

**From:** [Victor Grayson](#)  
**To:** [DCAdmin](#)  
**Subject:** FW: 2023/90613 - Helme Lane DoC  
**Date:** 10 August 2023 08:44:30

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Hello, BST. Please could you log these further comments from KC Ecology re: 2023/90613?

Thanks,

Victor Grayson  
Development Management Masterplanner  
Majors and Minerals Team  
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**From:** Gareth Hey <Gareth.Hey@kirklees.gov.uk>  
**Sent:** Thursday, August 10, 2023 7:52 AM  
**To:** Victor Grayson <Victor.Grayson@kirklees.gov.uk>  
**Subject:** RE: 2023/90613 - Helme Lane DoC

Hi Victor

Sorry for the delay in getting this back to you.

Indeed, the submitted information cannot be accepted at this time, as it is pursuant to a condition that has now been superseded.

The submitted Biodiversity Habitat Enhancement Scheme (BHES) provides details to address Condition 17 of the outline planning permission (Application No: 2016/93411). Given that the Reserved Matters application (2018/92309) decision now supersedes the outline, in particular with the wording of Condition 15, the submitted information needs to address the exact wording of this condition, as detailed below:

*'Notwithstanding the requirements of condition 17 of outline planning permission ref: 2016/93411, prior to the commencement of superstructure works, details of enhancement and mitigation measures to secure a biodiversity net gain shall be submitted to and approved in writing by the Local Planning Authority. The measures shall be informed by biodiversity metric calculations. The details shall be set out in an Ecological Design Strategy or other appropriate document, and shall correspond with details to be submitted pursuant to condition 17 of outline planning permission ref: 2016/93411 and condition 13 of this Reserved Matters approval. The development shall be implemented in accordance with the approved details and all measures and features shall be retained in that manner thereafter. Reason: To secure mitigation and compensation for the ecological effects resulting from loss of habitat and to secure a net biodiversity gain in line with Policy LP30 of the Kirklees Local Plan and chapter 15 of the National Planning Policy Framework.'*

The condition makes direct reference to Biodiversity Metric calculations and therefore, the

updated information should make use of the most up to date DEFRA Metric (v4.0).

Once the above information has been updated and submitted, KC Ecology should be re-consulted to review the submitted information.

Best wishes  
Gareth

**Gareth Hey**  
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