**Sent:** 16 April 2026 15:27

**Subject:** 2026/90868 at location Land north of, 39, Hightown Lane, Holmfirth, HD9 3HY

There are a number of trees onsite that would be removed should the application go ahead. A Preliminary Ecological Appraisal is required in order to understand and mitigate ecological constraints on the site. This must be completed prior to determination under Case Law (CO/2820/2008 / 2009 EWHC 1227(Admin)).

BNG
The proposed development claims to be for the construction of a single self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015.
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.

Many thanks,
Katie

Ecology Team
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Place Directorate – Skills and Regeneration
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