

Sent: 20 October 2025 11:50

Subject: 2025/92667 at location 27, Westfield Lane, Emley Moor, Huddersfield, HD8 9SZ

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site consists of mature trees, hedgerows and grassland.

There are priority habitats within 200m of the site (deciduous woodland) and water bodies and watercourses within 300m 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

An excel format of the statutory metric does not appear to be available for validation.

No further comments will be provided until this has been provided and reviewed.

Reason: To ensure the development delivers a biodiversity net gain on site in accordance with Schedule 7A of the Town and Country Planning Act 1990

Suggested conditions

Tbc once PEA is provided.

Many thanks,

Katie

Ecology Team

Planning and Development Service

Place Directorate – Skills and Regeneration

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