

## DC Admin

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**From:** ENVU Biodiversity and Land Use  
**Sent:** 23 September 2025 14:33  
**To:** Planning ContactCentre  
**Subject:** 2025/92587 at location adj, 92, Somerset Road, Almondbury, Huddersfield, HD5 8HZ

### Categories:

Hi There,

Please see ecological commentary below:  
The site is on Somerset Road, HD5 8HZ

### Designations

No issue

### Onsite habitats and species

The site is within an area of Priority habitat or deciduous woodland. It is a patch of grassland in good condition with hedgerows to the west.

The are areas of priority habitat – ancient and deciduous woodland, watercourses, and bat licence returns 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 development claims to be a custom build, which would make it exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). So long as the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then I have no further queries. Please do let me know if further information does come to light.

### Suggested conditions

Tbc following provision and review of a PEA.

Kind regards,  
Katie

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