

**Sent:** 16 October 2025 09:10

**Subject:** 2025/91219 at location Land Off, Coal Pit Lane, Lower Cumberworth, Huddersfield, HD8 8PL

Please see ecological commentary below:

**Designations**

No issue

**Onsite habitats and species**

The site consists of grassland, with hedgerows and mature trees on the north and west boundaries.

There are priority habitats (woodland), watercourses, and waterbodies (ponds) within 200m of the site.

There are GCN survey returns within 100m of the site.

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 development claims to be a self-build, which would make it exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries. Please do let me know if further information does come to light.

**Suggested conditions**

Tbc once PEA is provided.

Many thanks,

Katie

Ecology Team

Planning and Development Service

Place Directorate – Skills and Regeneration

PO Box 1720,

Huddersfield,

HD1 9EL