



ROAVR | GROUP

Project: 26_PEA_BNG_02_07
Site: Land adjacent 33 Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX
Client: John Cheetham



Project Number:	26_PEA_BNG_02_07
Report Type:	Preliminary Ecological Appraisal Report (PEAR) Biodiversity Net Gain Assessment
Site Address:	Land adjacent 33 Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX

Role:	Name:	Date:
Instructing Party	John Cheetham	03/02/26
Customer	Zaf Rashid	03/02/26
Surveyor	Ioana Andor	12/02/26
Consultant	Ioana Andor	27/02/26

Revision History		
Date:	Version number:	Summary of changes:
27/02/26	1.0	First Review (Internal)
02/03/26	1.0	First Issue

[Supplementary Document - Survey Methodology PRA.](#)

[Supplementary Document - Potential Roosting Features.](#)

Summary:	
Site Surveyed	Land adjacent 33 Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX National Grid Reference: SE 22278 20592
Purpose & Brief	Preliminary ecological appraisal and biodiversity net gain assessment commissioned by John Cheetham.
Development Proposals	The proposed development is for the construction of two residential plots with pedestrian and vehicle access as well as amenity gardens at the rear and front of the properties.
Methods	Desk Study UK Habitat Classification (UKHab) survey of the site. Assessment of likely significant effects as far as can be reasonably and proportionally known
Confirmed Ecological Constraints	None
Potential Ecological Constraints	None
Recommendations For Further Survey Works	No further recommendations
Opportunities For Ecological Enhancements	Native species planting

With the assumption that the existing conditions on-site remain unchanged. The results of this report are likely to remain valid for 12-months inline with the guidance published by CIEEM and the Bat Conservation Trust.

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Appendix 1: Site Location and Assessment Boundary

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Acknowledgements:

Data referred to within this report was sourced from Natural England Department for Environment, Food and Rural Affairs Multi-Agency Geographic Information for the Countryside (DEFRA MAGIC) database and through direct consultation with your Local Ecological Record Centre - West Yorkshire Ecology Services.

Client Documents:

This report has been completed on the assumption that the plans provided by the client at the time of issue of this report remain the same. A list of the documents provided by the client can be found in the table below.

Table: Documents provided by the client as of 27/02/26

Plans provided by the client as of 27/02/26
Location plan titled 'Location PPlan'
Site plan titled 'Provisional site layout'
Existing site plan titled 'site plan'
House plans titled 'Sketch house plans room in roof'

1 Introduction

- 1.1 ROAVR Group were commissioned to undertake a Preliminary Ecological Appraisal Report (PEAR) and Biodiversity Net Gain Assessment at land adjacent 33 Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX.
- 1.2 The survey was comprised of a desktop study, which was undertaken in February and a site survey, which was carried out by Ioana Andor on 12/02/26.
- 1.3 The methodology and results are outlined within the report. Where applicable, recommendations for suitable mitigation and ecological enhancements are provided.
- 1.4 The report is to be submitted to support a planning application. Full details of the proposals can be found on the planning portal.
- 1.5 The information and recommendations within this report have been prepared and provided in accordance with CIEEM's Code of Professional Conduct (CIEEM, 2022).

SITE DESCRIPTION

- 1.6 The survey site covers an area of approximately 0.05 hectares and is centred on grid reference 'SE 22278 20592'.
- 1.7 The site is situated in a small parcel of land in the Kirklees Metropolitan Council control area. The site is located on the north eastern side of the town and is accessed via a private driveway off Sackville Street .
- 1.8 The site is currently a small parcel of land that consists of a small double garage unit, hardstand for access and parking as well as a small area of

gravel west of the entrance and grassland throughout the periphery of the site. Several stumps were observed on site, however these were removed prior to the current ownership of the site.

DEVELOPMENT PROPOSALS

- 1.9 The proposed development is for the construction of two residential plots with pedestrian and vehicle access as well as amenity gardens at the rear and front of the properties.

SCOPE OF WORKS

- 1.10 The aims of this assessment were to:
 - identify the likely ecological constraints associated with the proposed development;
 - identify suitable mitigation measures (if required);
 - determine whether further surveys are necessary;
 - identify opportunities for ecological enhancement;

2 Methodology

DESKTOP STUDY

- 2.1 Site-specific information concerning land designations, protected species and protected habitats within a 2km search area was sourced from DEFRA MAGIC and WYES.
- 2.2 In order to ensure that ecological data searches were up to date, species data was screened and all data records pre-2015 were omitted from the results.
- 2.3 Results of the desktop study should be considered to be indicative only.

UKHAB SURVEY

- 2.4 A Preliminary Ecological Appraisal, comprised of a site walkover and mapping was undertaken by Ioana Andor on the 12/02/26. The PEA was undertaken in line with CIEEM's 'Guidelines for Preliminary Ecological Appraisal (CIEEM, 2017). Ioana has been completing preliminary ecological appraisals for over four years and regularly undertakes surveys of this scale. She has received professional training in all aspects covered in this report.
- 2.5 The survey was conducted from the ground. Habitats and features of importance were mapped using a GPS-enabled handset.
- 2.6 A Site Habitat Map was produced in accordance with the UK Habitat Classification Manual (Butcher et al., 2020). (Appendix 3).

PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 2.7 A Preliminary Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken during the site survey on 12/02/26. The PRA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.8 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. PRFs of built structures are listed in Table 2.8.1. The lists are not exhaustive but show examples of the most commonly used roosting features of built structures and trees.

Table 2.8.1: Potential roosting features (PRFs) in built structures listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).

Potential roosting features (PRFs) in built structures	
External	Internal
<ul style="list-style-type: none"> - Access/egress through windowsills, window panes and walls; - Behind peeling paintwork or lifted rendering; - Behind hanging tiles; - Weatherboarding; - Eaves; - Soffit boxes; - Fascias; - Lead flashing; - Gaps under felt (even including those of flat roofs); - Under tiles/slates; - Existing bat boxes; - Gaps in brickwork or stonework which provide access/egress to cavity or rubble-filled walls 	<ul style="list-style-type: none"> - Behind wooden panelling; - In lintels above doors and windows; - Behind window shutters and curtains; - Behind pictures, posters, furniture, peeling paintwork, peeling wallpaper, lifted plaster and boarded windows; - Inside cupboards and in chimneys accessible from fireplaces; - Within attic roof voids; - The top of gable end or dividing walls; - The top of chimney breasts; - Ridge and hip beams and other roof beams; - Mortise and tenon joints; - All beams; - The junction of roof timbers, especially where ridge and hip beams meet; - Behind purlins; - Between tiles and the roof lining; - Under flat felt roofs

GROUND LEVEL TREE ASSESSMENT (GLTA)

- 2.9 A Preliminary Bat Roost Assessment, comprised of a preliminary ground level roost assessment was undertaken by Ioana Andor during the site survey on 12/02/26. The GLTA was undertaken in line with the Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023).
- 2.10 The survey included an active search for evidence of bats (such as droppings, feeding remains, urine splatters, oil staining, bat fur and/or scratch marks) and potential roosting features (PRFs). PRFs of trees are listed in Table 2.10.1. The lists are not exhaustive but show examples of the most

commonly used roosting features of trees.

Table 2.10.1: Potential roosting features (PRFs) in trees listed in Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) Table 6.6.

Table 2.10.1. PRF types that can be exploited by bats and how they form (adapted from Bat Roosts in Trees, BTHK, 2018) reproduced from Table 6.6. (Collins, 2023.)		
PRFs formed by disease and decay	PRFs formed by damage	PRFs formed by association
<ul style="list-style-type: none"> ● Woodpecker holes ● Squirrel holes ● Knot holes ● Pruning cuts ● Tear outs ● Wounds ● Cankers ● Compression forks ● Butt rots 	<ul style="list-style-type: none"> ● Lighting strikes ● Hazard beams ● Subsidence ● Cracks ● Shearing cracks ● Transverse snaps ● Welds ● Lifting bark ● Desiccation ● Fissures ● Frost cracks 	<ul style="list-style-type: none"> ● Fluting ● Ivy

Table 2.10.2. Guidelines for assessing the suitability of trees on proposed development sites for bats, to be applied using professional judgement. reproduced from Table 6.6. (Collins, 2023.)	
Suitability	Description
NONE	Either no PRFs in the tree or highly unlikely to be any
FAR	Further assessment required to establish if PRFs are present in the tree
PRF	A tree with at least one PRF present

SUITABILITY ASSESSMENT

2.11 The likelihood of occurrence of protected ecological features and species was ranked in accordance with the criteria listed in Tables 2.11.1 and 2.11.2. Likelihood of occurrence was assessed using data collected during the desk study and after evaluation of the habitats on-site (during the site survey) as to their likelihood to provide suitability for protected species (i.e. presence of breeding, nesting, roosting, foraging, commuting and/or refuge habitat for example).

Table 2.11.1: Criteria used to assess the likelihood of occurrence for protected ecological features and species on-site (excl. bats).

Likelihood of occurrence	Criteria
Present	Confirmed as present during the site survey or by confirmed historical records.
High	Species are known to be present within close proximity to the site (records present). Habitats on-site are of high quality for the species and/or likely to support a large population. The site is well connected to good quality habitat within the local area.
Moderate	Species are known to be present within the local area (records present). Habitats on-site are of moderate quality for the species and/or likely to support a moderate population. The site and connected habitats provide all of the ecological requirements of the species. The suitability of habitats on-site may be limited due to disconnectivity to the wider landscape, poor to moderate habitat available within the wider locality, and/or due to the presence of only a small area of suitable habitat.
Low	Few or no records of the species within the local area. Habitats on-site are of poor quality for the species and/or likely to support just a few individuals. The suitability of habitats may be limited due to disturbance, isolation and/or poor quality habitat available within the wider locality. However, species presence cannot be discounted due to the national distribution of the species or the nature of on-site and surrounding habitats (if all required ecological requirements for the species are present).
Negligible	While presence cannot be discounted, the site includes very limited or poor-quality habitat for a particular species. Connected habitats do not fulfil the ecological requirements of the species. There are no local records and/or the site is outside the known national range of the species.

Table 2.11.2: Criteria used to assess the likelihood of occurrence (site's suitability) for bats, from Bat Conservation Trust's 'Bat Surveys for Professional Ecologists: Best Practice Guidelines' (Collins, 2023) (Table 4.1.)

Potential suitability	Description	
	Roosting bats	Potential flight paths and foraging habitats
None	No habitat features on-site likely to be used by any roosting bats at any time of the year (i.e a complete absence of crevices / suitable shelter at all ground/underground levels).	No habitat features on-site likely to be used by any commuting or foraging bats at any time of the year (i.e. no habitats that provide continuous lines of shade/protection for flight lines, or generate/shelter insect populations available for foraging bats).
Negligible	No obvious habitat features on-site are likely to be used by roosting bats; however, a small element of uncertainty remains as bats can use small and unsuitable features on occasion.	No obvious habitat features on-site likely to be used as flight paths or by foraging bats; however, a small element of uncertainty remains to account for non-standard bat behaviour.
Low	A structure with one or more potential	Habitat that could be used by small

	<p>roost sites that could be used by individual bats opportunistically. However, these potential roost sites do not provide enough space, shelter, protection, appropriate conditions and/or suitable surrounding habitat to be used regularly or by larger numbers of bats (i.e. unlikely to be suitable for maternity or hibernation).</p> <p>A tree of sufficient size and age to contain PRFs but with none seen from the ground or features seen with only very limited roosting potential.</p>	<p>numbers of commuting bats but isolated (i.e. not very well connected to the surrounding landscape by other habitat).</p> <p>Suitable, but isolated habitat that could be used by small numbers of bats for foraging such as a lone tree (not in a parkland situation) or a patch of scrub.</p>
Moderate	<p>A structure with one or more potential roost sites that could be used by bats due to their size, shelter, protection, appropriate conditions and/or suitable surrounding habitat but unlikely to support a roost of high conservation status (with respect to roost type only - with respect to roost type only).</p>	<p>Continuous habitat connected to the wider landscape that could be used by bats for flight-paths such as lines of trees or linked back gardens.</p> <p>Habitat that is connected to the wider landscape that could be used for bats for foraging such as trees, scrub, grassland or water.</p>
High	<p>A structure or tree with one or more potential roost sites that are obviously suitable for use by larger numbers of bats on a more regular basis and potentially for longer periods of time due to their size, shelter, protection, conditions and surrounding habitats. These structures have the potential to support high conservation status roosts, e.g. maternity or classic cool/stable hibernation sites.</p>	<p>Continuous, high-quality habitat that is well connected to the wider landscape and is likely to be used regularly by commuting bats.</p> <p>High-quality habitat that is well connected to the wider landscape is likely to be used regularly by foraging bats.</p> <p>The site is close to and connected to known roosts.</p>

ECOLOGICAL CONSTRAINTS AND MITIGATION

2.12 An evaluation of the potential ecological constraints to the proposed development and appropriate mitigation strategies was made following CIEEM's 'Guidelines for Ecological Impact Assessment in the UK and Ireland (CIEEM, 2018).

LIMITATIONS

2.13 Only one site visit was undertaken, therefore, a full evaluation of species present throughout the year could not be made. Furthermore, the site survey was undertaken in February. Therefore, there were seasonal constraints to species identification. However, the data collected during the site survey was sufficient to make an appropriate assessment of the site.

2.14 The site maps shown in Appendix 3 were produced from an Ordnance Survey Tile purchased from our mapping supplier. A site walkover with a GPS enabled handset was used to inform the location and extent of existing

habitats shown on the appended mapping and is as accurate as possible but some error must be allowed for without a full topographical survey.

3 Policy and Legislative Context

- 3.1 This section includes the legislative context of those protected species or other notable species that are recorded on-site or have the potential to be present on-site. Details on specific legislation for other protected or notable species that have not been identified as being present, or having the potential to be present, are not included below.

NATIONAL PLANNING POLICY

- 3.2 The introduction of the National Planning Policy Framework (NPPF) in March 2012 sets out the Government's planning policies for England and how these are expected to be applied in the presumption in favour of sustainable development. It sets out the Government's requirements for the planning system, only to the extent that it is relevant, proportionate and necessary to do so and is a material consideration for local planning authorities in determining applications.
- 3.3 Planning Practise Guidance is relevant covering the Natural Environment alongside the NPPF. Therefore features of ecological value should be considered in the context of conserving and enhancing the natural environment.
- 3.4 The Government's objectives for planning are to promote sustainable development, to conserve, enhance and restore the diversity of England's wildlife and geology and to contribute to rural renewal and urban renaissance.

LOCAL PLANNING POLICY

- 3.5 Kirklees Metropolitan Council has prepared a comprehensive suite of planning policy documents and environmental strategies which guide growth, regeneration and environmental protection across the Borough. This report has been prepared in full accordance with, and seeks to positively respond to, the strategic and development management policies contained within these documents in order to support sustainable development, biodiversity enhancement and high-quality place-making in line with the objectives set out within the Kirklees Local Plan (Adopted February 2019) outlining policies:
- Policy LP1 Presumption in Favour of Sustainable Development
 - Policy LP11 Housing
 - Policy LP12 Green Belt
 - Policy LP15 Climate Change
 - Policy LP30 Biodiversity and Geological Conservation
 - Policy LP31 Trees, Woodland and Hedgerows
 - Policy LP32 Countryside

Policy LP33 Green Infrastructure
Policy LP34 Landscape
Policy LP35 Historic Environment
Policy LP45 Flood Risk
Policy LP46 Sustainable Drainage

The emerging Kirklees Local Plan Review, the West Yorkshire Local Nature Recovery Strategy, and the Kirklees Green Infrastructure Strategy, which together identify strategic ecological networks, priority habitats and climate resilience measures across the borough.

NATIONAL AND INTERNATIONAL LEGISLATION

- 3.6 Bern Convention on the Conservation of European Wildlife and Natural Habitats (1982)
- 3.7 Convention on the Conservation of Migratory Species of Wild Animals (1983)
- 3.8 Countryside and Rights of Way Act (2000)
- 3.9 National Parks and Access to the Countryside Act (1949)
- 3.10 Natural Environment and Rural Communities Act (2006)
- 3.11 Protection of Badgers Act (1992)
- 3.12 The Conservation of Habitats and Species Regulations (2017)
- 3.13 The Convention of International Trade in Endangered Species of Wild Fauna and Flora (1975)
- 3.14 The Hedgerows Regulations (1997)
- 3.15 UK Biodiversity Action Plan (1994)
- 3.16 Wildlife and Countryside Act (1981)
- 3.17 Wild Mammals (Protection) Act (1996)

4 Desktop Study

SITE DESIGNATIONS

4.1 There was one designated site within the 2km search area as seen in Table 4.1.1. Three local wildlife sites were identified within the search area as outlined within Table 4.1.2.

Table 4.1.1: Designate sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
LNR Lower Spen Wildlife Area	SE 227 208	3.96ha	0.42km NE

*Data from DEFRA MAGIC; LNR- Local Nature Reserve

Table 4.1.2: Local wildlife sites recorded within a 2km radius of the survey site.

Site Name	Grid Reference	Area (ha)	Approx. Closest Distance from Site (km)
Jordan Wood and Oliver Wood	SE22211882	10.49ha	1.50km S
Lower Spen Wildlife Area	SE 227 208	3.96ha	0.42km NE
Whitley Wood	SE21441901	30.58ha	1.31km SW

*Data from WYES records

LOCAL HABITAT

4.2 There were four main priority habitat types over 118 parcels that were formerly mapped within the 2km search area.

Table 4.2.1: Priority habitats formerly mapped within a 2km radius of the survey site.

Habitat	Approx. Closest Distance from Site (km)
Ancient Woodland - replanted	0.95km S
Deciduous woodland	0.36km E
Traditional orchard	0.98km SW
Woodpasture and parkland	1.13km NE
No main habitat but additional parcels present	1.19kmNE

*Data from DEFRA MAGIC

4.3 There were no standing water bodies situated within a 500m radius of the survey site.

HISTORICAL SPECIES RECORDS

- 4.4 Protected species records relating to the site and 2km search area were obtained from the WYES as part of the desktop study. The data search contains confidential information that is not suitable for public release. Therefore, the data has not been included in the report.
- 4.5 A full list of identified species recorded within the 2km search area can be requested from WYES.
- 4.6 The absence of identified records does not discount the presence of a species. An absence of identified records is primarily a result of a lack of survey or the non-submission of records. Furthermore, historical records of species do not confirm their current presence within an area.
- 4.7 Birds
A total of fourteen bird species were recorded within 2km of the site. Of these, four are classified as red list species under Birds of Conservation Concern 5: curlew (*Numenius arquata*), greenfinch (*Chloris chloris*), skylark (*Alaudalarvensis*), and yellowhammer (*Emberiza citrinella*). Six species are included on the amber list: dunnock (*Prunella modularis*), bullfinch (*Pyrrhula pyrrhula*), house martin (*Delichon urbicum*), kestrel (*Falco tinnunculus*), meadow pipit (*Anthus pratensis*), rook (*Corvus frugilegus*), and woodpigeon (*Columba palumbus*). Additional species currently not on the list include collared dove (*Streptopelia decaocto*), goldfinch (*Carduelis carduelis*), grey heron (*Ardea cinerea*), and swallow (*Hirundo rustica*).
- 4.8 Mammals
Eight mammal species were recorded within 2km of the site, comprising brown long-eared bat (*Plecotus auritus*), common pipistrelle (*Pipistrellus pipistrellus*), leisler's bat (*Nyctalus leisleri*), noctule (*Nyctalus noctula*), eurasian otter (*Lutra lutra*), west european hedgehog (*Erinaceus europaeus*),
- 4.9 Amphibians and Reptiles
Two amphibian species were recorded within 2km of the site comprising common frog (*Rana temporaria*) and smooth newt (*Lissotriton vulgaris*). No records of reptiles were available.
- 4.10 Invertebrates
Two invertebrate species were recorded within 2km of the site comprising small heath (*Coenonympha pamphilus*) and cinnabar moth (*Tyria jacobaeae*).
- 4.11 Protected Flora
The following plant species have been recorded within 2 km of the site: bluebell (*Hyacinthoides non-scripta*), pale persicaria (*Persicaria lapathifolia*), quaking-grass (*Briza media*), and zigzag clover (*Trifolium medium*).

4.12 European Protected Species Licences (EPSL)

There was one record of an EPSL within 2 km of the site as seen in Table 4.12.1.

Table 4.12.1: Previous protected species licences for bats mapped within a 2km radius of the survey site

Reference, Date and Species	Approx. Distance from Site (km)
2019-38940-EPS-MIT- 04/02/19 - CPIP	300m SW

*Data from DEFRA MAGIC

4.13 Tree Preservation Orders (TPO)

No TPOs were recorded within the site's boundary.

5 Site Survey

5.1 The site survey was undertaken on 12/02/26. The weather conditions were considered to be appropriate to survey (Table 5.1.1).

Table 5.1.1: Weather conditions at the time of survey.

Date of site survey: 12/02/26	
Weather conditions	6°C dry conditions with 81% humidity. UV index of 1 with 6/8 cloud cover (Okta scale) and moderate breeze (14mph Beaufort wind scale).

*Data from BBC Weather.



UK HABS Walkover


5.2 The habitats presented consist of the following UK HABS categories:

- Developed land; sealed surface
- Artificial unvegetated unsealed land
- Modified grassland

5.3 A description of habitat present along with target notes is shown in Table 5.3.1. The location of habitats is shown in the Site Habitat Map, Appendix 3.

Table 5.3.1: Description of habitats present on-site (please also see the Site Habitat Map, Appendix 3).

Habitats and Target Notes	Description	Supporting Photo
Developed land; sealed surface	Area composed of sealed surface impermeable to water. Present mostly central to the site and composed of one double garage unit and tarmac.	 <p style="text-align: center;">Photo 1. Sealed surfaces</p>
Artificial unvegetated unsealed land	Composed of a gravel bed west of the entrance on site.	 <p style="text-align: center;">Photo 2. Gravel bed</p>

<p>Modified grassland</p>	<p>Habitat present on the periphery of the site. Composed of: hairy bittercress (<i>Cardamine hirsuta</i>), perennial ryegrass (<i>Lolium perenne</i>), couch grass (<i>Elymus repens</i>), ragwort (<i>Jacobaea vulgaris</i>), dandelion (<i>Taraxacum</i> spp.), cleavers (<i>Galium aparine</i>), wood avens (<i>Geum urbanum</i>), willowherb (<i>Epilobium</i> spp.), stinging nettle (<i>Urtica dioica</i>), bramble (<i>Rubus fruticosus</i> agg.), lawn daisy (<i>Bellis perennis</i>), geranium (<i>Geranium</i> spp.), snowdrop (<i>Galanthus nivalis</i>), and thistle (<i>Cirsium</i> spp.).</p> <p>BNG condition: Poor passing criterias C, D, E, F & G.</p>	 <p>Photo 3. Example grassland area</p>
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PRELIMINARY BAT ROOST ASSESSMENT (PRA)

- 5.4 There were no built structures on site capable of supporting roosting bats. The double garage block was assessed for its suitability to support roosting bats and was found to have a negligible potential due to its structural configuration and current use for storage.
- 5.5 There were no trees on site.

6 Evaluation and Assessment

- 6.1 Results from the desktop study and site survey were evaluated to assess the likelihood of occurrence for protected ecological features and species potential (as per Table 2.11.1). An evaluation of the potential impacts due to the proposed development and recommendations for appropriate mitigation measures are provided in Table 6.1.1.

Table 6.1.1: Likelihood of occurrence of protected ecological features and species on-site, potential impacts due to the proposed development and recommendations for appropriate mitigation measures.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
Protected sites	Negligible.	The site is not situated within, or adjacent to, any known protected sites. The site is not considered to be well connected to any known protected sites.	None anticipated.	None required.
Protected habitats	Negligible.	There were no protected habitats on, or adjacent to, the site. Habitats on-site were not considered to be unique or of high quality within the wider locality.	None anticipated.	None required.
Protected plant species	Negligible.	There are records of protected plant species within 2km of the site. No protected species were observed during the site survey. The habitats on site are unlikely to support protected species due to the nature of the site, its degraded state and current use/management.	The site does not appear to support protected plant species, thus, the proposed development is unlikely to impact protected plant species.	None required.
Amphibians (incl. Great Crested Newts)	Negligible	There are records of amphibians within 2km of the site. The habitats on site are considered of poor quality and suitability for amphibians. Additionally the boundary of the site is	None anticipated.	The grassland should continue to be maintained and kept short through mowing and management up until the point of any construction works commencing on-site to prevent the habitat from becoming

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
		entirely enclosed isolating it from neighbouring plots.		more favourable to amphibians.
Bats (Chiroptera)	Roosting bats			
	Negligible.	There were records of bats within 2km of the site, however the built structure on site was deemed as unsuitable for supporting roosting bats.	The proposed development will not result in any disturbance to suitable roosting habitats.	None required.
	Foraging/Commuting bats			
	Negligible.	The habitats on site were considered of low ecological value for foraging/ commuting bats due to a lack of suitable features.	The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity. Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
Birds	Negligible.	Several bird records were identified within 2km of the site, however no suitable nesting areas were identified on site during the survey.	The proposed development will not result in any loss of suitable habitat for breeding birds.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
	Barn Owl (<i>Tyto alba</i>)			
	Negligible.	No records of barn owl (<i>Tyto alba</i>) were made within 2km of the site. The habitats on site were unsuitable for the species.	None anticipated.	None required.
Invertebrates	Negligible.	There are records of protected invertebrate species within 2km of the site. No species were recorded on site. The habitats present are anticipated to attract generalist species that are opportunistic.	The site does not appear to support protected invertebrate species, thus, the proposed development is unlikely to impact upon protected invertebrate species.	None required.
Reptiles	Negligible.	There are no known records of reptiles within 2km of the site. No reptiles, or evidence of reptiles, was found during the site survey. The site was considered largely unsuitable due to its isolated nature and lack of adequate vegetation assemblages.	The proposed development will not result in any substantial habitat loss that will impact local populations long-term.	The grassland should continue to be maintained and kept short through mowing and management up until the point of any construction works commencing on-site to prevent the habitat from becoming more favourable to reptiles.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
		s.		
Dormice (Gliridae)				
	Negligible.	There are no known records of dormice within 2km of the site. The site is considered to be outside the known national range of the species.	None.	None required.
Hedgehogs (<i>Erinaceus europaeus</i>)				
	Low.	There are known records of hedgehogs within 2km of the site however the habitats on site were considered largely unsuitable for the species due to the isolated nature of the site and lack of resources.	The proposed development will not result in any substantial habitat loss that will impact upon local populations long-term.	<p>Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.</p> <p>During hibernation season (October to March), piles of leaf litter and logs should be retained to ensure hibernating hedgehogs are not harmed. If removal is unavoidable, the piles must be carefully checked before burning.</p> <p>Any trenches or other excavations left open</p>

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
				<p>overnight should either be well covered or provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any hedgehogs that fall into escape.</p> <p>Fly tipped objects and domestic waste should be removed carefully by hand and checked.</p>
Otters (<i>Lutra lutra</i>)				
	Negligible.	There are no known records of otters within 2km of the site. There were no suitable aquatic habitats for the species on, or adjacent to, the site.	None.	None required.
Pine Martens (<i>Martes martes</i>)				
	Negligible	There are no known records of the species within 2km of the site. There were no suitable habitats for the species on, or adjacent to, the site.	None.	None required.
Polecats (<i>Mustela putorius</i>)				
	Negligible	There are no known records	None.	None required.

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
		of the species within 2km of the site. There were no suitable habitats for the species on, or adjacent to, the site.		
	Water Voles (<i>Arvicola amphibius</i>)			
	Negligible.	There are no known records of water voles within 2km of the site. There were no suitable aquatic habitats for the species on, or adjacent to, the site.	None.	None required.
Common and widespread mammals				
	Low.	The site is largely isolated due to the presence of solid boundaries on either side. The site could support generalist opportunistic species such as rodents, however this is likely as a transient habitat.	The proposed development will not result in a substantial loss that will impact upon local populations long-term. Mitigation measures must be put in place to minimise disturbance during the construction phase.	Any necessary excavation of animal burrows should be done carefully to avoid unnecessary suffering (such as crushing or asphyxiation). Construction works should be limited to daylight hours in order to prevent disturbance to nighttime foraging activity. Any trenches or other excavations left open overnight should either be well covered or provided with an escape ramp (comprised of a sloped side or wooden

Protected feature / species	Likelihood of occurrence / suitability	Comments / Justification	Impact due to Proposed Development	Required Mitigation Measures
				<p>plank reaching up to ground level or slightly above), to allow any wildlife that falls to escape.</p> <p>Any newly built boundary features should incorporate 'wildlife gaps' (comprised of a 13x13cm gap at the base of the feature), to allow wildlife to pass through.</p>
Invasive plant species	Low.	<p>No invasive species listed under Schedule 9 of the Wildlife and Countryside Act 1981 (as amended) were found during the survey. As there were seasonal constraints to plant identification, it is possible that invasive plant species are present and have yet to be identified.</p>	<p>Invasive plant species have the potential to impact protected species and habitats</p>	<p>If invasive plant species are found, it is recommended to consider appropriate methods of removal.</p>

7 Biodiversity Enhancements

- 7.1 The development should be used as an opportunity for biodiversity net gain, by creating new opportunities for wildlife.

NATIVE PLANTING

- 7.2 New tree planting would be a welcomed addition to development. New tree planting should be considered carefully, with consideration to species, location and future management. New trees should be robust and of high quality. Where possible, native species should be used. However, considerations should be given to climate change and potential pathogens.

8 Conclusions

- 8.1 The site at land adjacent 33 Sackville Street, Ravensthorpe, Dewsbury, WF13 3BX is to be developed with the construction of two residential plots with pedestrian and vehicle access as well as amenity gardens at the rear and front of the properties.
- 8.2 The proposed development will result in the loss of all current on site habitats.

ECOLOGICAL CONSTRAINTS

- 8.3 Development proposals must have regard for protected species identified as potentially occurring on, or near, the site (e.g., amphibians, birds, terrestrial mammals, and reptiles). Mitigation measures to protect these species have been produced within this report to ensure that the proposed works comply with relevant UK legislation.
- 8.4 Further mitigation measures have been outlined within the report to ensure that protected species are not impacted by the development.

MITIGATION STRATEGIES

- 8.5 The existing modified grassland should be retained at a short sward prior to any demolition/construction works commencing on-site in order to ensure that the habitat does not become more favourable to amphibians and/or reptiles.
- 8.6 Construction works should be limited to daylight hours (excl. dawn and dusk) in order to prevent disturbance to nighttime foraging activity.
- 8.7 Vegetation removal must be undertaken using hand tools. Cut vegetative materials should be checked and removed from site immediately.
- 8.8 Any trenches or other excavations left open overnight should be well covered to deter wildlife from entering. If this is not possible, any

trenches or other excavations left open overnight should either be provided with an escape ramp (comprised of a sloped side or wooden plank reaching up to ground level or slightly above), to allow any wildlife that falls in to escape.

- 8.9 Any necessary excavation of animal burrows should be done carefully to avoid unnecessary suffering (such as crushing or asphyxiation).
- 8.10 Post-construction, the use of artificial lighting should be limited where possible. Motion sensors on outside lighting will prevent prolonged disturbance. It is recommended that outside lighting be set on short-timers (1 minute) and that the sensitivity is set to large moving objects only.
- 8.11 Any newly built boundary features should incorporate 'wildlife gaps' (comprising a 13x13cm gap at the base of the feature), to allow wildlife to pass through.

BIODIVERSITY NET GAIN

- 8.12 The project is to be used as an opportunity for biodiversity net gain by creating new opportunities for wildlife.

Site Baseline

- 8.13 The on site baseline habitat value is 0.07 which must be enhanced by 10% reaching 0.07 units post development.

Site As Proposed

- 8.14 Post-development if all plans and conditions are met a decrease of 29.82% in biodiversity of area habitats will occur consequently to the loss of the artificial unvegetated unsealed surface and modified grassland in poor condition. Trading rules were not satisfied.

Recommended Actions

- 8.15 Since the entire site is within a residential curtilage, any habitat creation on site would be classed as vegetated garden, providing no additional ecological value.

To reach the mandatory 10% biodiversity net gain, it is recommended that the client acquires off-site biodiversity units in the sum of 0.03 units. In order for trading rules to be satisfied 0.02 of these must be of low distinctiveness or higher.

Alternatively, statutory credits may be purchased from the government as a last resort if no other options are available. These are to the tune of 0.05 A1 tier credits.

SUMMARY

8.16 Subject to the implementation of the recommended mitigation measures, the proposed development is unlikely to have a significant ecological impact.

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Ioana Andor
Ecological Consultant

Ioana Andor



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Checked by: Jess Dahl BSc (Hons) MSc

Appendix 1: Site Location and Assessment Boundary



Figure A1.1: Extract from Google Maps showing the site location. (Google, 2026)

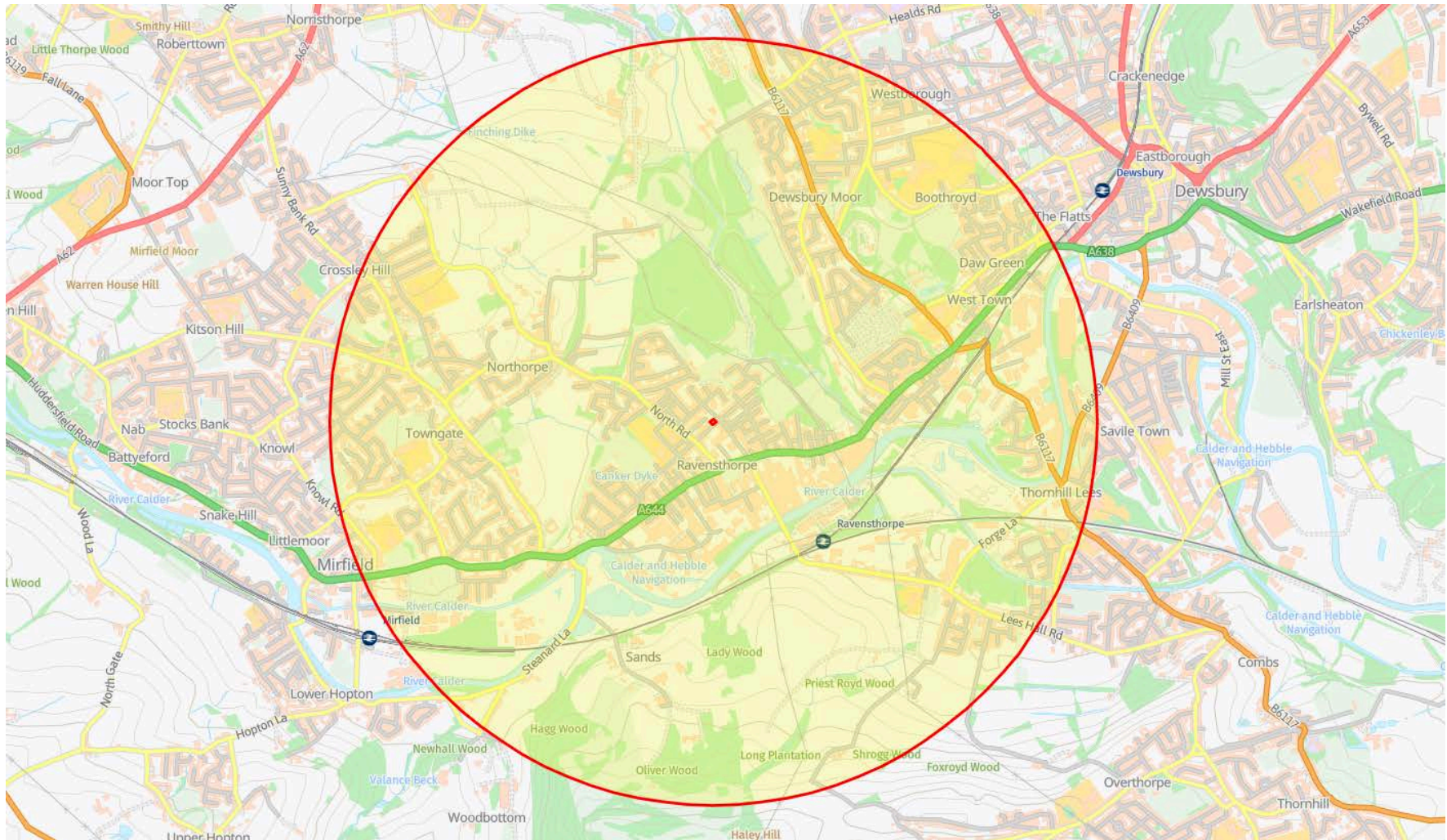
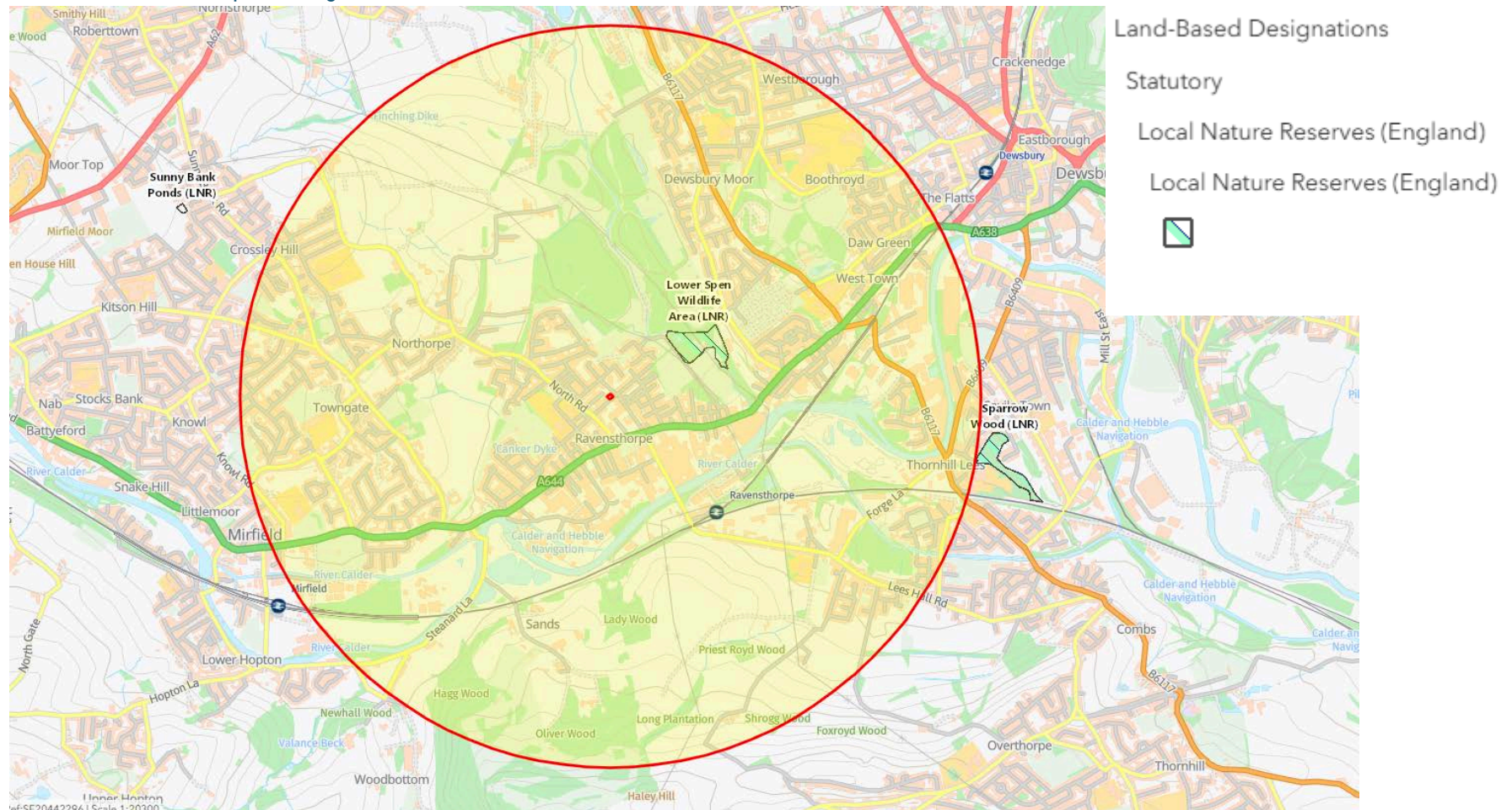


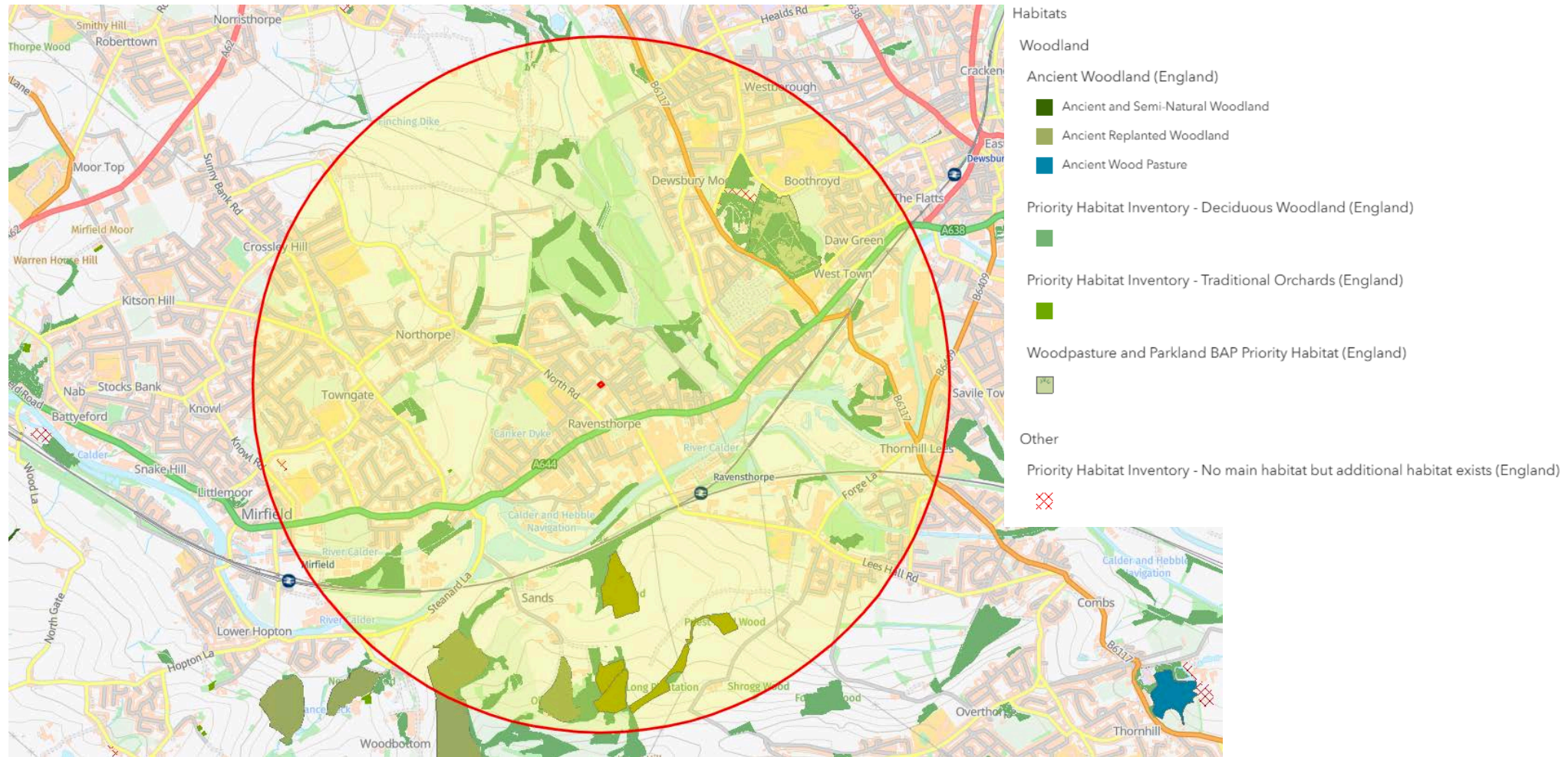
Figure A1.2: Extract from DEFRA MAGIC showing the assessment boundary. (MAGIC, 2026).

Appendix 2: Desktop Study



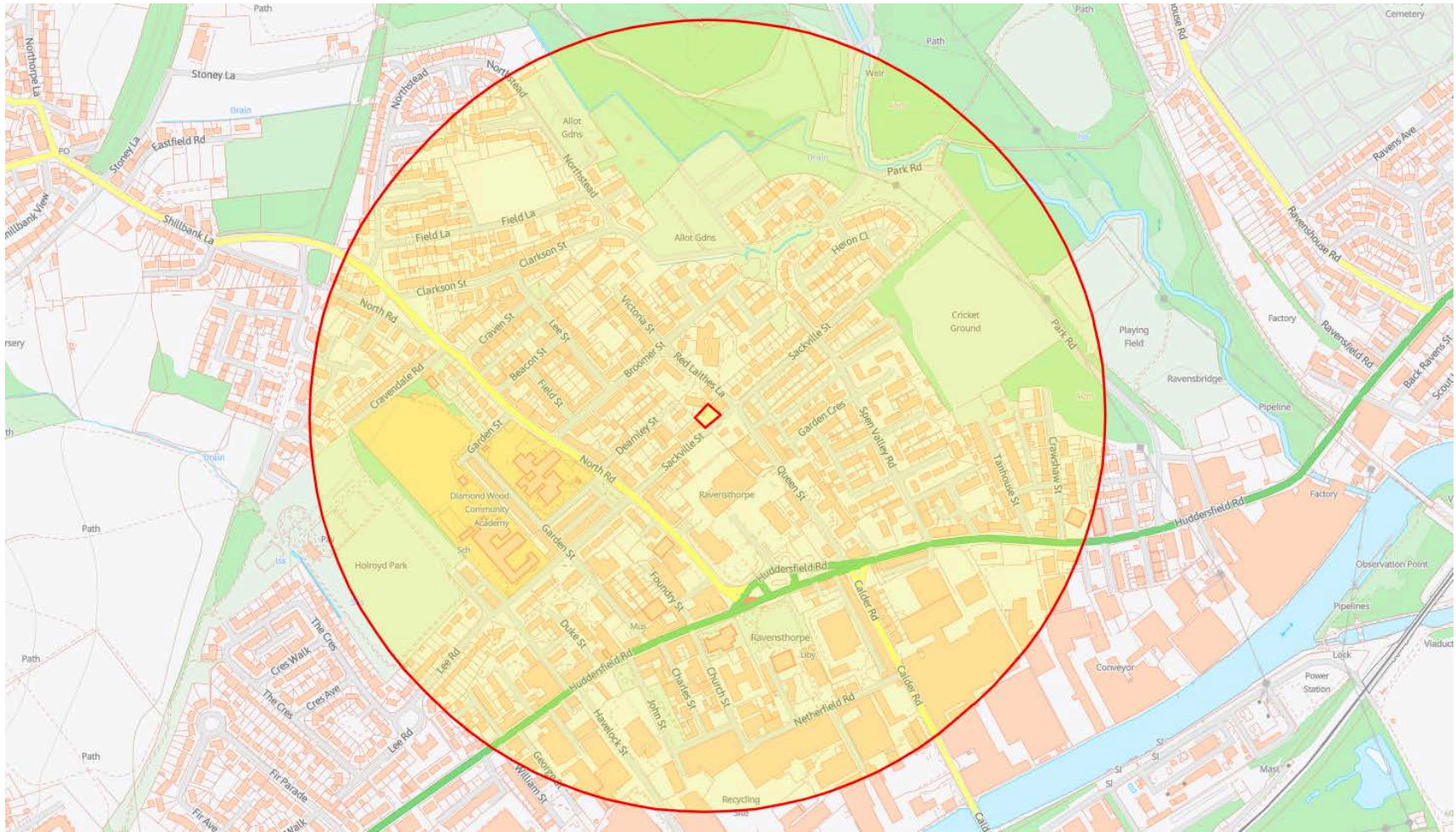
*Data from DEFRA.

Figure A2.1: Location of designated sites situated within a 2km search radius of the site.



*Data from DEFRA.

Figure A2.2: Priority habitats formerly mapped within a 2km search radius of the site.



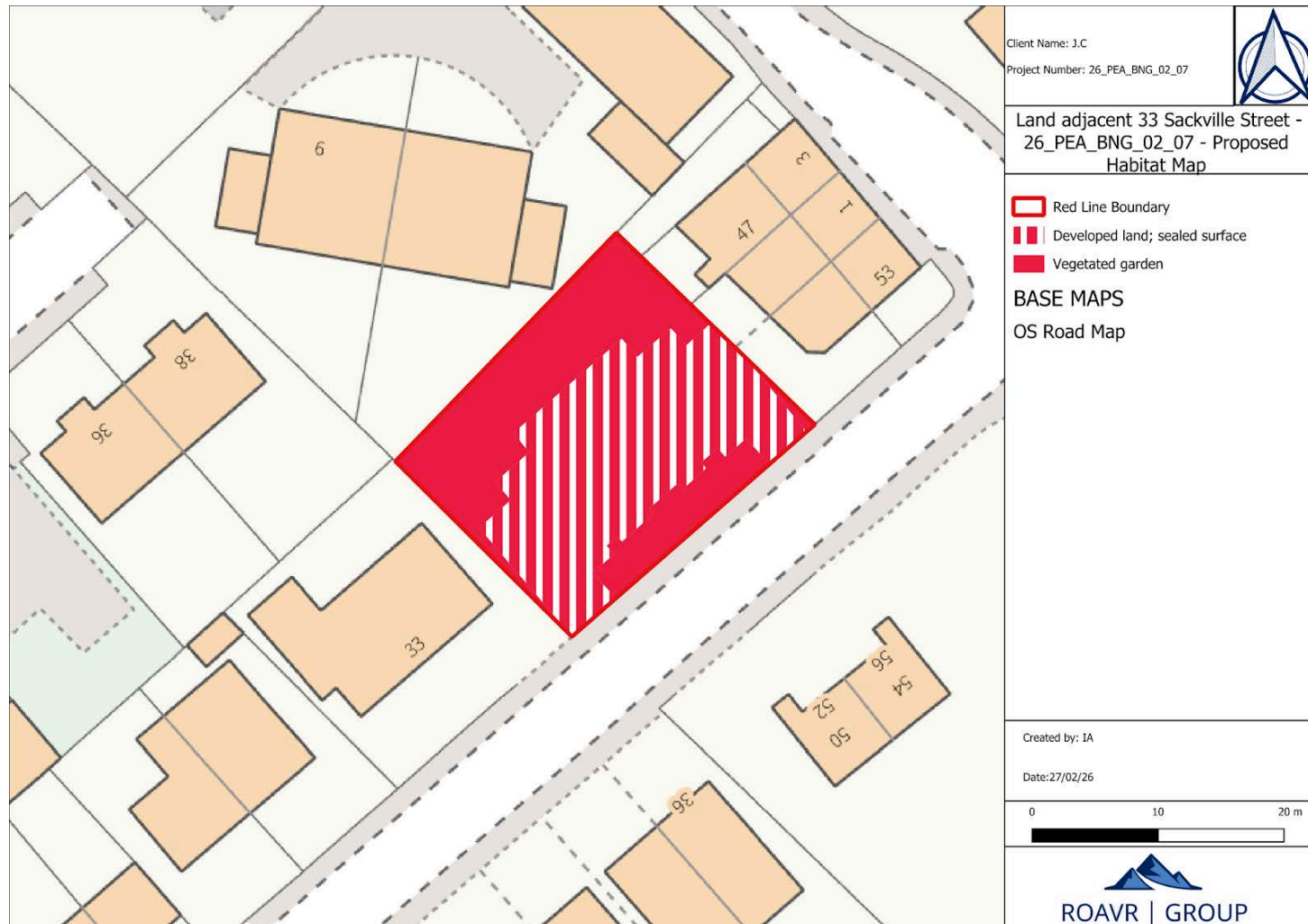
*Data from MAGIC MAP

Figure A2.3: Standing water bodies formerly mapped within a 500m search radius of the site.

Appendix 3: Site Maps



A3.1 The Baseline Site Habitat Map was produced per the UK Habitat Classification Manual (Butcher et al., 2020).



A3.2 The Proposed Site Habitat Map was produced per the UK Habitat Classification Manual (Butcher et al., 2020).