DC Admin

From: ENVU Biodiversity and Land Use
Sent: 25 May 2026 17:42
To: Planning ContactCentre
Subject: RE: Attached letter from Kirklees Council regarding application number 2026/91103 at location Dry Hill Farm, Dry Hill Lane, Denby Dale, Huddersfield, HD8 8YN

Hi there,

Please see ecological commentary below:

Onsite habitats
The site consists of trees, grassland, scrub, hardstanding, a shed, the frame and roof of a former structure, bare ground, rocks, and stone walls.
Some elements of the walls, trees, and frame of the structure do need to be assessed for roosting bats and nesting birds.
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 BNG metric cannot be accepted as:

- We do not understand the qualifications of the person who completed the metric and if they are suitable to recognise the habitats onsite.
- Not all habitats onsite are accounted for
- The walkover survey was completed in September 2024, which makes the assessment out of date.

Suggested conditions
Tbc once PEA and appropriate BNG assessment provided.

Many thanks,

Ecology Team
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Place Directorate – Skills and Regeneration
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