

**Sent:** 04 February 2026 15:41  
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**Subject:** FW: FW: 2025/92728: Dowker Street Ecology Update Request

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**From:** Katie Smart <Katie.Smart@kirklees.gov.uk>  
**Sent:** 04 February 2026 14:36  
**To:** Elenya Jackson <Elenya.Jackson@kirklees.gov.uk>  
**Subject:** RE: FW: 2025/92728: Dowker Street Ecology Update Request

Hi Elenya,

### **BNG**

The report and metric indicate a net loss of 0.15 habitat units. There is a deficit of 0.23 habitat units and 0.01 watercourse units for a statutory 10% net gain.

It is noted that 0.58 habitats units, 0.02 hedgerow units, and 0.14 watercourse units are intended to be created post development with v low to medium distinctiveness.

This is a significant creation of habitats onsite, and part over the overall calculation for net gain – as a result a 30 years HMMP will be conditioned.

There is a deficit of 0.23 habitat units and 0.01 watercourse units for a statutory 10% net gain. It is mentioned in the report that it is sought to achieve this offsite. Please note that watercourse units are generally encouraged to be achieved onsite.

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**

#### 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.

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

Onsite BNG – 30 year HMMP - DRAFT

The development shall not commence until a Habitat Management and Monitoring Plan (the HMMP), prepared in accordance with the approved Biodiversity Gain Plan and including:

- a) a non-technical summary;
- b) the roles and responsibilities of the people or organisation(s) delivering the HMMP;
- c) the planned habitat creation and enhancement works to create or improve habitat to achieve the biodiversity net gain in accordance with the approved Biodiversity Gain Plan;
- d) the management measures to maintain habitat in accordance with the approved Biodiversity Gain Plan for a period of 10 years from the completion of development; and
- e) the monitoring methodology and frequency in respect of the created or enhanced habitat to be submitted to the local planning authority, has been submitted to, and approved in writing by, the local planning authority. Notice in writing shall be given to the Council when the:
  - a) HMMP has been implemented; and
  - b) habitat creation and enhancement works as set out in the HMMP have been completed.

The created and/or enhanced habitat specified in the approved HMMP shall be managed and maintained in accordance with the approved HMMP. Monitoring reports shall be submitted to local planning authority in writing in accordance with the methodology and frequency specified in the approved HMMP.

We also recommend a draft biodiversity gain plan is submitted.

**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**

BNG condition to ensure that 10% net gain is achieved.

**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**

Many thanks,  
Katie

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