Sent: 01 October 2025 08:54

Subject: 2025/92539 at location adj, 49, Hopton Lane, Upper Hopton, Mirfield, WF14 8JN

Please see ecological commentary below:

Designations
No issue

Onsite habitats and species

There are priority habitats *woodland) within 1km of the site, along with ponds and watercourse.
There are two bat licence returns within 1km of the site.
There are a number of mature trees and structures on the site that would be suitable for bats and birds.
The site has moderate connectivity to the wider landscape, which leads to woodland.

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 site is applicable to Biodiversity Net Gain in accordance with Schedule 7A of the Town and Country Planning Act 1990.
A BNG Assessment statutory metric will need to be submitted along with this application.

Suggested conditions

- Further conditions and commentary will be provided, following the Preliminary Ecological Appraisal), being provided. This cannot be conditioned predetermination due to planning guidance and Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)).
- BNG Assessment also required in accordance with Schedule 7A of the Town and Country Planning Act 1990.

Many thanks,
Katie

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