Sent: 30 July 2025 08:59

Subject: 2025/91995 at location Granby Farm, 20, Woodbottom Road, Netherton, Huddersfield, HD4 7DJ

Please see ecological commentary below:

Designations
No issue

Onsite habitats and species

The site appears to consist of grassland and shrub.
The site is within 1km of a watercourse, priority habitats of deciduous and ancient woodland, and EPS bat licences.

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
The BNG report and metric confirm that BNG will be achieved offsite. There will be a non-significant offsite net gain of 0.02 (12.67%) habitat units with medium distinctiveness habitat of urban trees.
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
Tbc once PEA provided and confirmation on offsite BNG.

Many thanks,
Katie

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