

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 17 June 2025 12:30
To: Planning ContactCentre
Cc: Edward Cheseldine
Subject: 2025/91413 at location 1000, New Hey Road, Outlane, Huddersfield, HD3 3FJ

Please find ecological commentary below

Designations

No issue

Onsite habitats and species

The site is directly adjacent (and almost encroaching on) to a priority habitat (ancient woodland). There are also further priority habitats of grassland and woodland within 1km of the site.

There are a number of water courses and waterbodies within 50m of the site.

There are mature trees and hedgerows within the blue line boundary of the site that may be impacted by works.

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 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.

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

BNG

There are few matters with the metric to raise before any informed and accurate commentary can be made on it:

1. **Competent person:** The person how has been names to complete the metric has only provided information "client advisor". No further evidence has been provided that, though not an ecologist, they are an appropriately qualified person to complete the metric – including qualifications, training, experience, occupation (planning consultant / land surveyor / landscape architect), understanding the implementation of BS8683: 2021.
2. **Priority habitat within 500m:** As mentioned about the site is directly adjacent (and almost encroaching on) to a priority habitat (ancient woodland). Therefore, the main metric, not the small sites metric will need to be used instead. The main metric will need to be completed by a Suitably Qualified Ecologist and contain a BNG assessment, which accompanying HCA assessment and excel format of the metric. The waterbody near the site is >10m from the redline boundary so it is unlikely that this will need to be considered in the calculations.
3. **Trading rules not met:** The metric confirms that the trading rules have not been met concerning medium distinctiveness (broad habitat type). This will need to be reviewed and resolved before going further.

By virtue of a lack of accurate and updated information, an assessment of how 10% biodiversity net gain will be achieved is not possible and as such, if granted planning permission, there is no guarantee if 10% biodiversity net gain will be achieved, hence would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Suggested conditions

To be confirmed once a PEA, and appropriate BNG assessment is provided; with all trading rules met.

Hope this helps.

Many thanks,

Katie

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