

**Consultation Response from KC,
Ecology Unit**

2026/91889 Longley Farm, Longley, Longley Lane, Holmfirth, HD9 2JD

Discharge of details reserved by conditions 2 (materials), 3 (HMMP) and planning obligation (Biodiversity Gain Plan) on previous permission 2026/90174 for erection of two storey extension, new access track, reduction of pond area, new water tanks, replacement and raising of roof structures and soft landscaping

Date Responded: 14/07/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2607/16

I have reviewed the Biodiversity Net Gain Plan, the Biodiversity Accounting Assessment Report (JCA, June 2026), the Biodiversity Net Gain Metric and Condition Assessment Sheets, the Habitat Management and Monitoring Plan (JCA, June 2026), and the Proof of Unit Purchase. I am satisfied with the details contained within.

The Biodiversity Accounting Assessment Report (JCA, June 2026) and Metric demonstrate that for area habitats there is a baseline of 10.01 Biodiversity Units (BUs) and post development value of 10.16BUs, a net gain of 1.53%. For hedgerows there is a baseline of 0.03 BUs, and post development value of 0.23 BUs, a 730.64%. The Proof of Purchase shows that 0.85 BUs have been purchased from the Habitat Bank registered BGS-050924002. This information is validated in the Biodiversity Net Gain Plan.

The Habitat Management and Monitoring Plan identifies that the landowner is responsible for the management of the habitats onsite for the next 30 years. The habitat creation proposed includes creation of Other Neutral Grassland, Urban Trees and Native Hedgerows. The habitat enhancement includes Modified Grassland into Other Neutral Grassland, Rhododendron Scrub into Mixed Scrub, and a Pond into Moderate condition. The Habitat Management and Monitoring Plan identifies appropriate measures for the creation and enhancement of these habitats. This has been aligned with the measures required to meet the targeted condition as identified in the Condition Assessment Sheets.

I am therefore satisfied that the Biodiversity Net Gain Plan condition and the Habitat Management and Monitoring Plan condition can be discharged.