



Planning Consultation Request

Town and Country Planning Act 1990

APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	KC, Ecology Unit
Application No.	2021/91871
Proposed Development:	Erection of residential development (55 dwellings) including access and associated infrastructure
Location:	Land adj, High Street and Challenge Way, Hanging Heaton, Batley
OS Map Reference	SE 426044.412 423226.7921
Applicant/Agent:	C+W Architects
Class:	Small Major 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 **02-Sep-2021**.

If you would like to contact the Case Officer: Nick Hirst for any reason then please do so on: Tel. 01484 221000 Ext. 74150.

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=2021/91871> *

*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 **02-Sep-2021** then the application may be decided without the benefit of your views.

Dated: 12-Aug-2021

Mathias Franklin
Head of Planning and Development

**Consultation Response from KC,
Ecology Unit**
2021/91871 Land adj, High Street and Challenge Way, Hanging Heaton, Batley
Erection of residential development (55 dwellings) including access and associated infrastructure
**Date Responded:
03/09/2021**
**Responding Officer: Amy
Reddick**
Responding Ref:

Assessment

Following the comments made by KC Ecology on the 15th June 2021, an Ecological Impact Assessment & Biodiversity Net Gain Assessment has been submitted, which is welcomed. This report contains post-development biodiversity metric calculations which outlines a biodiversity net gain of 13.67%, however there are several queries on this calculation as outlined below-

- The post-development calculations indicate that an area of the poor “*Modified grassland*” will be enhanced into “*Lowland Meadows*” in “*Good*” condition, however this largely corresponds with traditional hay meadow habitats which would require very specific conditions and management in order to create. Given the existing habitat, the location and the small size of the area to be enhanced (0.21 ha) it is considered more appropriate to classify the target habitat as “*other neutral grassland*” in “*moderate*” condition. This amendment results in a loss of biodiversity equating to - 11.59%.
- The location of the urban- woodland should be defined, it is assumed this will be against the existing linear woodland which forms the boundary with challenge way, which would help to strengthen the Kirklees Wildlife Habitat Network.
- The condition change in the retained hedgerows is from “poor” to “good”, as outlined within Kirklees [Biodiversity Net Gain Technical Advice Note](#), steep changes in condition are usually not considered appropriate unless justification and sufficient detail is given on how the management will result in the target condition. As the retained hedgerows are to form a boundary between the new garden curtilages at the centre of the site it is unlikely future management will be practical.

Given that the above changes result in a loss of biodiversity, additional considerations will be required in order to achieve a 10% net gain for biodiversity on-site.

In addition to the above, the comments made in relation to the survey effort undertaken with regards to bat activity on the site and the potential impacts siting the new access road through the woodland to the east of the site will have still stand. Although some recommendations on methods to promote the reestablishment of canopy connectivity in this area have been outlined, this does not address the significance of potential impacts on bat foraging or connectivity within the Kirklees Wildlife Habitat Network. Previous comments have been provided below for reference-

“Although not recommended by the PEA report, a bat transect survey was carried out in October 2020. The seasonal timing of the survey and the weather conditions during this were not optimal, and this was not cited as a constraint within the report. In addition, the survey did not include any assessment of how bats utilise the woodland to the east (now due to be bisected by the access road), which is likely to be of importance as a commuting and foraging route and could potentially contain trees with roosting potential. Justification for the current level of survey effort and consideration of the likely impacts to bats are a result of the new access route will be required in order to demonstrate that there are no significant impacts to protected species in accordance with Local Plan Policy LP30i.”

It is recommended that the EcIA be amended to include the above, preferably with increased survey effort in relation to foraging bats within the Kirklees Wildlife Habitat Network or adequate justification why survey methods deviate from best practice.