

Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Ecology Unit
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Application No.	2021/91150
Proposed Development:	Erection of 4 detached dwellings
Location:	rear of, 66, Child Lane, Roberttown, Liversedge, WF15 7QG
OS Map Reference	SE 419789.3983 422357.5334
Applicant/Agent:	J A Oldroyd & Sons Ltd
Class:	Minor Developments

Your comments on the above proposal are requested. Please e-mail your comments in either a Microsoft Word or PDF Document to DC.Admin@kirklees.gov.uk by **03-Nov-2021**.

If you would like to contact the Case Officer: Callum Harrison for any reason then please do so on: Tel. 01484 221000 .

The submitted plans and documents for the application can be viewed online at the Planning Service Website by holding down Ctrl and Clicking the link below:
<http://www.kirklees.gov.uk/beta/planning-applications/search-for-planning-applications/detail.aspx?id=2021/91150> *

*If the plans are not available online after 5 working days of the date of this letter then please e-mail: DC.Admin@kirklees.gov.uk

If I do not receive your response by **03-Nov-2021** then the application may be decided without the benefit of your views.

Dated: 13-Oct-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Ecology Unit**

2021/91150 rear of, 66, Child Lane, Roberttown, Liversedge, WF15 7QG

Erection of 4 detached dwellings

Date

Responded:04/04/2022

**Responding Officer: Gareth
Hey**

Responding Ref:

Assessment

A Preliminary Ecological Appraisal (PEA) has been submitted with the application which is welcomed. The PEA details that the development proposals will have a high impact on moderate ecological value habitat. The development proposals in their current form will result in significant loss to biodiversity and include the loss of the majority of the habitats present within the site, with no features relating to biodiversity incorporated into the design.

Therefore, the proposals in their current form do not demonstrate a biodiversity net gain in accordance with LP30 (ii) which requires development to "*minimise impact on biodiversity and provide net biodiversity gains through good design*". Guidance released June 2021 by Kirklees Council within the [Biodiversity Net Gain Technical Advice Note](#) indicates that a 10% net gain should be achieved.

Advice to planning officer

The applicant should demonstrate how a biodiversity net gain is to be achieved post-development. This is fundamental in order to determine if the proposals can be brought forward in line within Local Plan Policy LP30.

The application should not be determined until the necessary assessments have been received and a Biodiversity Net Gain demonstrated.

