

About the application

Application number: 2025/90517	
What is the application for?:	Outline application, including the consideration of access and layout, for two c
Address of the site or building:	land off, Forge Lane, Thornhill Lees, Dewsbury, WF12
Postcode:	

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	Yes
<p>The BNG assessment has not considered the various watercourses, both onsite and offsite.</p> <p>A watercourse is present in the east of the site running northwards and west, the watercourse is then culverted.</p> <p>This watercourse and the culverts are not indicated on the baseline habitat plans. The canal is also present to the north of the site (offsite). The banks appear to have been put in the blue line, the authority must consider whether this is appropriate or if this is an abuse of the BNG strategy. Regardless, it only appears that the banks are within the blue line, and therefore it must be considered whether the 10m riparian zone is onsite, if so, the canal should be scoped into the BNG assessment. It is clear that a footpath is being proposed in the east of the site along the bank top. This would be considered as an impact on the riparian zone of the canal.</p> <p>A view of historic maps indicates various watercourses/streams flowing down the hill (along Ouzewell Lane, and Morton Street) and onto the site. These watercourses have been culverted but connected to a watercourse onsite. The historic ward boundary was demarked by the presence of a watercourse.</p> <p>Details of the various watercourses and culverts and discussed and shown within the drainage report.</p> <p>Given that watercourses have not been considered within the BNG assessment, this will need to be reconsidered. This also demonstrates a lack of communication with the design team, which demonstrates a lack of compliance with the Principle 3 of CIEEM Good Practice Principles for Development. The ecology consultants may want to consult the drainage consultants to confirm the locations of the watercourses.</p>	