

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 14 August 2025 08:39
To: Louise Bearcroft
Cc: Planning ContactCentre
Subject: RE: 2024/92153 at location Land to the south of, 5-25, Clay Well, Golcar, Huddersfield, HD7 4FD

Please see updated commentary below:

Designations

No issue

Onsite habitats and species

There appear to be a number of mature trees onsite with good connectivity to the wider landscape and habitats.

The site is within 100m of priority habitats (woodland). There are also ponds and watercourse within 100m of the site.

Further information is required prior to decision. Several records for protected and priority species and habitats are present within 1km of the site. A Preliminary Ecological Appraisal is therefore required prior to decision to assess the site habitats, the likely presence of protected and/or priority species, and the value of site habitats to protected and/or priority species.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG

It appears that there is a net loss of 1.48 (v. low-medium distinctiveness habitats) habitat units. There is a deficit of 1.93 habitat units for a statutory 10% net gain. This is a significant loss of biodiversity units and so a BNG plan should be provided to show a 10% net gain is to be achieved.

It is noted that there will be significant habitat creation and enhancement onsite of 3.06 habitat units. As a result, a 30-year onsite HMMP will be conditioned.

We recommend the applicant provides at least an outline if the intended route is to achieve off-site net gain. The report does mention offsetting, but if the applicant can confirm it would be most helpful.

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)

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.

Suggested conditions

To be confirmed once PEA is provided.

BNG - Significant Habitat Creation, with further offsite net gain - DRAFTED

- *The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:*
 - *a non-technical summary;*
 - *the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
 - *the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;*
 - *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
 - *the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority.*
- *Notice in writing shall be given to the Council when the:*
 - *HMMP has been implemented; and*
 - *habitat creation and enhancement works as set out in the HMMP have been completed.*
- *Within 6 months of the development being in use:*
 - *the habitat creation and enhancement works set out in the approved HMMP have been completed; and*
 - *a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.*
 - *The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP.*
 - *Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved 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.

Hope this helps.

Many thanks,

Ecology Team
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