

Consultation Response from Biodiversity Officer
KC Ecology
2019/91327 Thongsbridge Mills, Miry Lane, Thongsbridge, Holmfirth, HD9 7RW
Reserved matters application pursuant to outline permission no. 2017/90207 for erection of B1 light industry
Date Responded:
24/05/2019
Responding Officer:
Tom Stephenson
Responding Ref:

Assessment

Biodiversity policy requirements were addressed at outline stage through the inclusion of conditions. Relevant conditions are 11 (invasive non-native species method statement, to be discharged prior to commencement), 12 (Ecological Design Strategy, to be discharged as part of reserved matters) and 20 (lighting strategy, to be discharged as part of reserved matters).

No information has been submitted in relation to invasive species management. However, as condition 11 is a pre-commencement condition and the method of management does not affect the scheme design, it is sufficient that this is addressed as part of a discharge of conditions application.

Conditions 12 and 20 are interlinked as condition 12 requires a 'sensitive lighting strategy' and condition 20 requires the lighting design.

An Ecological Design Strategy (EDS) has been submitted to address condition 12 and provides details of measures to be included in the lighting design and refers to a separate lighting layout plan that is submitted in relation to condition 20. The lighting layout plan does not provide sufficient information to demonstrate that the measures described in the EDS have been incorporated. In particular, lighting levels for the area of native planting are not shown.

The EDS also provides information on the establishment of areas of native planting and includes a landscape plan as Appendix 1. However, there is a mismatch between the detail in the body of the EDS and the appended landscape plan in relation to the establishment of grassland and establishment of trees.

The proposed area of flower-rich grassland is not shown in the landscape plan and instead is shown as an amenity grassland area with corresponding specification for substrate, which is likely to be inappropriate for the establishment of a flower-rich grassland.

The EDS body describes measures intended to aid the establishment of tree whips outside of the November to March period, whereas, in reality bare-rooted stock is unlikely to establish outside of this period regardless of watering.

Advice to planning officer

I cannot support the proposals until the above issues are addressed.