

From: ENVU Biodiversity and Land Use
Sent: 01 April 2025 08:31
To: Planning ContactCentre
Cc: Victor Grayson
Subject: 2024/93458 at location land at, Cliff Hill, Denby Dale, Huddersfield, HD8

Hi there,

Please see my comments below from an ecological perspective.

BNG

We consider that the onsite element of the BNG proposal will result in significant onsite gain (>0.5 hedgerow units and medium distinctiveness net gain of watercourse units). This will need to be secured for 30 years. A planning condition is the most appropriate way of securing the gain in this case.

With regards to habitat units - this assessment shows a net loss, and 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 net gain. We need 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 Kirklees Council.
- 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.

On-site species and habitats

The Ecological reports provided, though completed a couple of years ago, are reasonable and acceptable. A precautionary approach is advised.

A condition for a CEMP: Biodiversity (Construction Environment Management Plan) is advised, e.g.

No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following:

- a) Summary of potentially damaging activities
- b) Identification of "biodiversity protection zones"
- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

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

I hope this is helpful to you.

Many thanks,
Katie

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