

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 23 June 2025 09:16
To: Planning ContactCentre
Cc: Nina Sayers
Subject: 2025/91445 at location Land Adj, 26, Haigh Lane, Flockton, Huddersfield, WF4 4BZ

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species.

There are priority habitats (deciduous woodland) and a water course within 200m of the site.

The site also has good connectivity to the surrounding habitats.

There appears to be hedgerows and mature trees onsite that would offer good nesting, roosting, and foraging habitats for various species.

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 (with preliminary bat roost assessment) 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

It appears that the development proposed to amend circa 550m² of habitats for the proposed development. 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

Tbc once PEA and BNG are provided.

Many thanks,
Katie

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