Biodiversity & Ecology Statement

Residential Extension – Planning Application

Site	2A Manor Park Way, Lepton, Huddersfield, HD8 0AJ
Proposal	Alterations and extension of the existing dwelling, including a rear extension, remodelling of the ground floor, first-floor accommodation within the roof space with new front and rear dormers, alterations to the existing roof/gables, replacement windows/doors and associated external alterations.
Local Planning Authority	Kirklees Council
Document status	Planning Supporting Statement
Date	7 September 2026



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The representation of a road, track or path is no evidence of a right of way.
The representation of features and lines is no evidence of a property boundary.

Order Licence Reference: SP178833

N

0 m 10 20 30 40 50 60 70 m

Ground Scale: 1:1250
Bottom Left: 418783 415018 Top Right: 418883 415118
Center: 418833 415068
Area: 100m x 100m

2a MANOR PARK WAY, LEPTON,
HUDDERSFIELD, HD8 0AJ

Stanfords EST. 1853

Ordnance Survey Licensed Data

Figure 1 – Site location plan: 2A Manor Park Way, Lepton, Huddersfield, HD8 0AJ (Ordnance Survey plan, 1:1250).

1. Purpose and Scope

This statement supports the householder planning application for the proposed alterations and extension. It identifies proportionate ecological safeguards and biodiversity enhancements appropriate to an existing domestic property. It is not a substitute for a protected-species survey where site conditions or evidence indicate that specialist ecological assessment is required.

2. Site and Proposed Development

The site comprises an existing dwelling, garage and domestic curtilage at 2A Manor Park Way. The submitted drawings show alterations and extensions concentrated on the existing building footprint and immediately adjoining domestic areas, including a rear extension, roof/gable alterations and new front and rear dormers.

Because the works include alterations to roof, eaves and external walls, the contractor should undertake a precautionary pre-start visual check for nesting birds and evidence of bats before disturbing potentially suitable features.

3. Biodiversity Net Gain Position

A householder planning application in England is exempt from the mandatory statutory Biodiversity Net Gain requirement. Accordingly, a statutory 10% BNG metric is not proposed for this domestic extension. The exemption does not remove duties relating to protected species or the planning objective of conserving and enhancing biodiversity.

4. Existing Ecological Context

The property lies within an established residential area. Domestic gardens, planted boundaries, roofs, eaves and other building features can provide nesting, shelter, foraging or commuting opportunities for birds, bats, hedgehogs and invertebrates. The development should retain existing trees, hedges and established planting wherever reasonably practicable.

5. Ecological Receptors and Safeguards

Receptor	Potential relevance	Potential impact	Safeguard
Nesting birds	Roof/eaves, shrubs, hedges and trees may support nests.	Disturbance or damage during works.	Avoid damage to active nests; inspect affected features before works.
Bats	Roof edges, tiles, soffits, cavities and mature trees can offer roost features.	Roof/eaves alteration could disturb a roost if present.	If evidence or suitable roost features are identified, stop and obtain ecological advice.
Hedgehogs	Domestic gardens/boundaries can provide commuting and foraging habitat.	Open excavations or impermeable fencing.	Cover excavations or provide escape ramps; retain safe boundary connectivity.
Invertebrates	Garden vegetation and soil provide habitat.	Temporary disturbance/loss of planting.	Retain vegetation and use wildlife-friendly planting.

6. Construction Method Measures

- Keep the construction footprint and material storage within the minimum practical working area.
- Protect retained trees, hedges, shrubs and planted areas from accidental damage and compaction.

- Before roof/eaves or external-wall works, check for signs of bats and active bird nests. If evidence is found, stop affected work and seek competent ecological advice.
- Do not intentionally damage or destroy an active wild-bird nest.
- Cover excavations overnight or provide a suitable escape ramp.
- Cap open pipes at the end of the working day.
- Keep temporary external lighting to the minimum necessary and direct it away from garden boundaries and vegetation.
- Maintain good housekeeping so wildlife cannot become trapped in stored materials or waste.

7. Biodiversity Enhancements

- Provide at least one integrated or securely mounted bird nesting feature on a suitable elevation.
- Where a suitable relatively dark elevation is available, provide a bat roosting feature.
- Retain existing garden vegetation and supplement it with native or wildlife-friendly flowering species where new planting is undertaken.
- Maintain ground-level permeability for hedgehogs through suitable boundary gaps where safe and appropriate.
- Keep new external lighting low-spill, downward-directed and controlled by timers or motion sensors.
- Consider a water butt, small rain garden or other garden feature that also benefits wildlife.

8. Lighting

Any new external lighting should be limited to that needed for safe domestic access and security. Fittings should be downward-directed and shielded to minimise upward and sideways spill, particularly toward garden boundaries, planting and any installed bird or bat features.

9. Enhancement Schedule

Measure	Minimum commitment	Timing
Bird nesting provision	At least 1 suitable integrated or securely mounted nesting feature.	Before completion
Bat provision	1 bat roost feature where a suitable dark elevation is available.	Before completion
Planting	Wildlife-friendly flowering planting where landscaping is undertaken.	First suitable planting season
Hedgehog connectivity	Suitable ground-level boundary gap(s), where safe and appropriate.	During boundary works
Lighting	Low-spill, downward-directed and sensor/timer controlled.	At installation

10. Circumstances Requiring Specialist Advice

A suitably qualified ecologist should be consulted before affected works proceed if evidence of bats or another protected species is found; if a mature/veteran tree, substantial hedge, pond or semi-natural habitat is to be removed or materially affected; or if Kirklees Council identifies a site-specific ecological constraint requiring survey.

11. Conclusion

The proposal is a householder development focused principally on adapting and extending an existing dwelling. Subject to the precautionary measures above, significant adverse biodiversity effects are not anticipated. Retention of existing garden habitat, careful working around roof/eaves features, wildlife-sensitive lighting and simple nesting/roosting and planting enhancements provide a proportionate positive biodiversity response.