

From: Masheder, Robert <Robert.Masheder@wyjs.org.uk>
To: DMS Planning <DMSPlanning@wakefield.gov.uk>
CC:
Sent: 06/11/2019 16:39:06
Subject: RE: Wakefield Planning Consultation Ref 19/02277/OUT

Dear John

Thank you for consulting West Yorkshire Ecology Service on this application. Since the last outline application on this site was granted planning permission there have been significant changes in the planning framework relating to biodiversity net gain. This application is a very good example of failing to provide adequate biodiversity mitigation and enhancement information, particularly for the loss of lowland mixed deciduous woodland a UK Biodiversity Action Plan priority habitat.

Current best practice for calculating biodiversity net gain requires the areas of existing habitats on the site, habitat to be retained or enhanced to be calculated and appropriate metrics to be employed to arrive at a sum for net gain/loss for the proposed development. A net gain of 10% in "biodiversity units" is currently expected. If this is not achievable on the site the applicant will need to either provide additional habitat creation on another site or a commuted sum to be agreed for habitat enhancement work.

The best approach for this is currently the use of the Defra/Natural England Biodiversity Net Gain Calculator. Output from this system should be agreed with the planning authority before the application is determined.

Please note that species related mitigation such as that proposed for bats, birds and hedgehogs whilst still being important does not fall within the scope of this calculator.

Yours sincerely

Robert

Local Ecological Records Centre covering Bradford, Calderdale, Kirklees, Leeds and Wakefield Districts

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-----Original Message-----

From: dmsplanning@wakefield.gov.uk [<mailto:dmsplanning@wakefield.gov.uk>]
Sent: 22 October 2019 14:11
To: Masheder, Robert <Robert.Masheder@wyjs.org.uk>
Subject: Wakefield Planning Consultation Ref 19/02277/OUT

Please respond to the attached document quoting the planning application number 19/02277/OUT

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