

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 23 April 2025 12:07
To: Planning ContactCentre
Cc: Liz Chippendale
Subject: 2024/93079 at location The Radcliffe, 444, Huddersfield Road, Mirfield, WF14 0EE

Please see commentary below:

Designations

No issue

Onsite habitats and species

There appears to be a number of hedgerows and mature trees on-site; and the site also show good connectivity to the wider surrounding habitats.

The site is also near directly adjacent priority woodland habitats of deciduous woodland. There are also bat licence records within 500m 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 Preliminary Bat Roost Assessment on the building 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.

BNG

An excel format of the metric will need to be provided for application completion.

In the report, it is noted that a non-significant (<0.5 biodiversity units) onsite net gain of 0.08 habitat units. This does 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.

However, it is also noted that there is a net loss of 0.05 habitat units for medium distinctiveness woodland and forest habitats. The report shows no plan to make up 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)

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

TBC once BNG and PEA/PRA has been provided.

Many thanks,
Katie