

Sent: 25 February 2026 11:02

Subject: 2026/90406 at location Land north of, 344, Leymoor Road, Golcar, Huddersfield, HD7 4QL

Please ecological commentary below:

Designations

No issue

There are a number of priority habitats – deciduous woodland and waterbodies and watercourses within 200m of the site.

Onsite habitats and species

There are also a number of tree and hedgerows, as well as grassland within the site. The application has not considered the impacts of the site to these habitats and any species which may use them.

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 are 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 metric, HCA, and details of the results / plans have been provided in the BNG Assessment report (Habitat Works, Dec 2025). The baseline calcs have been validated.

However, the report does not discuss how BNG Principles and mitigation hierarchy have been met. This will need further details to validate the commentary below.

The metric has been provided, along with the report. The baseline calcs are validated.

Overall, there will be a net gain of 0.3 (10.43%) habitat units. This will be through the creation of 0.26 habitat units onsite, and 0.70 habitat units offsite within the blue line boundary of the site.

Due to a significant number of offsite units (0.5) being created with medium distinctiveness habitats, an offsite HMMP will need to be conditioned.

As 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)

Suggested conditions

Habitats / species conditions to be confirmed once PEA is provided.

HMMP – for offsite habitats

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 work 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.

Many thanks, Katie

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