

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 04 March 2025 12:14
To: Planning ContactCentre
Cc: Louise Bearcroft
Subject: RE: Attached letter from Kirklees Council regarding application number 2024/92553 at location Wappy Springs Inn, Lindley Moor Road, Lindley Moor, Huddersfield, HD3 3TD

Hi There,

Please see ecological / biodiversity response:

Designated sites

No issue.

Onsite habitats and species

There is a query regarding the Preliminary Ecological Appraisal:

Considering that the initial site visit was conducted in 2021, but the report was checked in 2024 – I wonder if it can be confirmed if there is / was a review of the site regarding bats so an assessment is made with reference to Collins, J. (ed) (2023) Bat Surveys for Professional Ecologists: Good practice guidelines (4th edn). The Bat Conservation Trust, London.

Once this is confirmed; we will be able to confirm that the PEA is reasonable and acceptable.

Biodiversity Net Gain

Though a minor BNG is to be achieved on-site (<0.5), the trading rules are not satisfied due to the loss of 0.18 units of neutral grassland of moderate distinctiveness. Though the recommendation has been suggested to achieve this trading rule with a local habitat bank or statutory credits, it would be important for the council that all trading rules are achieved with on-site BNG. As a result, the gain plan for this application must present a viable proposal for achieving net gain. As this may involve more on-site land than currently allocated within the red line, it is recommended that the proposal is reconsidered prior to determination of the application.

A reviewed BNG Assessment and excel format of the statutory metric should be provided before the decision notice is finalised and further planning conditions are provided.

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 bat assessment method confirmed and revised BNG Assessment provided.

Katie
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