Sent: 03 June 2025 09:01

Subject: 2025/91128 at location Healey Farm, Healey Lane, Briestfield, Dewsbury, WF12 0NT

Please see updated commentary.
Designations
No issue

Onsite habitats and species.
The site is adjacent to a priority habitat of deciduous woodland and within 400m of ancient woodland.
The site is also south of Briestfield Beck and is surrounded by woodlands and hedgerows with good connectivity to the wider landscape.
Further information is required prior to decision. Several records for protected and priority species and habitats are present within 1km of the site. A Preliminary Ecological Appraisal is therefore required prior to decision to assess the site habitats, the likely presence of protected and/or priority species, and the value of site habitats to protected and/or priority species.

Following a review of the rural surveyor's email – I'm afraid I need to push on the PEA, with WYES results for the site. I am mindful that Briestfield Beck is North and South of the proposed site and so there would be a risk of pollution from the site following development in the beck, priority habitats are within 50m of the site, and I would be mindful of more mobile species (e.g. badgers) may be impacted by works. As a result, I really must insist on the PEA.
Reason: In the interests of biodiversity and in accordance with LP30 and NPPF15.

BNG
The site is acceptable for BNG.
The metric is reasonable and acceptable. In the metric, it is noted that a non-significant (<0.5 biodiversity units) onsite net gain of 0.11 (low distinctiveness) habitat units. This does not need to be secured for 30 years but could be secured by a simple landscaping condition, if appropriate, to ensure it is provided and maintained for an aftercare period.

Suggested conditions.
TBC

Many thanks,
Katie

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