

**Consultation Response from KC,
Ecology Unit**

2026/92051 Land at, Wellands Lane, Scholes, Cleckheaton, BD19 6EY

Reserved matters application pursuant to outline permission 2025/92869 for erection of residential development (two dwellings)

Date Responded: 11/08/2026

Responding Officer: Z. Hanshaw

Responding Ref: 2608/23

I have reviewed the documents submitted with this application and I have no ecological concerns, as these were addressed at Outline. The laurel hedging and agricultural fencing is permeable for wildlife, allowing mobile species to still move across the development site.

As with the Outline permission for this site, the application form states that this application is exempt from Biodiversity Net Gain as it is 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 satisfied with the required paperwork regarding Self-build and Custom Housebuilding Act 2015, this exemption will apply and no Biodiversity Net Gain information is required.