

Sent: 12 February 2026 09:29

Subject: 2026/90253 at location Oak Leas Manor, Spring Lane, New Mill, Holmfirth, HD9 7EH

Please see ecological commentary below:

Designations

No issue

Onsite habitats and species

The site is within 200m of several priority woodland habitats. There is also a watercourse and a waterbody within 200m of the site.

The site consists of a number of buildings, hardstanding, grassland, trees, and hedgerows.

With no Design and Access Statement, Planning Statement, nor photos it is difficult to determine the state of the buildings and so their suitability for protected species.

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 and Preliminary Bat Roost Assessment are 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 development appears to be within the original footprint of the building / hardstanding (according to the description provided by the application) 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

To be confirmed once a PEA / PBRA is provided.

Many thanks,
Katie

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