

Sent: 16 March 2026 09:33

Subject: ra 2025/93421 at location land off, Cumberworth Lane, Birds Edge, Huddersfield, HD8 8BB

Please see additional commentary below:

The email from the Rural Surveyor is noted.

I have already mentioned the ecological concerns in my previous commentary.

If the case officer feels that a PEA is not required then I can condition a CEMP for the watercourse, etc.

BNG

The following would need to be provided:

- Appropriate post development habitats plan

Also, the canopy will have a greater area than the actual size of the site – the site size is 274.08m², and the tree planting would result in 406.94m² habitats created. This means that a total area of the site has not been considered, or that the tree planting is offsite.

Either way, this is not in line with metric principles 7 and 9 of the BNG requirements.

Further information on the overall site area needs to be considered before this can be accepted.

Many thanks,
Katie

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