Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 14 April 2025 15:26
To: Planning ContactCentre
Cc: William Simcock
Subject: 2025/90890 at location Land at, Yew Tree Road, Birchencliffe, Huddersfield, HD2 2EQ

Just a few comments on this from an ecological perspective:

LMP
The landscape management plan is reasonable and acceptable for on-site habitats.

BNG

A Biodiversity Net Gain Assessment has been provided; however, this assessment shows a net loss of 0.49 biodiversity (habitat) units on-site. At least 1.04 habitat units is required to achieve 10% net gain (0.16 of this must be generated through the creation of medium (or higher) distinctiveness – Trees or Woodland habitat). The report shows no plan to make up for the shortfall.

In the report and metric, it is noted that a significant (>0.5 biodiversity units) onsite net gain of 0.56 hedgerow units. The recommended condition for this is below:
Significant Onsite Gain

- *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 non-technical summary;*
  - *the roles and responsibilities of the people or organisation(s) delivering the HMMP;*
  - *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;*
  - *the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 30 years from the completion of development; and*
  - *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:*
  - *HMMP has been implemented; and*
  - *habitat creation and enhancement works as set out in the HMMP have been completed.*
- *Within 6 months of the development being in use:*
  - *the habitat creation and enhancement works set out in the approved HMMP have been completed; and*
  - *a completion report, evidencing the completed habitat enhancements, has been submitted to, and approved in writing by the Local Planning Authority.*
  - *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.*

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.

As 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 Wiltshire and Swindon Biological Records Centre.
- A 30-year Habitat Management and Monitoring Plan (HMMP)

Happy for this to be a reserved matter or condition if that's easier.

Hope this helps.
Many thanks,
Katie

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