

Sent: 14 October 2025 07:10

Subject: 2025/91576 at location Land adj, 47, Cresswell Lane, Heckmondwike, WF13 4PJ

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site consists of hardstanding with some shrubbery. There is also a building on the site, which appears to have suitability for roost bats.

There is a priority habitat – deciduous woodland within 1km 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 BNG report and metric

indicate a net loss of 0.37 (94.52%) habitat units. There is a deficit of 0.40 habitat units for a statutory 10% net gain.

There is a mention to purchase credits.

If offsite gain is required, it will need to be secured with a section 106 agreement. If a section 106 agreement is needed, we recommend the applicant provides sufficient information for the heads of terms of an agreement prior to determination of the application

In addition to the information already provided, this information would comprise:

- A plan that follows the UK Habitat Classification showing the spatial locations of the habitats represented in the enhancement and/or creation tabs of the biodiversity metric (i.e. the target habitats).
- The georeferenced spatial data used to create both above plans (in either .shp or .gpkg format) and written permission to share this data with West Yorkshire Records Centre.
- A 30-year Habitat Management and Monitoring Plan (HMMP)

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 is provided and reviewed.

Many thanks,
Katie

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