

## About the application

|                                  |  |
|----------------------------------|--|
| Application number: 2025/91577   |  |
| What is the application for?:    | Erection of two semi-detached dwellings              |
| Address of the site or building: | land adj, 21, Westcliffe Rise, Cleckheaton, BD19 5HX |
| Postcode:                        | BD19 5HX   |

## User comments

|  |     |
|--|-----|
| Type of comment: A general comment   |     |
| Do you wish your comments to be published on the website anonymously?  | Yes |
| <p>The application has been filled in incorrectly in regard to BNG.</p> <p>The Ecia report clearly states that there has been degradation and that baseline habitats have been calculated based on aerial images etc befoew the degradation.</p> <p>Furthermore, as this is a new application and it is being made in 2025, which is a full year after the Statutory metric became mandatory, the metric calculations should have been made using the statutory biodiversity metric and not version 4.0. Therefore, the metric calculations are out of date and are not compliant.</p> <p>Finally, the post-development habitats and calculations do not comply with the guidance. Habitats within proposed gardens should be record as either vegetsted garden or unvegetated garden, and any trees or hedges within gardens should not be included within the calculations. Therefore, the site does not demonstrate a net gain.</p> |     |