

**From:** ENVU Biodiversity and Land Use  
**Sent:** 17 April 2025 10:45  
**To:** Planning ContactCentre  
**Subject:** 2024/90255 at location Land Off, Burn Road, Birchencliffe, Huddersfield, HD3 3BT

Hi There,

I understand that this is a review of reserved matters for several items in 2019/60/94051/W.

#### BNG

##### Condition 28

Provided: BNG metric and Ecological Technical Note “Ecological Impact Assessment – Revalidation and Update”

A Biodiversity Net Gain Assessment has been provided; however, this assessment shows a net loss of 1.14 biodiversity (habitat) units on-site. At least 1.55 habitat units is required to achieve 10% net gain. The report shows no plan to make up for the shortfall.

In the report and metric, it is noted that a significant (>0.5 biodiversity units) onsite net gain of 0.91 hedgerow units. This does therefore not need to be secured for 30 years but could be secured by a simple landscaping condition, if appropriate, to ensure it is provided and maintained for an aftercare period.

As for the shortfall - we recommend the applicant provides at least an outline of the intended route to achieving off-site net gain.

It would be good to have this information in advance of a planning decision because, if offsite gain is required, it will need to be secured with a section 106 agreement. If a section 106 agreement is needed, we recommend the applicant provides sufficient information for the heads of terms of an agreement prior to determination of the application

In addition to the information already provided, this information would comprise:

- A plan that follows the UK Habitat Classification showing the spatial locations of the habitats represented in the enhancement and/or creation tabs of the biodiversity metric (i.e. the target habitats).
- The georeferenced spatial data used to create both above plans (in either .shp or .gpkg format) and written permission to share this data with West Yorkshire Records Centre.
- A 30-year Habitat Management and Monitoring Plan (HMMP)

The Biodiversity Net Gain Plan has been reviewed and is reasonable and acceptable for habitats remaining on-site.

***Condition 28 is not met as the proposals do not deliver 10% net gain.***

#### Lighting

The Ecological Technical Note “Lighting Strategy Statement” from 22<sup>nd</sup> April 2024 is reasonable and acceptable.

#### INNS

The Ecological Technical Note “Invasive Non-Native Species Management Plan” from 22<sup>nd</sup> April 2024 is reasonable and acceptable.

#### Biodiversity CEMP

The Ecological Technical Note “Construction Environmental Management Plan: Biodiversity” from April 2024 is reasonable and acceptable.

#### Bat and Bird Boxes

The Ecological Technical Note “Bat& Bird Box Scheme” from April 2024 is reasonable and acceptable.

Hope this helps.

Many thanks,  
Katie

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Planning and Development Service  
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