

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 15 December 2025 09:06
To: Planning ContactCentre
Subject: 2025/93210 at location Land Adj, 178, Deighton Road, Deighton, Huddersfield, HD2 1JJ

Please see ecological commentary below:

Onsite habitats and species

The site is directly adjacent to priority habitats (to the south) (deciduous woodland).

The site itself appears to consist of shrub, grassland, and sealed surface, but has good connectivity to the wider landscape.

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 show a net loss of 0.01 habitat units. This includes v low to medium distinctiveness habitats.

The baseline calcs are validated.

It is noted that a vegetated area to be created onsite worth 0.01 habitat units, which would be a low distinctiveness habitat.

0.02 habitat units are required in order to meet the statutory 10% BNG requirements.

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)

Given the low amount of habitat units required, it is encouraged that full onsite 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

Suggested conditions

Tbc once the PEA and updated BNG is provided.

Many thanks,
Katie

Ecology Team
Planning and Development Service