

Sent: 21 July 2025 08:34

Subject: RE: 2025/91445 - Land Adj, 26, Haigh Lane

With this new information – please see updates response 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

The net footprint size is below the threshold for BNG requirements and is therefore exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Should more information come to light, please do let me know.

Suggested conditions

Tbc once PEA is provided.

Many thanks,
Katie

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