



Jason B Wade Ltd
22 Fairbanks,
Sowerby Bridge
HX6 2AB

01 April 2025

Dear Jason B Wade Ltd,

Re. 64 Westfield Lane, Scholes, Cleckheaton, BD19 6DR - Biodiversity Net Gain Exemption Statement.

Knight Sky Ecology Ltd was commissioned to provide ecological consultancy services in relation to the application at 64 Westfield Lane. This commission included advice on the potential requirements for Biodiversity Net Gain (BNG).

The site has previously received planning permission under applications 2022/62/91791/E and 2023/62/91228/E.

A site visit was undertaken on 25th March 2025 by Ryan Knight MCIEEM. The vast majority of the site comprised hardstanding (compacted stone) and buildings. A section of the original garden was located in the north-west corner of the site and this area contained a medium sized conifer and two small apple trees. In addition, the site was bound by hedgerows (garden privet and beech hedgerows).

Within Schedule 14 of the Environment Act 2021, which sets out the biodiversity gain condition for development, measures are included that allow planning authorities to recognise any habitat degradation since 30th January 2020 and to take the earlier habitat state as the baseline for the purposes of BNG.

If a site has been degraded as part of a previous planning permission after August 25th 2023, the pre-degradation baseline should be used.

Based on the available information, the site was cleared before 25th August 2023 and in accordance with existing permission.

It has been confirmed that the garden area, the two apple trees and the conifer would be retained in the new housing layout proposals. In addition, it was confirmed that the hedgerows would be retained.

Therefore, any new development proposal will not 'impact' any habitats with a measurable biodiversity value. The proposal will also not impact any priority habitats, trees, hedgerows or watercourses.

Therefore, in accordance with Regulation 4 (De minimis exemption) of *The Biodiversity Gain Requirements (Exemptions) Regulations 2024*, the proposal is exempt from biodiversity net gain.

I trust this letter is sufficient to satisfy any requirements from the local planning authority.

Yours sincerely,

Ryan Knight BSc (Hons) MCIEEM
Principal Ecologist