

## **BIODIVERSITY NET GAIN STATEMENT**

**IN SUPPORT OF PLANNING AND LISTED BUILDING CONSENT APPLICATIONS FOR THE CHANGE OF USE AND ALTERATION OF FORMER CLASS E(E) CLINIC TO FORM 7NO. CLASS C2 ASSISTED LIVING UNITS, INCLUDING REMOVAL OF EXISTING CONSERVATORY, FIRE ESCAPES AND DOORS, AT COTE ROYD, 7 HALIFAX ROAD, HUDDERSFIELD, HD3 3AN**

**SITE ADDRESS:** Cote Royd, 7 Halifax Road, Huddersfield, HD3 3AN

**APPLICANT:** The Bridge Community Care Ltd

**DATE:** 19 May 2026

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### **INTRODUCTION**

This BNG note is submitted in support of planning application for planning and listed building consent applications for the change of use and alteration of former Class E(e) clinic to form 7no. Class C2 assisted living units, including removal of the existing conservatory at Cote Royd, 7 Halifax Road, Huddersfield

The purpose of this note is to set out whether the Biodiversity Gain Condition would be applied to the proposed development and therefore to determine the requirement to undertake a Biodiversity Net Gain (BNG) assessment.

### **BNG AND PLANNING**

In England, BNG is mandatory for the majority of sites under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). A small proportion of sites can be exempt from mandatory BNG in accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024. Exemptions include (but are not limited to) developments below the threshold (also known as the 'de minimis' exemption).

The 'de minimis' exemption applies to developments where said development:

- does not impact on any onsite Priority Habitat;
- impacts less than 25 square metres of onsite habitat with a biodiversity value greater than zero (as calculated within the Statutory Metric); and
- impacts less than 5 metres of onsite linear habitat (such as a hedgerow).

Onsite habitat is impacted by the development if it is lost or degraded such that there is a decrease in the biodiversity value of that habitat (as determined by the statutory biodiversity metric).

This exemption is designed to cover planning permissions for development which only impacts on onsite habitat with a biodiversity value of zero so no gain would be required if there was no exemption.

## **SITE CONTEXT AND IMPACT OF PROPOSALS**

The planning application site consists of Cote Royd House, located at 7 Halifax Road, Huddersfield a stone built, late Victorian former villa in a generous plot, set back from the highway behind a thick belt of planting within an enclave of 19th century housing.

The proposal is for the change of use only of the existing building into 7no. assisted living apartments within the existing planform. There would be no external alterations and the existing hardstanding to the side and the rear of the Cote Royd House would be retained as car parking, with no changes to the existing access arrangement off Halifax Road. Existing grounds comprising lawn and mature boundary planting will be retained without change.

Therefore, the proposal will not result in the loss of any on-site habitats, with no loss of hedgerow or other priority habitat. Accordingly, the proposed development will not decrease biodiversity value and is considered to qualify as exempt from BNG, therefore not being subject to the statutory biodiversity gain condition.

In accordance with the Biodiversity Gain Requirements (Exemptions) Regulations 2024, the proposal should be exempt from BNG by the 'de minimis' exemption.

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## **CONCLUSION**

The proposals will not impact on any priority habitat or linear habitats.

In accordance with the statutory requirements under the Environment Act 2021 and associated secondary legislation, the proposed development is considered exempt from the requirement to deliver a 10% Biodiversity Net Gain.

Accordingly, the proposals qualify for the statutory de minimis exemption and no BNG metric calculation or biodiversity gain plan is required.