

Consultation Response from Biodiversity Officer
KC Ecology
2019/90317 Goat Hill Farm, Bristfield Road, Bristfield, Dewsbury, WF12 0NU
Outline application for erection of detached dwelling with detached double garage and ancillary outbuildings
Date Responded:
14/03/2019
Responding Officer:
Tom Stephenson
Responding Ref:

Assessment

No ecological information has been submitted. However, due to the nature of the habitats present on site, it is unlikely that the site supports important ecological features. Therefore there is limited potential for significant ecological harm.

No information has been submitted that demonstrated a biodiversity net gain, which is required under PLP 30 (ii). I have recommended a condition below to secure this.

Advice to planning officer

No objection subject to the following condition.

Suggested conditions

1. No development shall take place until an ecological design strategy (EDS) addressing enhancement has been submitted to and approved in writing by the local planning authority.

The EDS shall include the following.

- a. Purpose and conservation objectives for the proposed works.
- b. Review of site potential and constraints.
- c. Detailed design(s) and/or working method(s) to achieve stated objectives.
- d. Extent and location/area of proposed works on appropriate scale maps and plans.
- e. Type and source of materials to be used where appropriate, e.g. native species of local provenance.
- f. Timetable for implementation demonstrating that works are aligned with the proposed phasing of development.
- g. Persons responsible for implementing the works.
- h. Details of initial aftercare and long-term maintenance.
- i. Details for monitoring and remedial measures.
- j. Details for disposal of any wastes arising from works.

The EDS shall be implemented in accordance with the approved details and all features shall be retained in that manner thereafter.

Reason: to ensure a scheme that provides a net biodiversity gain in line with policy PLP 30. This is a pre-commencement condition to ensure ecological measures are capable of being fully integrated into the construction phase.

References