

Sent: 06 May 2025 14:53

Subject: 2025/91053 at location land off, Wood Lane, Colnebridge, Huddersfield, HD5 0PX

Please see my comments below:

Designations

No issue

Onsite habitats and species.

- There are a number of returns priority habitats, including deciduous woodland, within 100m of the site.
- There also appears to be a number of mature trees on-site, with good connectivity to further habitats, including the river Calder.

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.

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

BNG

The red line boundary of the site is greater than 25sqm, as a result BNG is applicable, and a Biodiversity Net gain Assessment should be included as part of the application, unless further information is provided.

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.

Suggested Conditions

To be confirmed following provision of a full PEA of the site and building, and BNG Assessment.

Hope this helps.

Many thanks,
Katie

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