

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 14 January 2026 15:02
To: Planning ContactCentre
Subject: 2025/93424 at location White Lee Farm, White Lea, Manchester Road, Marsden, Huddersfield,

Categories:

Please see ecological commentary below:

Designations

The site is directly adjacent to the South Pennine Moors SSSI / SAC / SPA and so Natural England will need to be consulted to ensure they have no concerns.

Onsite habitats and species

The site is within 500m of priority habitats (grassland and woodland).

The site appears to consist of grassland, stone walls, mature trees, and a stone building which appears to be in good repair.

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

There is an issue with the plans set out in the calculator which needs to be addressed:

Competent person

It is not mentioned that those who completed the Ecological Impact Assessment, and the Statutory Metric met the requirements for a competent person as stated in BS 8683:2021. Please can training and experience be mentioned with regards to this?

Priority habitat within 500m

As mentioned about the site is near to a priority habitat (deciduous woodland), there are also designated sites within 500m of the site. Therefore, the main metric, not the small sites metric will need to be used instead. The main metric will need to be completed by a Suitably Qualified Ecologist and contain a BNG assessment, which accompanying HCA assessment and excel format of the metric. The waterbody near the site is >10m from the redline boundary so it is unlikely that this will need to be considered in the calculations.

Result

By virtue of a lack of accurate and updated information, an assessment of how 10% biodiversity net gain will be achieved is not possible and as such, if granted planning permission, there is no guarantee if 10% biodiversity net gain will be achieved, hence would be contrary to Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021).

Suggested conditions

Tbc following provision of PEA and appropriate BNG assessment.

Many thanks,
Katie

Ecology Team
Planning and Development Service
Place Directorate – Skills and Regeneration
PO Box 1720,
Huddersfield,
HD1 9EL