

Planning ContactCentre

From: Katie Smart
Sent: 10 March 2025 12:11
To: Danielle Cooper
Cc: Planning ContactCentre
Subject: RE: 2024/93594 at location Hollinghurst Farm, 76, Hall Ing Lane, Honley, Holmfirth, HD9 6QR

Designated Sites

Site is within SSSI Impact Zone Area, and within 500m, of the Honley Station Cutting SSSI – as a result it is likely that the IZA is triggered and so it is recommended that Natural England are consulted to review and address any impact the development may have on the SSSI.

Onsite Habitats and Species

The Preliminary Ecological Appraisal is acceptable and reasonable.

There are recommendations for bats, barn owls, badgers, GCN, reptiles and invasive species.

Further commentary cannot be provided on this part until the following has been provided:

- Bat building emergence / re-entry survey on Building 1
- Bat activity surveys for the site
- GCN HSI assessments and , if appropriate, eDNA surveys
- Reptile survey
- Invasive Species Management Plan

Biodiversity Net Gain

BNG is applicable in this assessment as the site is 0.73ha in size and so has extended the threshold for exemption.

A BNG Statutory Metric has been provided however, though it shows a net gain in hedgerows units, this net gain is not deemed significant and so cannot make up the shortfall of the habitat units that are to be lost on-site. In the metric it is confirmed that the trading rules have not been achieved.

An appropriate Habitat Conditions Assessment report and Biodiversity Net gain Assessment (and BNG plan) report must be provided as part of the application.

Therefore, Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021) has not been met and the plans for the site will need to be reviewed further before a further consideration can be made.

Suggested Conditions

To be confirmed once the above is addressed.

I hope this is helpful to you. Please do let me know if you need anything further at this stage.

Many thanks,
Katie
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Place Directorate – Skills and Regeneration
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