

Sent: 20 August 2025 08:40

Subject: 2025/92244 at location Trust Ford, St Andrew's Road, Huddersfield, HD1 6RJ

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species.

The site consists of a large building and hardstanding, with some areas of vegetation.

There is a watercourse and priority habitat – deciduous woodland adjacent to the east of the site.

Due to the nature of the works, I don't believe a PEA is warranted, however a CEMP will be conditioned for the protection of the watercourse.

BNG

The excel format of the metric is unavailable, please can this be provided for auditing?

There report indicates a net loss of 0.04 habitat units. There is a deficit of 0.06 habitat units for a statutory 10% net gain.

There is mention in the report that conservation credits will be provided. This option should only be seen as a last resort should other options not be feasible.

Biodiversity units should be attained by a habitat bank in order to achieve the net gain.

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)

However, as such a low number of units are required, it is encouraged for BNG to be achieved onsite.

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

BNG conditions will be provided once confirmation of offsetting is provided.

Habitats / Species

A condition for a CEMP: Biodiversity (Construction Environment Management Plan) is advised, e.g.

No works shall take place until a Construction Environmental Management Plan (CEMP: Biodiversity)

has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity)

shall include the following:

- a) Summary of potentially damaging activities
- b) Identification of "biodiversity protection zones"

- c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (these may be provided as a set of method statements)
- d) The location and timing of sensitive works to avoid harm to biodiversity features.
- e) The times during construction when specialist ecologists need to be present on site to oversee works.
- f) Responsible persons and lines of communication.
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
- h) Use of protective fences, exclusion barriers and warning signs.

The approved CEMP: Biodiversity shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

The CEMP must also include the following specific plans / documents:

- Pollution Prevention Plan for the ponds and watercourses near the site (using good practice guidance such as CIRIA C532)
- Tree protection measures of any of the priority habitat adjacent to the site must also be provided.

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

Many thanks,
Katie

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