

Biodiversity Net Gain Assessment

SITE LOCATION

44 Dewsbury Gate Road,
Dewsbury, WF13 4DD

ISSUE DATE

14 October 2024

OUR REFERENCE

241002 1921 BNG V1 FINAL ISSUE

PREPARED FOR

Abid Shiraz

PRINCIPAL AUTHOR

Rowan Finch





Quality Assurance

Issue/revision		Issue
Remarks	Version 1	
Date	14 October 2024	
Principal Author	Rowan Finch Ecologist	
Qualifications	MSc	
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Signature		
Project number	1921	



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Biodiversity Net Gain Assessment

VERSION: V1 DATE: October 2024
REF NO: 241002 1921 BNG V1 FINAL ISSUE



Summary	
Site	44 Dewsbury Gate Road, Dewsbury, WF13 4DD National Grid reference SE 22878 23211
Purpose and brief	Biodiversity Net Gain (BNG) Assessment Commissioned by Abid Shiraz
Development proposals	The Proposed Development comprises the construction of a new dwelling, and driveway, with access from Dewsbury Gate Road.
Methods	Biodiversity Net Gain Assessment using the 'The Statutory Biodiversity Metric' (DEFRA, 2024)
Pre-development Baseline Biodiversity Value	0.12 habitat units No hedgerow or watercourse habitats on Site
Post-Development Biodiversity	0.08 habitat units (37.13% loss in habitat units)
Compensation Strategy	A compensation strategy is required in agreement with the LPA. Off-site compensation can be secured through a S.106 agreement, in agreement with the LPA.



1. Introduction/Background

1.1 Author

- 1.1.1 The Principal Author of this report is Rowan Finch BSc (Hons), MSc (Ecologist). The Principal Author has three years of professional experience in ecological consultancy and has worked on projects ranging from large national infrastructure developments to commercial and residential sites throughout the country.
- 1.1.2 The detail provided within this report is a true and accurate reflection of the professional opinion of the Principal Author based on the information provided.
- 1.1.3 The Reviewer of this report is Katrina Wells BSc (Hons) MSc (Senior Ecologist). The Reviewer has over ten years of professional experience in ecological consultancy and has worked on projects ranging in scale including commercial, residential and local authority sites. The Reviewer currently holds Level 1 class survey licences from Natural England for both bats (*Chiroptera* spp.) and great crested newts (*Triturus cristatus*), has been assessed as a FISC Level 4 botanist, and is an Associate member of the Chartered Institute of Ecology and Environmental Management (CIEEM); she is therefore subject to CIEEM's Code of Professional Conduct.

1.2 Purpose and Brief

- 1.2.1 Abid Shiraz (the Client) commissioned Wharton Natural Infrastructure Consultants Ltd (Wharton) to undertake a Biodiversity Net Gain (BNG) Assessment of land known as 44 Dewsbury Gate Road, Dewsbury, WF13 4DD (see land within the red line boundary in Appendices 1 and 2), known herein as 'the Site'.

1.3 Description of Site and Local Area

- 1.3.1 The Site is located to the east of Dewsbury Gate Road and to the south of Lemans Drive. It is centred approximately at National Grid reference SE 22878 23211. A location plan of the Site has been provided in Appendix 1.
- 1.3.2 The Site under consideration comprises a single residential dwelling with associated hardstanding providing parking and vehicle access, as well as areas of vegetated garden.

1.4 The Proposed Development

- 1.4.1 The Proposed Development comprises the construction of a new residential dwelling on part of the existing garden, and installation of new access from Dewsbury Gate Road.
- 1.4.2 The proposals detailed above will be referred to throughout this report as the 'Proposed Development'.

1.5 Reference Documents

- 1.5.1 This BNG Assessment has been produced based on the 'Proposed Site Plan' (DK Architects, 2024) which details the layout of the Proposed Development as detailed above and located in Appendix 5.
- 1.5.2 If the Site layout is subject to any future revisions the BNG assessment must be amended to reflect any changes.



2. Relevant Planning Policy

2.1.1 Planning policies which are relevant to the Proposed Development are summarised below in Table 2.

Table 1. Planning Policy Relevant to the Proposed Development

Planning Policy	Relevance to the Proposed Development
National Planning Policy Framework (Department for Communities and Local Government, 2023)	Section 185b of the NPPF states that in order to protect biodiversity, plans should “promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity”. Section 186a of the NPPF states: “If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts) adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused”.

*Full policy text should be referred to as table text is a summary only.

Local Planning Policy

2.1.2 The Kirklees Local Plan (Kirklees Council, 2019) has been reviewed and an excerpt of the relevant ecological policies is provided in Appendix 4.



3. Methodology

3.1 Biodiversity Net Gain Assessment Calculation Tool

- 3.1.1 The BNG calculation tool used for this assessment is 'The Statutory Biodiversity Metric' published in February 2024 by DEFRA (DEFRA, 2024).
- 3.1.2 This tool objectively calculates biodiversity losses and gains for terrestrial habitats in relation to development.

3.2 Habitat Condition Assessment

- 3.2.1 The habitats at the Site were originally categorised using the UK Habitat Classification Version V2.01 (UKHab Ltd, 2023). The Statutory Biodiversity Metric requires all habitat data to be categorised according to the UK Habitat Classification.
- 3.2.2 The habitats at the Site have been mapped to reflect this; they are illustrated on the UK Habitat Classification Plan in Appendix 2.
- 3.2.3 The type and condition of habitats on Site were assessed by the Principal Author on the Site visit on 17 September 2024 to establish their biodiversity value.
- 3.2.4 The condition assessments of the habitats at the Site were made using '*Statutory Biodiversity Metric Condition Assessments*' a technical supplement of The Statutory Biodiversity Metric.
- 3.2.5 The habitat distinctiveness used is always the default setting with The Statutory Biodiversity Metric.

3.3 Limitation

- 3.3.1 The habitat survey and condition assessments are based solely on the Site visit on 17 September 2024 and are a 'snapshot' of Site conditions at that time only.



4. Biodiversity Net Gain Assessment

4.1 Overview

4.1.1 The Site is 0.1 hectares (ha) in size.

4.1.2 The Site comprised developed land - sealed surface and vegetated garden.

4.1.3 A plan of the habitats detailed below is provided in Appendix 2.

Urban – developed land - sealed surface – u1b5 and u1b6

4.1.4 The existing dwelling and hardstanding associated with Site have a total area of 0.036 ha.

4.1.5 This habitat has *very low* distinctiveness and a condition score of *N/A - other* (a condition score cannot be assigned to this habitat as it provides negligible ecological benefits).

4.1.6 The developed land is not ecologically important and provides no habitat units for the Site.

Urban – vegetated garden – u1d (828)

4.1.7 Several areas of vegetated residential garden are also present at the Site, with a total area of 0.06 ha. These primarily comprise modified grass lawns, as well as some scattered scrub/ruderal vegetation in the south of the Site.

4.1.8 It is understood that the garden was previously more heavily vegetated as recently as September 2023 (Google Earth Pro, 2024), with shrubs and small trees in the south of the Site having since been cleared.

4.1.9 The BNG User Guide (DEFRA, 2024) does state that where there has been degradation of a site (e.g. due to vegetation clearance), an earlier baseline should be used. However, in this case these areas of the Site would still have been categorised as 'urban – vegetated garden' due to their use as private residential gardens, and since this habitat is exempt from condition assessments, it is considered that they would have scored the same in the BNG Metric even prior to clearance.

4.1.10 This habitat has *low* distinctiveness and a condition score of *N/A*.

4.1.11 The vegetated garden provides a total of 0.12 habitat units for the Site, of which 0.05 units will be retained.

On-Site Baseline

4.1.12 The existing biodiversity value of the Site based on the information provided above is **0.12 habitat units**.

4.2 On-Site Habitat Creation

4.2.1 The habitats to be created within the Site are developed land - sealed surface, vegetated garden, and artificial unvegetated - unsealed surface.

4.2.2 The Proposed Site Plan (DK Architects, 2024), on which this Biodiversity Net Gain Assessment is based, is provided in Appendix 5.

Urban – developed land - sealed surface – u1b5 and u1b6

4.2.3 An additional 0.012 ha of developed land will be created with the construction of the new dwelling and surrounding hardstanding.

4.2.4 This habitat has *very low* distinctiveness and a condition score of *N/A - other* (a condition score cannot be assigned to this habitat as it provides negligible ecological benefits).

4.2.5 The developed land will provide no habitat units for the Site.



Urban – vegetated garden – u1d (828)

- 4.2.6 The Proposed Development will include redevelopment of the southern end of the existing vegetated garden, totalling an area of 0.02 ha.
- 4.2.7 This habitat has *low* distinctiveness and a condition score of *N/A*.
- 4.2.8 The new vegetated garden will provide a total of 0.03 habitat units for the Site.

Urban – artificial unvegetated - unsealed surface – u1c

- 4.2.9 The driveway for the new dwelling will be constructed from permeable grass pavers, with a total area of 0.01 ha.
- 4.2.10 This habitat has *very low* distinctiveness and a condition score of *N/A - other* (a condition score cannot be assigned to this habitat as it provides negligible ecological benefits).
- 4.2.11 The unsealed surface will provide no habitat units for the Site.

4.3 Habitat Trading Requirements

- 4.3.1 The Proposed Development fails to provide the “*same distinctiveness or better*” habitat required by the trading standards of the DEFRA metric (DEFRA, 2024) for the loss of vegetated garden (low distinctiveness).

4.4 Results

- 4.4.1 **The pre-development value of the Site is 0.12 habitat units.**
- 4.4.2 **The post-development value of the Site will be 0.08 habitat units.**
- 4.4.3 **The Proposed Development will result in a loss of 0.04 habitat units (-37.13%) within the Site.**
- 4.4.4 The Biodiversity Metric, based on the Proposed Site Plan (DK Architects, 2024) (see Appendix 5), results in an **overall biodiversity loss of 0.04 habitat units. This loss will require offsetting via a financial contribution secured through a S106 agreement.** See Biodiversity Impact Calculation in Appendix 3.



5. Conclusion

- 5.1.1 The Site comprised of developed land (sealed surface) and vegetated garden.
- 5.1.2 The Proposed Development comprises developed land (sealed surface), artificial unvegetated unsealed surface, and vegetated garden.
- 5.1.3 **The existing biodiversity value of the Site is 0.12 habitat units.**
- 5.1.4 **The post-development value of the Site will be 0.08 habitat units.**
- 5.1.5 The Proposed Development, based on the Proposed Site Plan (DK Architects, 2024), will result in an **overall biodiversity loss of 0.04 habitat units.**
- 5.1.6 This equates to a **37.13% net loss in habitat units** within the Site and fails to meet the trading rules of the DEFRA metric (DEFRA, 2024).
- 5.1.7 Due to the scope of the Proposed Development comprising entirely of residential dwellings and garden, there is unlikely to be any scope for biodiversity gain on Site. The Proposed Development will therefore require off-site compensation via purchase of local biodiversity units from a registered supplier, or purchase of statutory biodiversity credits as a last resort, secured via an S106 agreement.



References

DEFRA. (2024). *The Statutory Biodiversity Metric*.

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Google Earth Pro. (2024). Google.

Kirklees Council. (2019). *Kirklees Local Plan: Strategies and Policies*.

UKHab Ltd. (2023). *The UK Habitat Classification Version 2.0*. Retrieved from <http://www.ukhab.org>



Appendix 1 – Site Location Plan (Google Earth Pro, 2024)





Appendix 2 – UK Habitat Classification Map



1:500

Legend



Red Line Boundary

Habitats



Developed land; sealed surface



Vegetated garden

Date: 09/10/2024

Client: Abid Shiraz

Project: 44 Dewsbury Gate Road, Dewsbury, WF13 4DD

Title: Baseline Biodiversity Net Gain

Map file reference

Plan No

241009 1921 BBNG V1

E001

WHARTON

Natural
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Consultants

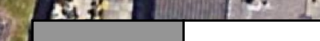
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www.wnic.co.uk

0 10 20 m





1:500

Legend



Red Line Boundary

Habitats



Artificial unvegetated, unsealed surface



Developed land, sealed surface



Vegetated garden

Date: 09/10/2024

Client: Abid Shiraz

Project: 44 Dewsbury Gate Road, Dewsbury, WF13 4DD

Title: Proposed Biodiversity Net Gain

Map file reference

Plan No

241009 1921 PBNG V1

E001

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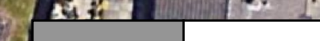
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Appendix 3 – Biodiversity Net Gain Assessment Calculation for the Site (DEFRA, 2024)

44 Dewsbury Gate Road

Return to results menu

Headline Results

Scroll down for final results ▲

On-site baseline	Habitat units	0.12		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.08		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Habitat units	-0.04	-37.13%	On-site net gain is less than target set ▲
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Off-site baseline	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Habitat units	0.00	0.00%	
	Hedgerow units	0.00	0.00%	
	Watercourse units	0.00	0.00%	
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.04		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.04		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-37.13%	Total net gain achieved is less than target set ▲	
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		No - Check Trading Summaries ▲		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	0.12	0.13	0.08
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00
No additional hedgerow units required to meet target ✓				
No additional watercourse units required to meet target ✓				
Input errors/rule breaks present in metric ▲				



Appendix 4 – Local Planning Policy Excerpts (Kirklees Council, 2019)

Policy LP30: Biodiversity & Geodiversity

The council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network.

South Pennine Moors

Proposals which may directly or indirectly compromise achieving the conservation objectives of a designated or candidate European protected site will not be permitted unless the proposal meets the conditions specified in Article 6 (3) - (4) of the Habitats Directive.

Statutory Designated Sites

Statutory designated sites, including the South Pennine Moors Special Protection Area (SPA) and Special Area for Conservation (SAC) and Sites of Special Scientific Interest, are already highly protected through existing laws and legislation. In accordance with legislation, the Council will seek to ensure that harmful impacts to these areas as a result of development proposals are avoided.

Development proposed within or outside a designated Site of Special Scientific Interest, likely to have an adverse effect on the site's special nature conservation features, will not normally be permitted. Exceptionally development will be allowed where the benefits of the development clearly outweigh the impacts on the site's special conservation features and measures are provided to mitigate harmful impacts.

The Dark Peak Nature Improvement Area

Proposals that contribute to the aims and objectives of the Dark Peak Nature Improvement Area will in principle be supported, subject to other policies in this plan. Development likely to have an adverse impact on the aims and objectives of the NIA will not be permitted.

Local Designated Sites & Important Local Ecological Features

Proposals having a direct or indirect adverse effect on a Local Wildlife Site or Local Geological Site, Ancient Woodland, Veteran Tree or other important tree, will not be permitted unless the benefits of the development can be clearly shown to outweigh the need to safeguard the local conservation value of the site or feature and there is no alternative means to deliver the proposal. In all cases, full compensatory measures would be required and secured in the long term.

Habitats and Species of Principal Importance

Proposals will be required to protect Habitats and Species of Principal Importance unless the benefits of the development clearly outweigh the importance of the biodiversity interest, in which case long term compensatory measures will need to be secured.

Biodiversity and Development

Development proposals will be required to:

- i. result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;



- ii. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- iii. safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
- iv. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and
- v. incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

Policy LP33: Trees

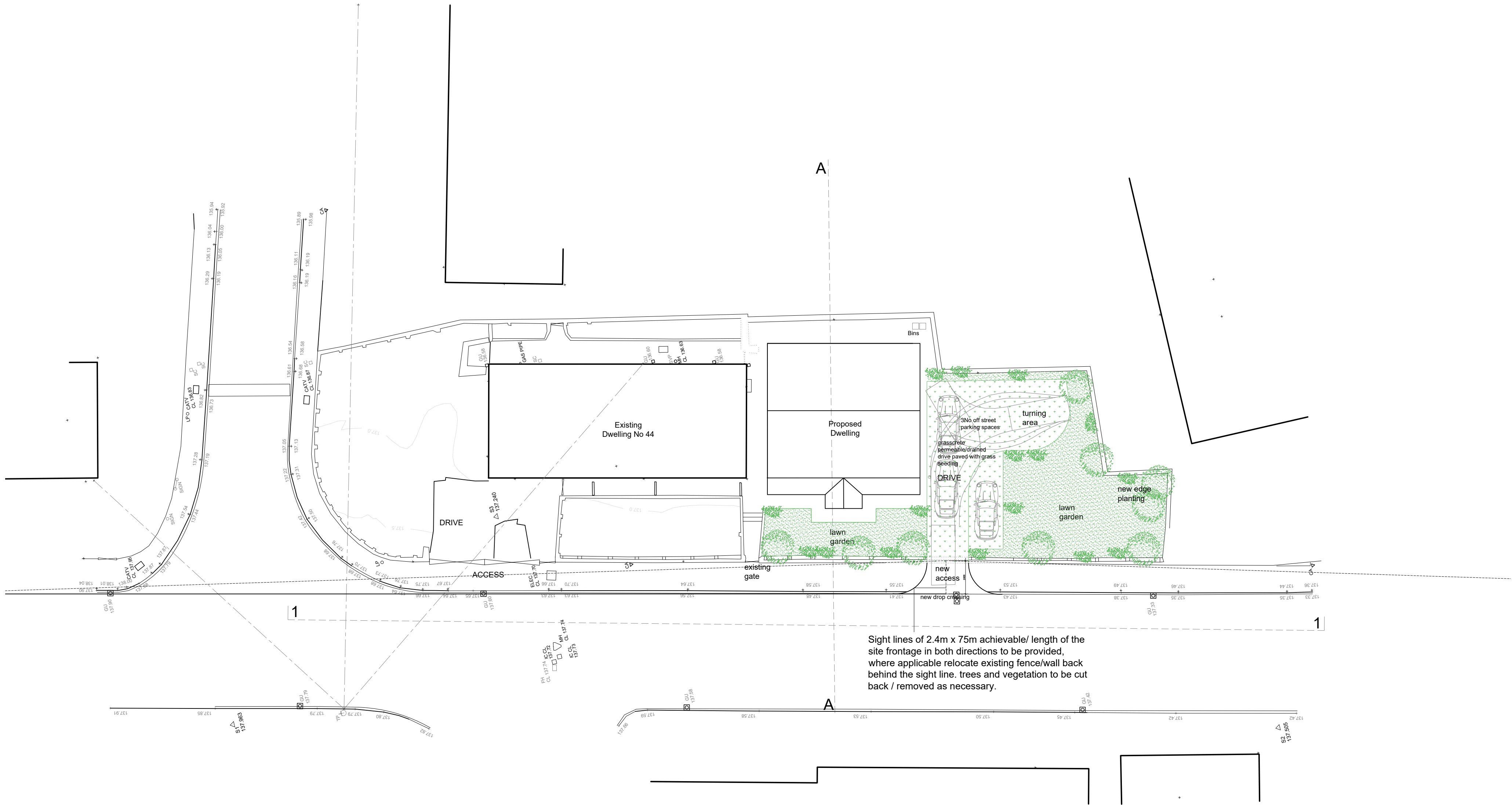
The Council will not grant planning permission for developments which directly or indirectly threaten trees or woodlands of significant amenity.

Proposals should normally retain any valuable or important trees where they make a contribution to public amenity, the distinctiveness of a specific location or contribute to the environment, including the Wildlife Habitat Network and green infrastructure networks.

Proposals will need to comply with relevant national standards regarding the protection of trees in relation to design, demolition and construction. Where tree loss is deemed to be acceptable, developers will be required to submit a detailed mitigation scheme.



Appendix 5 – Proposed Site Plan (DK Architects, 2024)



NO CONSTRUCTION WORK SHOULD COMMENCE UNTIL PLANNING PERMISSION, BUILDING REGULATION APPROVAL, YORKSHIRE WATER H4 CONSULTATION (WHERE APPLICABLE) APPROVALS HAVE BEEN OBTAINED IN WRITING.

ALL PLANS ISSUED MARKED PRELIMINARY DO NOT CONSTITUTE INSTRUCTION TO PROCEED WITH WORKS ON SITE AND ARE PROVIDED FOR DESIGN CONSIDERATION. ALL WORKS CARRIED OUT ON SITE SHOULD FOLLOW THE PLANNING APPROVAL DRAWINGS AND CONDITIONS ATTACHED AND THE BUILDING REGULATION APPROVED PLANS, STRUCTURAL ENGINEERS REPORT/CALCULATIONS AND ANY CONDITIONS ATTACHED.

CLIENT TO ENSURE ALL INFORMATION/ STATUTORY PERMISSIONS /APPROVAL DOCUMENT ARE PROVIDED TO THE CONTRACTOR EXECUTING THE SITE WORKS. ALL WORKS TO BE INSPECTED AND TO THE APPROVAL OF THE BUILDING INSPECTOR. ENSURE YORKSHIRE WATER INSPECTOR APPROVAL/SITE VISIT FOR ALL WORKS CARRIED OUT TO OR NEAR PUBLIC DRAINS OR DRAINS IN RESPECT TO YWA DESIGNATED INTEREST.

CLIENT TO ENSURE ALL PROPOSED WORKS ARE BUILT ON AND OVER OWN LAND. ENSURE FOUNDATION SPREAD AND EAVES OVERHANG DO NOT PROJECT OVER ADJACENT LAND OWNERSHIP. IF IN DOUBT CONSULT NEIGHBOUR AND OBTAIN LEGAL ADVICE.

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PROJECT:
PROPOSED DWELLING

ADDRESS:
44 DEWSBURY GATE ROAD,
DEWSBURY, WF13 4DD

DRG:
PROPOSED SITE PLAN

STATUS:
PLANNING APPLICATION
subject to approval

DATE: 1.5.24 DRAWN: AHD
SCALE: 1:200,1250 CHECKED: ANK
SIZE: A1 DRG NO: 24.2745.03C

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