

Sent: 03 March 2026 12:33

Subject: 2025/92656 at location rear of, 17, Manor Way, Staincliffe, Batley, WF17 7BX

Hi there,

Please see this as a continuation of my commentary initially made on

BNG

The metric has now been provided and the baseline calcs are validated.

The metric indicates that there will be an onsite net gain of 0.03 (2.91%) habitat units, however there will be a deficit of 0.07 habitat units before the statutory 10% net gain has been achieved.

BNG conditions to reach 10% net gain will need to be provided in order to achieve this.

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)

Hope this helps.

Many thanks,

Katie

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Planning and Development Service
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