

Address: 2, Smithies Moor Rise, Batley, WF17 8ax

About the application

Application number: 2025/92968	
What is the application for?:	Outline application for erection of residential development
Address of the site or building:	29, Huddersfield Road, Mirfield, WF14 8AE
Postcode:	WF14 8AE

User comments

Type of comment: A general comment	
Do you wish your comments to be published on the website anonymously?	No
<p>The BNG assessment indicates that the southern boundary has been put outside of the watercourse 10m riparian zone.</p> <p>However, there is a plot in the south which is close to this 10m buffer zone and the garden boundary fence has not been detailed. It should be considered whether this will encroach into the 10m zone and therefore whether this will.</p> <p>Furthermore, the RLB should take into account access required for construction and therefore will this area be accessed during the construction phase, as well as ongoing management of the POS.</p> <p>The BNG assessment fails to realise the potential for including this area both in order to provide an additional area for BNG offsetting and watercourse unit enhancements. This seems to come out of a place for fear of delivering watercourse units. However, the site appears to be grazed horse paddocks with a small shed in the SW corner. Therefore, there is agricultural management practices affecting the riparian zone causing riparian encroachment - major as it is up to the bank top. Should this area be enhanced to a meadow grassland or planted with trees, with no development within the 10m zone (as intended), there is likely to be potential for a gain in watercourse units, so this approach should not be feared by the developer.</p> <p>This would be a good opportunity for the developer to deliver additional net gains onsite while also improving the riparian corridor.</p>	