From: ENVU Biodiversitv and Land Use

Subject: 2025/91616 at location Upper Bankfield Mills, Almondbury Bank, Almondbury, Huddersfield, HD5 8HF

Designations
No issue

Onsite habitats and species
The site is of hardstanding. However, a Priority habitat of deciduous woodland is adjacent to the south, north, and east of the site. Also, there is a watercourse directly south 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 retrospective 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 extension appears to be intended to be developed on land that is originally hardstanding. As a result, Biodiversity Net Gain is 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
To be confirmed after PEA provided and reviewed.

Many thanks,
Katie

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