

**Consultation Response from KC,
Ecology Unit**

2022/91328 adj, 962, New Hey Road, Outlane, Huddersfield, HD3 3FE

Outline application for residential development

Date Responded: 16/05/2022

Responding Officer: Gareth Hey

Responding Ref:

Assessment

The outline application includes means of access, layout, scale, and appearance only with landscaping reserved. No ecological information has been submitted as part of the outline application therefore my assessment is based on the limited information available to me. The development proposals are likely to include the loss of an area of semi-natural habitat. As detailed within the planning statement, the site should be subject to an ecological assessment, to determine the ecological baseline of the site and any impacts that are to be brought about by the proposed development. The site is located within the bat layer therefore the development proposals should consider the impacts to roosting and foraging bat species.

Suggested Actions

As part of the reserved matters application, the applicant should engage with a suitably qualified ecologist to undertake a Preliminary Ecological Appraisal (PEA) in accordance with national guidelines. This work should identify any important ecological features present (species or habitats) or make recommendations for further survey where this is necessary to determine presence/absence of a feature or to what extent a feature is important. The importance of ecological features should be described on a geographic scale.

The results of the PEA, and any additional surveys, should be used to inform an ecological report to support the planning application. The most appropriate report format to support a planning application is an Ecological Impact Assessment (EclA) (CIEEM, 2017a & 2018). However, in instances where it can be determined that the proposals would have no significant ecological effects, no mitigation is required, and no further surveys are necessary, a Preliminary Ecological Appraisal Report (PEAR) is likely to provide sufficient information to enable planning officers to assess the proposals against the biodiversity policy (CIEEM, 2017b). In all other cases submission of a PEAR in support of an application is likely to result in delays.

It should also be noted that the development 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.