

**Consultation Response from KC,
Ecology Unit**

**2026/91486 Former Thornhill Pumping Station, off Ouzlewell Lane, Thornhill, Dewsbury
Outline application for erection of residential development (one dwelling)**

**Date Responded: 18/06/2026
Responding Officer: Z. Hanshaw
Responding Ref: 2606/55**

Good afternoon,

No ecological information has been submitted in support of this application. From aerial imagery it appears that there is a substantial amount of vegetation currently onsite, and this could be used by a range of protected and priority species. The site is bounded by several mapped measures in the West Yorkshire LNRS, is ~300m from an Ancient Woodland and there is a bat roost recorded ~400m away.

I would therefore recommend that a Preliminary Ecological Appraisal (PEA) is completed and provided to the LPA prior to the determination of this application. This is necessary to assess the impact of the development and ensure that it aligns with local and national policy. If the PEA recommends that further surveys are required, this should also be completed and provided prior to determination.

Additionally, I note that the application form states this development is exempt from Biodiversity Net Gain as the site is <0.2ha. This exemption has not yet been implemented, and therefore is not suitable to be applied to this development. However, I note that the form also states that this development is a self-build or custom-build dwelling, as defined in section 1(A1) of the Self-build and Custom Housebuilding Act 2015. If the case officer is happy with the required paperwork regarding Self-build and Custom Housebuilding Act 2015 then this Biodiversity Net Gain exemption will apply.