

Planning ContactCentre

From: ENVU Biodiversity and Land Use
Sent: 21 January 2026 08:45
To: Nicole Helliwell
Cc: Planning ContactCentre
Subject: 2025/93323 at location Lower Carr Farm, Carr Lane, Shepley, Huddersfield, HD8 8BR

Categories:

Designations

No issue

Onsite habitats and species

The site consists of a stone structure that is to be demolished, hardstanding. There also appears to be hedgerows, mature trees, and grassland on the site, which do not appear from plans to be impacted by works, however there may be indirect impacts to protected species.

Photos from the Planning Statement show the stone structure to be demolished. There appear to be features of the structure that would be suitable for roosting bats and nesting birds. As a result, a PEA of the overall site and a PBRA of the structure will need to be conducted prior to determination. This cannot be conditioned predetermination due to planning guidance and Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)).

BNG

The development appears to be within the original footprint of the building / hardstanding and is therefore BNG requirements are exempt as set out in Schedule 7A of the Town and Country Planning Act 1990 (as amended). Should more information come to light, please do let me know.

Suggested conditions

Tbc once PEA and PBRA is provided.

Many thanks, Katie

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