

# Planning Consultation Request

## Town and Country Planning Act 1990

### APPLICATION FOR PERMISSION TO DEVELOP LAND

Observations By:	Ellen Milner Yorkshire Wildlife Trust
------------------	--

Application No.	2021/93621
Proposed Development:	Erection of 10 dwellings and associated works (Within a Conservation Area)
Location:	Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH
OS Map Reference	SE 409600.7848 415668.6756
Applicant/Agent:	Acumen 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](mailto:DC.Admin@kirklees.gov.uk) by **19-Oct-2021**.

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

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=2021/93621> \*

\*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](mailto:DC.Admin@kirklees.gov.uk)

If I do not receive your response by **19-Oct-2021** then the application may be decided without the benefit of your views.

Dated: 28-Sep-2021

Mathias Franklin  
Head of Planning and Development

**Consultation Response from Danny Heptinstall,  
 Yorkshire Wildlife Trust**

**2021/93621 Land off, Fullwood Drive, Golcar, Huddersfield, HD7 4JH**

**Erection of 10 dwellings and associated works (Within a Conservation Area)**

<b>Date Responded:</b>	<b>Responding Officer:</b>	<b>Responding Ref:</b>
------------------------	----------------------------	------------------------

Thank you for consulting Yorkshire Wildlife Trust on this application.

The ecological surveys were conducted in 2017 and therefore require updating. The Biodiversity Net Gain assessment has been based on these surveys, yet the report itself states that *'Given the transient nature of the subject we would consider the baseline survey results and biodiversity calculations contained within this report to be accurate for 2 years'*. However, I note that the report also states that *'Some habitats on site have been cleared at the time of writing. For the purposes of this assessment, the calculations are based off the habitats present at the time of the original PEA'*. This is concerning and suggests that ecological impacts may have already occurred at the site. Clarification on exactly what has taken place at the site, and why, should be provided prior to determination.

The calculations show a net loss of approximately 40% at the site, which is not acceptable. We strongly advise that the applicant should re-assess the scheme in order to incorporate the required biodiversity net gain. Only after all on-site options have been explored should the potential for an off-site compensation area be considered, in order to make up the shortfall in biodiversity net gain units. If this option is progressed detailed proposals would need to be put forward, including how the off-site compensation area can be secured and managed for the required 30 years.