

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 27 May 2025 12:41
To: Planning ContactCentre
Cc: Danielle Cooper
Subject: 2025/90864 at location 15, Bankfield Lane, Kirkheaton, Huddersfield, HD5 0JF

Please see below my ecological commentary.

Designations

No issue

Onsite habitats and species

The site has a building which appears to contain suitability for roosting bats and nesting birds. The site is also directly adjacent to mature trees, hedges – with good connectivity to the wider surrounding habitats.

The site also has Priority habitats of deciduous woodland nearby.

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.

As this is an Outline Planning application the PEA will need to be completed prior to a decision being made.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG

We disagree with commentary in the Design and Access statement (Section 5) reasoning with regards to ecology and biodiversity.

However, the proposed development appears to be on an area of original hardstanding. As a result, Biodiversity Net Gain is exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Given the connectivity to the wider surrounding habitats reviewing, via a validation statement, any BNG level being achieved on the site is advised.

Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

Suggested conditions

To be confirmed once PEA is provided and response to BNG validation statement is provided.

Many thanks,
Katie

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