

Sent: 09 March 2026 11:40

Subject: 2024/92779 at location land at Providence Street, Earlsheaton, Dewsbury, WF12 8HZ

Please see update ecological commentary below

Onsite habitats and species

“It is our understanding that planning permission was not acquired prior to the sections of woodland being felled. The client is currently in discussion with the Forestry Commission regarding restocking of the woodland to compensate for this loss.”

“it is understood that the landowner cleared the trees in February 2024. This is two months prior to when the baseline ecology survey was undertaken in April 2024. This is consistent with a review of Google Earth historic imagery, which shows the woodland intact in September 2023. The relevant date for degradation is therefore 1st February 2024.”

I am not sure if this needs to be investigated as to whether the felling of trees (1) required planning permission and (2) attained planning permission. Also, we have no evidence that the applicant is indeed in talks with the Forestry Commission. Further information required from the applicant.

BNG

The letter from the ecologist provided is acceptable, and so it can be confirmed that the baseline calcs are validated. *“The baseline BNG metric submitted was based on appropriately evidenced assumptions as to the predegradation baseline”.*

There will be an overall net loss of 2.06, with 3.54 habitat units required to achieve the 10% net gain.

It is noted that 12.80 habitat units will be created onsite with v low – high distinctiveness habitats; and so, a HMMP will be required for this.

A condition to ensure the report and metric concerning this application is to be followed, along with 3.54 habitat units to be achieved in order to achieve 10% net gain.

Suggested conditions

Species specific conditions to be provided once confirmation over felling tree / planning permission is resolved.

BNG condition to achieve 10% net gain

HMMP – for onsite habitats created

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) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) 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;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 10 years from the completion of development; and
- e) 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:

- a) HMMP has been implemented; and
- b) habitat creation and enhancement work as set out in the HMMP have been completed.

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.

We also recommend a draft biodiversity gain plan is submitted.

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.

Many thanks, Katie
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