

**Sent:** 02 July 2025 09:22

**Subject:** 2025/91542 at location Land at, Highmoor Lane, Hartshead Moor, Cleckheaton, BD19 6LW

Please see ecological commentary below:

### **Designations**

No issue

### **Onsite habitats and species**

The Ecological impact Assessment is reasonable and acceptable.

There are recommendations for the following:

- ECoW / CEMP: for reptiles, amphibians, hedgehogs, badgers, bats, and birds. This will be conditioned. The CEMP provided has been reviewed, but less generic, more specific CEMP for the site is suggested – based on recommendations provided.
- Additional surveys: for nesting birds, badgers, bat activity surveys. These can be made as a reserved matter.
- BEP: for invertebrates, but additional items will be included for reptiles, hedgehogs, birds, and bats.

### **BNG**

A few things to mention on this:

Legal metric

- The metric is not a legal version of macros have been disabled, and the spreadsheet mentions that settings have been changed. All tabs that are expected to be seen in a legal report do not appear in the one provided.

Please can a legal one be provided?

Also, just looking at the report. It appears (should the calcs be correct within a legal metric) that there is a net loss of 6.40 (low-medium distinctiveness habitats) habitat units and 0.24 hedgerow units. There is a deficit of 7.87 habitat units and 0.38 hedgerow units for a statutory 10% net gain. This is a large amount of biodiversity units and so a BNG plan should be provided to show a 10% net gain is to be achieved.

We recommend the applicant provides at least an outline if the intended route is to achieve 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**

To be provided when a legal version of the BNG metric is provided.

Many thanks,  
Katie

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