

15th June 2026
Ref 2026/130-2 BNG

Land & Building Adjacent 5 Fernside Avenue, Almondbury

Biodiversity Net Gain Exemption Statement

1. Project Summary

Site Address:
Land & Building adjacent to
5 Fernside Avenue
Almondbury
Huddersfield
HD5 8NR

Proposal Description: Demolition of existing building and erection of dwelling

2. BNG Exemption Statement

This statement supports the planning application for the above development and confirms that the proposal qualifies for an exemption from the mandatory Biodiversity Net Gain (BNG) requirements, in accordance with the Environment Act 2021 and associated guidance.

The development qualifies for the De Minimis exemption, as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024. The site contains less than 25 square meters of habitat and less than 5 meters of linear habitats. No priority habitats are impacted.

The application site is currently sealed surface and loose gravel which has been used as parking and rear yard access for considerable time. There is one small area of grass to the gable of the existing building which is to be demolished. There is then a small area of self seeded grass to the rear of the building, however below this is sealed surface. This area is broken planting with building items over. Images can be seen in the appendices of this document.

The proposal involves the creation of a single dwelling intended for general market.

Nevertheless, the applicant is committed to enhancing the site's ecological value and proposes the following voluntary biodiversity improvements:

- Installation of a bird and bat box to support local wildlife where recommended by the council ecologist (which can be dealt with by suitably worded condition).
- Creation of a planted private garden, increasing opportunities for pollinators and other species.

These enhancements reflect a proactive approach to biodiversity and are consistent with the aims of the Kirklees Local Plan and national planning policy to promote sustainable development and ecological resilience.

2. Bat Survey Exemption Statement

The proposed development includes the demolition of an existing building. Whilst demolition proposals would ordinarily trigger a requirement for an updated bat survey, it is important to note that the building already benefits from planning permission for demolition under application reference 2023/91887, with pre commencement conditions dealt with.

The applicant therefore has a realistic and implementable fallback position whereby the building could be demolished independently of the current proposal. As such, the principle of demolition has already been accepted, and the current application does not materially increase or alter any potential impacts upon bat roosting opportunities beyond those previously considered.

Furthermore, although the building has remained vacant and is currently in an unsafe condition, it has not materially deteriorated or changed since the bat survey undertaken in support of the earlier approved application. There is therefore no evidence to suggest that the conclusions of the previous survey would no longer be valid.

In any event, all species of bat and their roosts are protected under the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended). Should bats or evidence of bat occupation be discovered during demolition works, all works would cease immediately, and appropriate advice would be sought from a suitably qualified ecologist in accordance with statutory requirements.

Given the extant consent for demolition, the availability of a realistic fallback position, and the absence of any material change to the condition of the building since the previous survey was undertaken, it is considered that requiring a further bat survey would serve no useful planning purpose. Accordingly, it is concluded that an updated bat survey should not be required in support of this application.

Document prepared by

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For & on behalf of Hill Rise Architecture Ltd.

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A photograph of a two-story stone building with a gabled roof, situated on a street corner. The building has several windows, some of which are boarded up or missing. A white car is parked on the street to the right. The sky is blue with scattered clouds.



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