

**Consultation Response from KC,
Ecology Unit**

2022/92406 Land Adj, 67, Chapelgate, Scholes, Holmfirth, HD9 1SX

**Erection of 10 affordable dwellings, with access from Chapelgate and associated works,
including resident play zone**

Date Responded: 31/08/2022

Responding Officer: Gareth Hey

Responding Ref:

Assessment

An ecological assessment has been submitted with the application. The ecological assessment provides a comprehensive assessment of the site and its ecological receptors. The habitats present within the site are determined to be of low ecological value, except for the presence of an area of species rich grassland, in the western section of the site.

The development proposals will result in the loss of the majority of habitats present on site, aside from the area of species rich grassland, which is due to be retained and enhanced. The habitats present within the site provide suitability for nesting birds and as such, an appropriate condition to ensure they are protected throughout the development should be proposed.

A Biodiversity Net Gain assessment has been undertaken for the proposed on-site works. The development proposals in their current form will result in a decrease of 0.68 habitat units (-53.91%). Therefore, in line with the [Kirklees Biodiversity Net Gain Technical Advice Note](#), in order to offset the loss of habitats within the site, off-site compensation will need to be secured, through one or a combination of the following:

- Management of land within the control of the developer;
- Purchase of the required compensation value from a Habitat Bank;
- Payment of a commuted sum to the Local Planning Authority; or
- A combination of all or some of the above.

The above method of offsetting should be secured prior to determination in order to ensure that the development is able to come forward in line with local and national planning policy.

Once the proposed method of off-setting has been determined through the above measures, KC ecology should once again be consulted, and appropriate conditions can be recommended.