

About the application

Application number: 2023/90444	
What is the application for?:	Erection of detached dwelling
Address of the site or building:	Land adj, Fern Bank, Far End Lane, Honley, Holmfirth, HD9 6NS
Postcode:	HD9 6RP

User comments

Type of comment: An objection	
Do you wish your comments to be published on the website anonymously?	Yes

We have seen that an Ecological Impact Assessment (EIA) is now provided.

Can we therefore please have an updated Consultation Response from KC, Ecology Unit. Gareth Hey stated on 7th March 2023,

“No ecological information has been submitted with the application; therefore, my assessment is based on the limited information available to me”.

The application describes the ‘use’ of the land within the application site as ‘overgrown wasteland’. This description is false.

The land within the application site is part of the garden of Fern Bank, 39 Far End Lane.

Prior to submission the 2019 application, many mature trees and shrubs were removed, causing damage to habitat. This is documented within the planning records and was the subject of many complaints from the neighbouring properties.

Prior to offering the land for sale, the current owners cleared the site again – stripping back large areas of the garden - leaving the applicants so called ‘overgrown wasteland’!

These words have clearly been chosen to suggest an artificially low baseline biodiversity value. Can KC Ecology therefore please comment on whether this has given rise to a false ‘minor’ net biodiversity gain at this site.

In addition, can KC Ecology confirm whether ‘retained’ trees at the site also contribute to the resultant ‘minor’ gain? This is because the EIA includes mostly retained trees on land not owned by 39 Far End Lane (no’s 2 & 3 on Survey Plan).

The EIA was unable to confirm either a ‘presence’ or an ‘absence’ of bats at the site. The presence of bats here has been confirmed in many comments/objections to this and the applicant’s withdrawn application 2022/91069.