of low ecological value and that little has changes since the previous survey. I recognise that there are no protected species constraints, however the report makes no attempt to describe of propose mitigation for the significant impacts that will arise as a result of the permanent loss of a section of watercourse or the temporary loss of the site. Limited reasoning has been provided to on the evaluation of the habitats present, and no attempt has been made to describe the nature of the ecological impacts and how these are to be mitigated. Wildlife Survey is not a document recognised by the industry and this report does not conform to current industry standards.

Based on the information available my assessment is that the proposals are unlikely to result in a significant long-term impact on biodiversity. I therefore have no objection to the proposals provided that the post development site includes enhancement measures intended to provide an ecological benefit within the site and strengthen the identified Kirklees Wildlife Habitat Network, which includes the area of woodland immediately north of the site.

I have suggested conditions below (revised from previous version of this response) to ensure that appropriate mitigation and enhancement is secured, and that social aspects of the respiration scheme are covered.

Suggested Condition(s)

1. Within 3 months of the start of development (including ground works and/or site clearance) a Restoration Scheme (RS), making reference to the biodiversity conservation objectives for the site, shall be submitted to the local planning authority for approval. The aims of the RS shall be to restore the site primarily to a grassland habitat, including the removal of all plant machinery and hall roads, replacement hedgerow planting, and supplementary planting to strengthen the adjacent Kirklees Wildlife Habitat Network.

The RS shall include the following.

- a. Purpose and biodiversity conservation objectives for the proposed works.
- b. Review of site potential and constraints on restoration.
- c. Detailed design(s) and/or working method(s) to achieve stated objectives, including seed mixes, planting schemes, cultivation techniques, machinery requirements and designs of gates and fences, as required.

- d. Extent and location/area of proposed works on appropriate scale maps and plans.
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g. Persons responsible for implementing the works.
- h. Details of initial aftercare and long-term maintenance, including maintenance, weed control and removal of tree guards as appropriate.
- i. Details for monitoring and remedial measures, to ensure stated aims are achieved.
- j. Details for disposal of any wastes arising from works.

Following approval by the local planning authority the RS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: to ensure the site, following completion of development, is restored to an after use that is of social and biodiversity benefit, and ensure all ecological impacts associated with the scheme are reversed in the long-term, so as to accord with Unitary Development Plan WD5 and Chapter 11 of the NPPF.

References

There are no sources in the current document.