

Preliminary Ecological Appraisal and Roost Assessment

Survey site:

Wye, Wheelwright Drive, Dewsbury, WF13 4JB

Client:

Kabir Hussain

Survey date:

15th October 2025

Project:

This report is prepared to inform a planning application with Kirklees Council. The proposal is described as:
Demolition of existing bungalow and erection of one bespoke detached family home with integral double garage.

PEA survey methodology and legislation can be found in the Arbtech Supplement: [PEA Methodology and Legislation - 2024.](#)

PRA survey methodology and legislation can be found in the Arbtech Supplement: [PRA Methodology and Legislation - 2024.](#)

The survey results and recommendations contained within this report are valid for 18 months. An updated site visit may be required if the report is to be used any longer than 18 months after completion.

Site Location and Context					
The survey site is centred on National Grid Reference SE 23569 22677 and has an area of approximately 0.27ha. The site comprises a dwelling and associated garden area, with trees and hedgerows, also present. The site is located within the town of Dewsbury, 12km south-west of the city of Leeds and 11km north-east of the town of Huddersfield. The site is bound by dwellings on all boundaries, with the wider landscape dominated by extensive areas of built form, with minimal pockets of greenspace present within the urban landscape.					
Survey Details					
The site survey was undertaken by Gareth Hey BSc (Hons), MSc, ACIEEM (Natural England Protected Species Licence Numbers: [Bats] (2021-51195-CLS-CLS) [Great Crested Newts] (2017-30374-CLS-CLS) [Barn Owl] (CL29/00097) (Natural Resource Wales Protected Species Licence Number: [Bats] (S094455/1)					
Date of survey	Temperature (°C)	Humidity (%)	Cloud Cover (%)	Wind (mph)	Rain
15/10/2025	16	74	100	4	None
Survey limitations					
It should be noted that whilst every effort has been made to describe the baseline conditions within the survey area, and evaluate these features, this report does not provide a complete characterisation of the site. This assessment provides a preliminary view of the likelihood of protected species being present. This is based on suitability of the habitats on the site and in the wider landscape, the ecology and biology of species as currently understood, and the known distribution of species as recovered during the searches of historical biological records. A biological records data search has not been undertaken. However, given the location of the site, the nature of the habitats present and the assessed suitability of the site for protected or notable species, it is not anticipated that the purchase of biological records data will add any significant weight or alter the conclusions and recommendations outlined in this report.					

Ecological Survey Factor Conclusion, Impact or Recommendations	Detailed using desk study and site survey (carried out under good weather conditions). Any specific limitations noted within relevant section. This table may include further work you will need to commission (if any) to obtain planning permission or comply with legislation for other consent. All clients are expected to read and understand this section, or to contact the lead surveyor for advice.
Habitats and plants (see habitat map in appendix 1, location plan in appendix 2, proposal plan in appendix 3 and photos in appendix 4). Botanical species are described with reference to the DAFOR scale (D = Dominant; A = Abundant, F = Frequent, O = Occasional, R = Rare).	
<i>Summary of Survey Findings</i> <i>(UKHab codes used)</i>	The site does not contain any habitats listed as a habitat of principal importance under Section 41 of the Natural Environment and Rural Communities (NERC) Act (2006). However the site contains mature trees, which are of good quality and could be of value to local wildlife populations (as detailed in subsequent sections of this table). Other habitats within the site are common and widespread and have low ecological value. Notable habitats are present within 2km. On-site habitat descriptions <u>u1 - Built-up areas and gardens [vegetated garden 828 and scattered trees 32]</u> Located around the dwelling within the site is a vegetated garden, comprising an amenity lawn, small areas of introduced planting and a small paved area. The lawn area comprises a rye-grass mix (<i>Lolium perenne</i>) that is extremely species poor, with only rare occurrences of white clover (<i>Trifolium repens</i>), dandelion (<i>Taraxacum officinale</i>) and creeping buttercup (<i>Ranunculus repens</i>) present. The lawn area is regularly mown to maintain its amenity value for the dwelling at the site. The areas of introduced shrubs comprise a range of species, which mainly border sections of these areas, although they are rare in their occurrence. BNG Condition Assessment – N/A (Pre-determined by the metric) Located on the boundaries of the site are several scattered trees, with species including sycamore (<i>Acer pseudoplatanus</i>), oak (<i>Quercus robur</i>), ash (<i>Fraxinus excelsior</i>) and chestnut (<i>Castanea sativa</i>). The trees are mainly mature and have DBHs between

	60–90 cm and as such, are large trees. The trees are not subject to a routine pruning regime, and they maintain the majority of their canopy. They all oversail areas of vegetation below, and are generally in good, healthy condition. BNG Condition Assessment – Good <u>u1b5 – Buildings</u> There is one building present within the site, which forms the main dwelling at the site. The building is to be demolished by the proposals and as such, its suitability for roosting bats is detailed further in this report. BNG Condition Assessment – N/A (Pre-determined by the metric) <u>u1b6 – Other developed land</u> Forming the main access into the site is a tarmacked driveway and parking area. There is no associated vegetation, and the area is of minimal ecological value. BNG Condition Assessment – N/A (Pre-determined by the metric) <u>h2b – Non-native and ornamental hedgerow</u> Located on the southern boundary of the site is an ornamental hedgerow composed entirely of leylandii specimens. At the time of survey, the hedgerow appeared largely unmanaged, but has shown signs of previous management, by the previous occupant of the site. There is limited ground flora present within the hedgerow, mainly comprising species present within the garden area, detailed above. BNG Condition Assessment – N/A (pre-determined by the metric) Local notable habitats
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	An area of deciduous woodland is located 65m north of the site. Deciduous woodland is designated as a priority habitat under Section 41 of the Natural Environment and Rural Communities (NERC) Act, 2006. Other notable habitats are limited in their extent within a 2km radius of the site.
<i>Foreseen Impacts</i>	On-site habitats The proposed development will result in the loss of a small area of vegetated garden. This is likely to have a minimal impact on biodiversity due to the low ecological value of these habitats. Notable habitats No direct impacts to any notable habitats will occur as a result of the proposed development. However, due to the proximity of the site to an area of priority habitat deciduous woodland, 65m to the north of the site, indirect effects (e.g. pollution, dust, litter, surface run off, etc.) could occur during construction.
<i>Recommendations</i>	On-site habitats Retained trees should be protected in line with the measures outlined in the British Standard "Trees in Relation to Design, Demolition and Construction to Construction - Recommendations" (BS 5837) (2012). Notable habitats Best practice measures to minimise the possibility of pollution affecting the nearby area of deciduous woodland must be implemented during construction. A Construction Environment Management Plan (CEMP) may be required for this. Biodiversity net gain The Environment Act (2021) requires all developments (excluding exemptions) to deliver a 10% net gain in biodiversity. As the proposed development relates to a self-build development, the proposals are likely to be exempt from mandatory biodiversity net gain requirements.

Locality and Designated Sites	
Summary of Survey Findings	On-site designations The site is not subject to any designation. Statutory designated sites (within 2km) There is one statutory site within 2km of the site, as detailed below: Lower Spen Wildlife Area Local Nature Reserve (LNR) – 1.8km south. Woodland, scrubland, meadow, wetland. The meadows contain flowers that attract butterflies and bees. Woodland areas provide shelter and nest sites for birds. The water quality in the River Spen is improving, and it supports a wide range of wildlife on the shallow stony bed and well-vegetated river banks. The site lies within the impact risk zone for Denby Grand Colliery Ponds SSSI. Statutory designated sites (within 5km) No national network sites (SAC, SPA, Ramsar) are located within 5km. Non-statutory designated sites The presence of non-statutory designated sites within 2km of the site cannot be established without data from the local records centre.
Foreseen Impacts	On-site designations No impacts foreseen. Statutory and non-statutory designated sites No impacts to designated sites are anticipated due to the small scale and distance of the proposed development from such sites (where known) as well as the urban location of the site with surrounding physical barriers.

	The site lies within the impact risk zone for Denby Grand Colliery Ponds SSSI. The proposed development type is not listed as a possible high risk for this designation.
<i>Recommendations</i>	On-site designations None required. Statutory and non-statutory designated sites None required.
Invasive / Non-native species	
<i>Summary of Survey Findings</i>	No problematic invasive and non-native species recorded on site.
<i>Foreseen Impacts</i>	N/A
<i>Recommendations</i>	No further surveys but remain vigilant.
Invertebrates	
<i>Summary of Survey Findings</i>	The habitats present on-site, including lawns, ornamental shrubs and trees, likely provide common invertebrates with opportunities to forage and shelter. The site contains no further notable habitats which may provide niches for specialised or protected invertebrates.
<i>Foreseen Impacts</i>	None foreseen.
<i>Recommendations</i>	No further surveys.
Bats	
<i>Summary of Survey Findings</i>	EPSL data A search of the magic.gov.uk database for granted EPSLs within a 2km radius of the site has been completed. Displaced bats from licensed sites <2km away from the survey site will find alternative habitat either within the mitigation measures implemented as part of the licence or will relocate to other known roosts sites in close proximity to the licensed site. There are two EPSLs within a 2km radius of site as detailed below:

	EPSL reference	Bat species affected	Distance from site	Impacts allowed by licence
	EPSM2011-3454	Common pipistrelle	300m north	Destruction of a resting place
	2019-38940-EPS-MIT	Common pipistrelle	1km south	Destruction of a resting place
There are no Special Areas of Conservation designated for bats within 10km of the site. Foraging and commuting habitat The vegetated garden and trees within the site may provide some value for foraging bats, however, the site is located within a heavily urbanised environment, with minimal areas of greenspace and suitable vegetated linear features within the wider landscape, that would provide elevated value for foraging and commuting bats. Furthermore, the site is surrounded by areas of built form with high levels of lighting present, which may deter use of the site by foraging and commuting bats. Roosting habitat Buildings to be impacted by the proposed development are assessed for their suitability to support roosting bats below. No evidence of roosting bats was identified on or within B1. All of the trees within the site are to be retained by the proposals.				

B1 Building description	Photographs
<i>Summary</i> Building B1 comprises a detached, brick-built bungalow, with a cross pitched roof, covered in concrete roof tiles. The brickwork on the southern sections of the building has been rendered, with the rendering and brickwork throughout the building, all in excellent condition. The roof structure that is covered in concrete roof tiles is also in excellent condition, with no gaps or holes present that could provide suitability for roosting bats. Throughout the building, there are uPVC windows and soffit boxes present, all of which are in excellent condition, and well-sealed against the brickwork, with no features present that could be utilised by roosting bats. Internally, the roof structure was determined to be supported by a modern timber frame, with the tiles positioned on a bitumen felt lining. No light was observed to be entering the roof space, with the felt lining determined to be in excellent condition. Owing to the excellent condition of the building, with an absence of suitable roosting features for bats, building B1 is determined to be of negligible value for roosting bats.	 Northern elevation of B1  Southern elevation of B1



Roof space within B1

<i>Foreseen Impacts</i>	Roosting habitat [Buildings] Bats are very unlikely to be roosting within this building and as such, there are not anticipated to be any impacts on bats in this location as a result of the proposed development. Foraging and commuting habitat The proposed development will result in the loss of small areas of vegetated garden but given their low value and the presence of more extensive areas of foraging and commuting habitat in the locality, this is likely to be inconsequential for bats. Artificial lighting The proposed development may lead to an increase in the amount of current lighting, however this is likely to be inconsequential for bats owing to the urban location of the site and high levels of lighting currently surrounding the site.
<i>Recommendations</i>	Roosting habitat [Buildings] In the unlikely event that a bat or evidence of bats is discovered during the development all work must stop and a bat licensed ecologist contacted for further advice. Artificial lighting None required. Suggested biodiversity enhancements The installation of two bat boxes at the site will provide additional roosting habitat for bats. The bat boxes will be incorporated into the fabric of the new dwelling. They will be suitable for pipistrelles (which have been identified locally through EPSL data). Suitable bat boxes include Habibat Bat Box, Ibstock Enclosed Bat Box or similar alternative brand. Bat boxes should be positioned 3-5m above ground level facing in a south or south-westerly direction with a clear flight path to and from the entrance, away from artificial light.

Birds	
<i>Summary of Survey Findings</i>	Buildings No evidence of nesting birds was identified on or within B1. B1 is deemed to provide negligible habitat value for nesting birds due to a lack of suitable nesting sites or access points. Trees and vegetation No bird nests were identified within the vegetation on-site, however they all offer nesting opportunities and nest-building resources for birds. Barn owls The site does not appear to provide any suitable nesting sites for barn owls. Overwintering birds Due to the small size of the site and the extent and type of the habitats recorded, the site not considered suitable to support a significant assemblage of protected and/or notable birds.
<i>Foreseen Impacts</i>	Trees and vegetation The proposed development could result in the destruction or the disturbance and subsequent abandonment of active bird nests. Barn owls None foreseen. Overwintering birds None foreseen.

<i>Recommendations</i>	Trees and vegetation Any vegetation removal should be undertaken outside the period 1st March to 31st August. If this timeframe cannot be avoided, a close inspection of the vegetation should be undertaken immediately, by a qualified ecologist, prior to the commencement of work. All active nests will need to be retained until the young have fledged. Precautions should be taken with machinery and noise levels when working close to any retained nests so as not to disturb any nearby nesting birds during construction works. At least a 3-5m buffer should be created between any machinery and active nests until the young have fledged. Barn owls None required. Overwintering birds None required. Suggested biodiversity enhancements The installation of a minimum of two bird boxes on mature trees around the site boundaries or on the new building will provide additional nesting habitat for birds e.g. Schwegler 1B Nest Boxes (trees) Schwegler 2H Robin Boxes (trees) Woodstone Nest Box (buildings or trees) Or a similar alternative brand. Tree boxes should be positioned approximately 3m above ground level where they will be sheltered from prevailing wind, rain and strong sunlight. Small-hole boxes are best placed approximately 1-3m above ground on an area of the tree trunk where foliage will not obscure the entrance hole.
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	Swift and sparrow boxes should be positioned at the eaves of a building and can be incorporated into the fabric of the building during construction.
Reptiles	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for protected reptiles within 2km of the site. Habitat suitability There is no suitable habitat present on site for reptiles due to a lack of habitats such as scrub and rank grassland which would offer refuge for these species. Further, the site is surrounded by urban development (i.e. roads and buildings) which is considered sub-optimal for reptile migration and therefore reptiles are considered unlikely to migrate from any nearby suitable habitats to the development site. As such it is likely that reptiles are absent from the development site.
<i>Foreseen Impacts</i>	No impacts are anticipated on reptiles as a result of the proposed development.
<i>Recommendations</i>	None required.
Amphibians	
<i>Summary of Survey Findings</i>	EPSL and survey data A review of the MAGIC database returned no granted EPSL records for great crested newts within 500m of the site. Further, no positive class survey licence return or DLL historic survey data (2017 – 2019) were present within 500m of the site. Aquatic habitat suitability (including ponds within 500m) Great crested newts (GCN) exist in metapopulations and are known to utilise ponds and their connecting terrestrial habitat during their life cycle; great crested newts are typically found within terrestrial habitats up to 500m from breeding ponds (Langton et al. 2001). No ponds are present on site or within 500m of the site.

	Terrestrial habitat suitability The site provides limited suitable terrestrial habitat for amphibians given the lack of optimal habitat (i.e. scrub, rank grassland). The areas of hard standing and amenity grass offer sub-optimal habitat for terrestrial amphibians. The areas of introduced shrub and hedgerows may offer refuge for these species, however given the urban nature of the surrounding landscape (i.e. dominated by roads and hard standing which are sub-optimal for amphibians) it is unlikely that amphibians will migrate on to site. Further, there is limited suitable terrestrial habitat across the wider landscape reducing the likelihood of amphibians being present on site and across the surrounding areas.
<i>Foreseen Impacts</i>	Given the lack of suitably connected breeding ponds within 500m of the site, the presence of GCN on-site is considered unlikely and therefore impacts to amphibians as a result of the proposed development are deemed to be acceptably low.
<i>Recommendations</i>	None required.
Badger	
<i>Summary of Survey Findings</i>	No badger setts were noted on site or within a 30m radius of the site. The site is considered unsuitable for badgers given the lack of suitable sett excavation areas/ground. Further, there is limited suitable badger foraging habitat on site given the lack of fruiting trees/scrub. The site is also surrounded by urban development (i.e. roads and buildings), which is sub-optimal habitat therefore reducing the likelihood of badgers being present within the surrounding area of the site.
<i>Foreseen Impacts</i>	No impacts are anticipated on badgers as a result of the proposed development.
<i>Recommendations</i>	None required.
Riparian animals	
<i>Summary of Survey Findings</i>	A review of the MAGIC database returned no granted EPSL records for otters or water voles within 2km of the site. There are no water courses on or connected to the site. There are also no riparian habitats present on site or within an influencing distance.
<i>Foreseen Impacts</i>	No impacts are anticipated on riparian animals as a result of the proposed development.
<i>Recommendations</i>	None required.

Hazel dormouse	
<i>Summary of Survey Findings</i>	EPSL data A review of the MAGIC database returned no granted EPSL records for hazel dormice within 2km of the site. Habitat suitability The site lies outside of the know current range for hazel dormice and there are no suitable habitats within the development area. As such it is considered likely that hazel dormice are absent from site.
<i>Foreseen Impacts</i>	No impacts are anticipated on hazel dormice as a result of the proposed development.
<i>Recommendations</i>	None foreseen.
Other e.g. hedgehog	
<i>Summary of Survey Findings</i>	The vegetated garden and ornamental hedgerow provides suitability for foraging, commuting and refuge seeking hedgehog.
<i>Foreseen Impacts</i>	A small area of vegetated garden will be removed during construction. The loss of such habitats is likely to be inconsequential to local hedgehog populations owing to their low value and the presence of more extensive habitat locally. However, construction activities could result in the death or injury of hedgehogs, if present.
<i>Recommendations</i>	A precautionary working method will be implemented during construction, including the following measures: • Any excavations will be covered overnight, or a ramp will be installed to enable any trapped animals to escape. • The use of night-time lighting will be avoided, or sensitive lighting design will be implemented to avoid light spill on to retained habitats which hedgehogs could use. • Any chemicals or pollutants used or created by the development should be stored and disposed of correctly according to COSHH regulations. • If any hedgehogs are found in the working area these should be allowed to disperse of their own accord or, if at immediate risk, should be moved by hand to a sheltered, vegetated area away from disturbance.

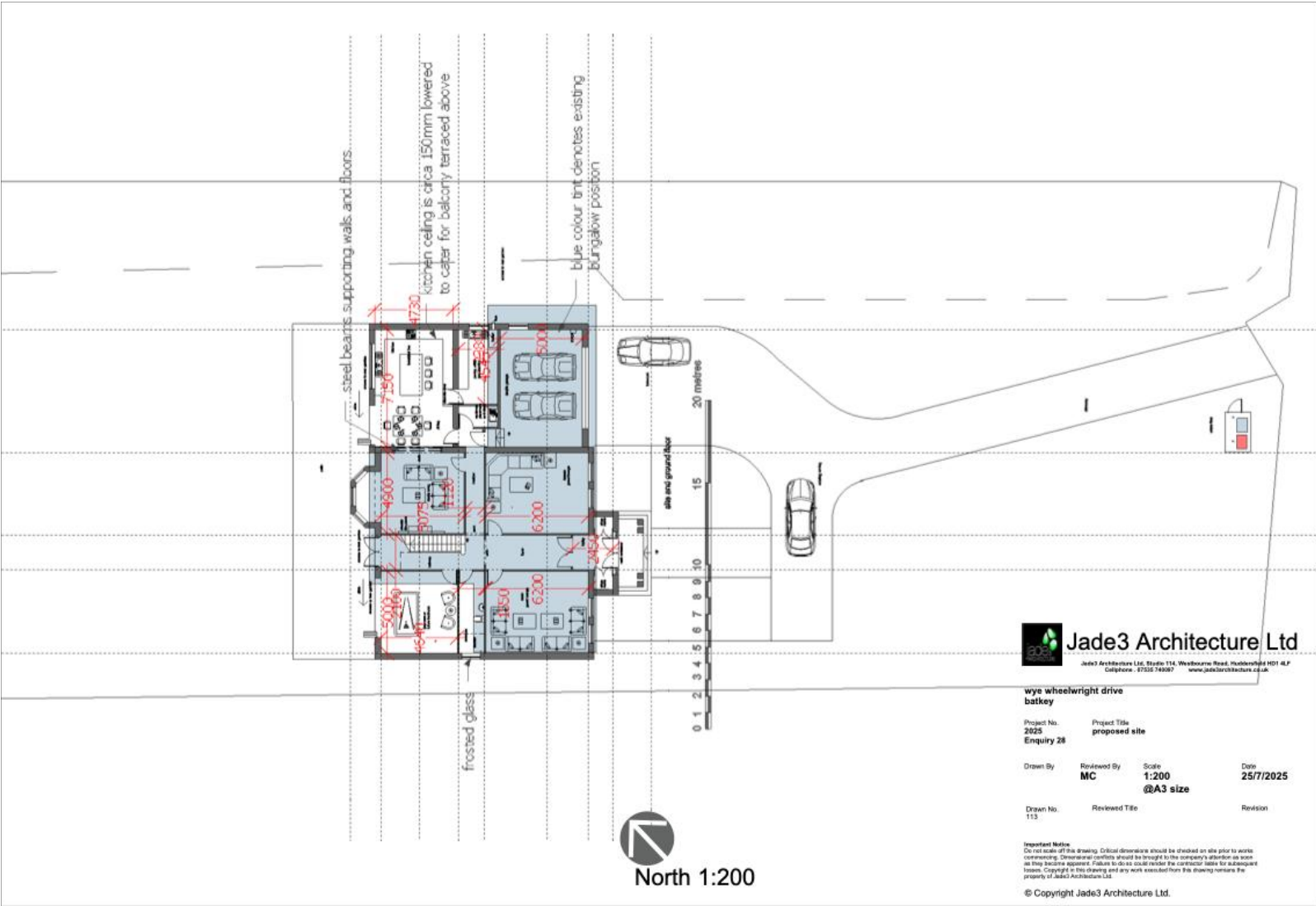
Appendix 1: Survey/Habitat map



Appendix 2: Location map



Appendix 3: Proposed plan



Appendix 4: Habitat Photos

Buildings	
Photograph	Description
	Figure 1: Main dwelling (B1) on site
Vegetated garden	
Photograph	Description
	Figure 2: Vegetated garden in the southern section of the site.

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Version control			
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