

Sent: 17 November 2025 15:28

Subject: 2025/92985 at location Land off, Manchester Road, Linthwaite, Huddersfield, HD7 5QS.

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site is adjacent to priority habitat – deciduous woodland and the Rover Colne.

The site appears to consist of woodland, shrub, and grassland, which would need to have their ecological value reviewed prior to further consideration.

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 red line boundary is 2,000sqm in size and so BNG will be applicable.

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

Result

As the above items have not been considered as part of the application, a Permission in Principle cannot be supported from an ecological / biodiversity basis.

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