

From:
To: [DCAdmin](#)
Cc: campaigning@woodlandtrust.org.uk
Subject: HS3 which is 2022/91735
Date: 19 July 2022 18:01:09

Dear Sirs

20 Hermitage Park
Lepton
Huddersfield
HD8 0JU

[National Planning Policy Framework \(publishing.service.gov.uk\)](#)

https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

<https://webarchive.nationalarchives.gov.uk/ukgwa/20181206183454/https://www.gov.uk/government/publications/national-planning-policy-framework--2>

Planning application number for **HS3 which is 2022/91735**

Site: Land off, Hermitage Park, Lepton, Huddersfield, HD8 0JU

Meadowland / Farmland next to Ancient SSI woodland Great Lepton woods.

15.Conserving and enhancing the natural Environment

170. Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- b) recognising the intrinsic character and beauty of the countryside,

and the wider
benefits from natural capital and ecosystem services – including the
economic
and other benefits of the best and most versatile agricultural land,
and of trees
and woodland;

c) maintaining the character of the undeveloped coast, while
improving public
access to it where appropriate;
d) minimising impacts on and providing net gains for biodiversity,
including by
establishing coherent ecological networks that are more resilient to
current and
future pressures;
e) preventing new and existing development from contributing to,
being put at
unacceptable risk from, or being adversely affected by, unacceptable
levels of
soil, air, water or noise pollution or land instability. Development
should,
wherever possible, help to improve local environmental conditions
such as air
and water quality, taking into account relevant information such as
river basin
management plans; and
f) remediating and mitigating despoiled, degraded, derelict,
contaminated and
unstable land, where appropriate.

171. Plans should: distinguish between the hierarchy of international,
national and
locally designated sites; allocate land with the least environmental or
amenity
value, where consistent with other policies in this Framework⁵³; take
a strategic
approach to maintaining and enhancing networks of habitats and
green
infrastructure; and plan for the enhancement of natural capital at a
catchment or
landscape scale across local authority boundaries.

172. Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks

53 Where significant development of agricultural land is demonstrated to be necessary, areas of poorer quality land should be preferred to those of a higher quality.

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and the Broads⁵⁴

. The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development⁵⁵ other than in exceptional circumstances, and where it can be demonstrated that the development is in the public interest.

Consideration of such

applications should include an assessment of:

a) the need for the development, including in terms of any national considerations,

and the impact of permitting it, or refusing it, upon the local economy;

b) the cost of, and scope for, developing outside the designated area, or meeting

the need for it in some other way; and

c) any detrimental effect on the environment, the landscape and recreational

opportunities, and the extent to which that could be moderated.

173. Within areas defined as Heritage Coast (and that do not already fall within one of

the designated areas mentioned in paragraph 172), planning policies and decisions

should be consistent with the special character of the area and the importance of its

conservation. Major development within a Heritage Coast is unlikely

to be

appropriate, unless it is compatible with its special character.

Habitats and biodiversity

174. To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider

ecological networks, including the hierarchy of international, national and locally

designated sites of importance for biodiversity⁵⁶; wildlife corridors and stepping

stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁵⁷;

and

b) promote the conservation, restoration and enhancement of priority habitats,

ecological networks and the protection and recovery of priority species; and

identify and pursue opportunities for securing measurable net gains for

biodiversity.

175. When determining planning applications, local planning authorities should apply the following principles:

a) if significant harm to biodiversity resulting from a development cannot be

avoided (through locating on an alternative site with less harmful impacts),

⁵⁴ English National Parks and the Broads: UK Government Vision and Circular 2010 provides further guidance and information about their statutory purposes, management and other matters.

⁵⁵ For the purposes of paragraphs 172 and 173, whether a proposal is 'major development' is a matter for the decision maker, taking into account its nature, scale and setting, and whether it could have a significant adverse impact on the purposes for which the area has been designated or defined.

56 Circular 06/2005 provides further guidance in respect of statutory obligations for biodiversity and geological conservation and their impact within the planning system.

57 Where areas that are part of the Nature Recovery Network are identified in plans, it may be appropriate to specify the types of development that may be suitable within them.

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adequately mitigated, or, as a last resort, compensated for, then planning

permission should be refused;

b) development on land within or outside a Site of Special Scientific Interest, and

which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The

only exception is where the benefits of the development in the location

proposed clearly outweigh both its likely impact on the features of the site that

make it of special scientific interest, and any broader impacts on the national

network of Sites of Special Scientific Interest;

c) development resulting in the loss or deterioration of

irreplaceable habitats (such

as ancient woodland and ancient or veteran trees) should be

refused, unless

there are wholly exceptional reasons⁵⁸ and a suitable

compensation strategy

exists; and

d) development whose primary objective is to conserve or enhance biodiversity

should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially

where this can secure measurable net gains for biodiversity.

176. The following should be given the same protection as habitats sites:

a) potential Special Protection Areas and possible Special Areas of Conservation;

b) listed or proposed Ramsar sites⁵⁹; and

c) sites identified, or required, as compensatory measures for adverse effects on habitats sites, potential Special Protection Areas, possible Special Areas of

Conservation, and listed or proposed Ramsar sites.

177. The presumption in favour of sustainable development does not apply where

development requiring appropriate assessment because of its potential impact on a

habitats site is being planned or determined