

Sent: 11 December 2025 10:49

Subject: ra 2024/91383 at location St Johns Church, Jackroyd Lane, Newsome, Huddersfield, HD4 6QU

Please see this as additional commentary (solely concerning the BNG element), following my commentary on 13th October.

BNG

The BNG report and metric show a net loss of 0.33 habitat units. This includes v low to medium distinctiveness habitats.

The baseline calcs are validated.

0.36 habitat units are required in order to meet the statutory 10% BNG requirements.

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)

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990

All other recommendations / conditions concerning onsite habitats and species still stand.

Many thanks,
Katie
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