

## DC Admin

---

**From:** ENVU Biodiversity and Land Use  
**Sent:** 10 December 2025 08:39  
**To:** Planning ContactCentre  
**Subject:** 2025/92869 at location Land at, Wellands Lane, Scholes, Cleckheaton, BD19 6EY

Hi There,

Please see ecological commentary below:

### **Onsite habitats and species**

As the site contains structures and trees, as well as other habitats, a Preliminary Ecological Appraisal will be required prior to determination.

This cannot be conditioned due to planning guidance and Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)).

### **BNG**

The development claims to be a self-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 once PEA is provided.

Many thanks,  
Katie

Ecology Team  
Planning and Development Service  
Place Directorate – Skills and Regeneration  
PO Box 1720,  
Huddersfield,  
HD1 9EL