

Sent: 30 July 2025 07:55

Subject: 2025/91770 at location Land off Station Road, Meltham, HD9 4NL

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site appears to consist of grassland and shrub, with woodland and hedgerows to the north.

The site is within 1km of a watercourse, priority habitats of deciduous and ancient woodland, and EPS bat licences.

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 metric areas from the baseline (0.96) does not match with the created habitat (0.77) and enhanced habitat 0.06. As a result, there is a deficit of area from the baseline at the post development of 0.13. Please can this be reviewed and / or commented on?

Schedule 7A of the Town and Country Planning Act 1990 (as amended).

Suggested conditions

Tbc once BNG update and PEA is provided.

Many thanks,
Katie

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