

**BIODIVERSITY ACCOUNTING
ASSESSMENT REPORT**

at

**Land to the rear of 5-7 Don Street
Spring Vale
Barnsley
South Yorkshire
S36 6HA**

Client:

DMA Design Management Ltd

Client Address:

**6 New Hall Way
Dialwood
Flockton
Wakefield
WF4 4AX**

Client Contact:

JCA Ref:

23900/RPS

Date of Report:

26/06/2026



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
0	N/A	N/A	27/05/26	Adam West	10/06/26	Rebecca Petch-Smith	11/06/26	James Foster
							26/06/26	Liz Davies

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

This Assessment is only valid for the named client and the project described. JCA Limited. accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. If the scope of works or timing of the project are altered the advice given in this report may not be valid. Information and data provided within this report is considered accurate at the time of writing.

Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue.

As part of membership to our professional body (CIEEM) and EPS licence reporting we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment, where recorded, to the relevant BRC. If the project is sensitive in nature, we may be able to delay submitting the records until the project enters the public domain, however, this must be discussed with JCA Limited and agreed in writing.



Executive Summary

JCA Limited was instructed by **DMA Design Management Ltd** to carry out a Biodiversity Accounting Assessment (BAA) of **Land to the rear of 5-7 Don Street, Spring Vale** (hereafter referred to as the 'Site') to inform a planning application for the construction of two residential dwellings with associated access, parking and gardens ('the Proposed Development').

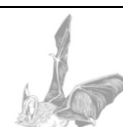
The purpose of the assessment is to determine the baseline biodiversity value of the Site and to assess if there are sufficient biodiversity enhancement opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

To fulfil the brief, the Statutory Biodiversity Metric 4.0 (June 2024 update) was used to calculate the baseline biodiversity value of all existing habitats on-Site. The metric was then used to provide a comparative measure of any habitat creation and enhancements associated with the Client's Proposed Development. The resulting balance determines the extent of Biodiversity Units (BU) generated through the proposed habitats post development.

The baseline habitat units present on site are 0.29 BU. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a **net loss** of **-0.21** habitat BU, equivalent to a **net loss** of **70.26%**. In addition, the Proposed Development has **not satisfied** the trading rules due to a 0.01 BU loss of low distinctiveness vegetated garden habitat and a 0.20 BU loss of medium distinctiveness urban tree habitat.

Off-site provisions are required to meet the 10% net gain and meet the trading rules. This can be achieved through one of the following methods:

- Suitable habitat enhancement on land within the ownership of the client.
- Purchase of 0.01 BU of low distinctiveness habitat and 0.20 BU of urban tree habitat from a habitat bank.
- As a last resort, purchase of 0.47 A1 Statutory Credits.



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1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **DMA Design Management Ltd** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Land to the rear of 5-7 Don Street, Spring Vale** (hereafter referred to as the 'Site').

1.1.2 The purpose of this report is to:

- Assess the baseline biodiversity value of the Site through the total sum of the habitats within the Site, and their calculated biodiversity value.
- Assess if there are sufficient biodiversity enhancement and/or creation opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.
- To determine the level of overall residual biodiversity gains or losses associated with the Proposed Development.

1.1.3 The Site location and red line / survey area are shown in **Appendix 1**.

1.2 Site Description

1.2.1 The site is located at Ordnance Survey (OS) National Grid Reference **SE 2574902966**, with nearby postcode **S36 6HA**. The site is surrounded by residential developments, their associated access roads and gardens.

1.3 Details of Proposed Development

1.3.1 The development proposed at the site is the construction of two residential dwellings with associated access, parking and gardens.



2. Biodiversity Accounting in Context

2.1 Biodiversity Net Gain Principles

2.1.1 Biodiversity Net Gain: Good Practice Principles for Development published by CIEEM et. al (2016) states that delivering biodiversity net gain goes beyond balancing relative gains and losses. It also involves doing everything to avoid biodiversity losses in the first instance. The application of the DEFRA metric detailed in this report supports developments to adopt this approach by:

- a) Providing a habitat balance sheet which can be used to identify those habitats with the greatest value and subsequently those with the greatest impacts if lost;
- b) Supporting and incentivising the mitigation hierarchy by quantifying the benefits of avoiding and mitigating impacts on high value features;
- c) Promoting the value of biodiversity enhancements and demonstrating the potential for additionality on retained habitats;
- d) Providing a balance of losses, enhancements or on-Site compensation to determine if a measure net gain contribution can be achieved;
- e) Providing transparent, robust and credible evidence to help inform the best possible Site options for biodiversity; and,
- f) Ensuring that any residual off-Site compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.2 Relevant Planning Policy and Legislation

2.2.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning permissions granted in England will have to deliver at least 10% Biodiversity Net Gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development.

2.3 Local Policy and Guidance

2.3.1 Barnsley Local Plan (Barnsley Metropolitan Borough Council, Adopted January 2019)

2.3.2 *Policy BIO1 Biodiversity and Geodiversity*

Development will be expected to conserve and enhance the biodiversity and geological features of the borough by:



Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan.

Maximising biodiversity and geodiversity opportunities in and around new developments.

Conserving and enhancing the form, local character and distinctiveness of the boroughs natural assets such as the river corridors of the Don, the Dearne and Dove as natural floodplains and important strategic wildlife corridors.

Proposals will be expected to have followed the national mitigation hierarchy (avoid, mitigate, compensate) which is used to evaluate the impacts of a development on biodiversity interest.

Protecting ancient and veteran trees where identified.

Encouraging provision of biodiversity enhancements.

Development which may harm a biodiversity or geological feature or habitat, including ancient woodland and aged or veteran trees found outside ancient woodland, will not be permitted unless effective mitigation and/or compensatory measures can be ensured.

Development which adversely effects a European Site will not be permitted unless there is no alternative option and there are imperative reasons of overriding public interest (IROPI).

2.3.3 Barnsley Biodiversity Action Plan (Barnsley Biodiversity Trust, 2009)

The BAP for Barnsley concentrates on species and habitats that had national action plans produced or are of local conservation concern. Habitats identified in the Barnsley BAP include woodland, hedgerows, grasslands, rivers and streams, wetlands and reedbeds, farmland, heathland and moorland.

2.3.4 The Barnsley BAP also contains species action plans for wildlife that is considered threatened or to be declining locally, this includes:

- Hedgehog
- Bats
- Water vole
- Otter



- Grey partridge
- Bittern
- Kestrel
- Lapwing
- Barn owl
- Great crested newt
- White-clawed crayfish
- Priority fish species such as brown trout and eel.



3. Methodology

3.1 Background

- 3.1.1 Biodiversity accounting of existing and post-development habitats and linear features on-Site was carried out using the Statutory Biodiversity Metric 4.0 Calculator Tool, following guidance set out in the metric user guide (DEFRA, 2024). The process for data collation and analysis associated with the assessment is detailed in Sections 4.2 – 4.3 below.

3.2 Assessing strategic significance

- 3.2.1 A desk study was conducted to collate baseline data about ecological sites within the zone of influence of the proposed development site, following guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). This data-gathering exercise was undertaken to obtain any available information relating to statutory nature conservation sites, ecological networks, local plans and priority habitats to help establish the strategic significance of the site. Sources of information used are shown in Table 1.

Table 1: Summary of information sources used for the desk study.

Organisation/source	Information sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, and all international sites including SAC, SPA or Ramsar sites within 5 kilometres of the site. Priority Habitats within 300m.
Barnsley Metropolitan Borough Council	Adopted Local Plan, evidence base, and policies map

- 3.2.2 This evidence was reviewed and used to assess the strategic significance of the site, and/or individual habitats and whether it lies within an ecological network for the area.

3.3 Baseline Data

- 3.3.1 A baseline analysis of the existing habitats on-Site was carried out from the information gathered during the Site's ecological assessment visit carried out by Adam West (Principal Ecologist) on 27/05/2026.



3.4 Biodiversity Net Gain

3.4.1 Biodiversity Net Gain complements and works with the biodiversity mitigation hierarchy set out in the National Planning Policy Framework paragraph 180a. To achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements, the following steps should be followed:

- (1) Aim to avoid or reduce biodiversity impacts through site selection and layout;
- (2) Enhance and restore biodiversity on-site;
- (3) Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market; and
- (4) As a last resort, to prevent undue delays, purchase statutory biodiversity credits from the UK Government where they can demonstrate that they are unable to achieve biodiversity net gain through the available on-site and off-site options.

3.4.2 On completion of the fieldwork the habitat information was mapped and areas were imported into the DEFRA Biodiversity Statutory Metric Calculation Tool. The metric calculates the baseline biodiversity units for the site based on the following factors:

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

3.4.3 Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:

- Area
- Habitat distinctiveness (full metric only – automatically calculated for small sites metric)
- Habitat target condition
- Strategic significance
- Time habitat is created (full metric only)
- Time to the target condition (full metric only – automatically calculated for small sites metric)
- Difficulty of creation (full metric only – automatically calculated for small sites metric)

3.4.4 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved.



Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.

Mitigation hierarchy

- 3.4.5 Development proposals should first seek to avoid impacts by retaining habitats. Second, development proposals should look to minimise the impact by producing plans that are designed to limit habitat disturbance, damage, and loss, thereby mitigating against any unavoidable impacts. Third, proposals should look to restore any damaged or degraded habitats. Then, only as a last resort should proposals compensate for unavoidable residual impacts to damaged or lost habitats that remain after avoidance and mitigation measures.

3.5 Impact Assessment

- 3.5.1 The existing baseline habitat plan for the Site was overlain with the Proposed Landscape Plan (Dwg number: PL-01) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.
- 3.5.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (Ha) (or length (Km) for linear features) of the on-Site compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.6 Habitat Creation and Enhancement

- 3.6.1 The area of any retained/enhanced or created habitats proposed on-Site as part of the Proposed Development was mapped using the Proposed Landscape Plan (Dwg number: PL-01) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of on-Site compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.
- 3.6.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

3.7 Residual Effects

- 3.7.1 The residual effects of the Proposed Development scheme were calculated using the Statutory Biodiversity Metric 4.0 Calculator Tool. This subtracts the pre-development baseline values from that of the post-development values to determine the change in overall habitat value for the Site, taking into account any habitat trading.



- 3.7.2 Habitat trading is where the loss of a habitat must be compensated for through the creation or restoration of areas of equivalent or greater distinctiveness value. Guidance by Defra is that the loss of high distinctiveness areas, such as Habitats of Principal Importance (HPI, NERC Act, S.41), require compensation in a like-for-like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the Statutory Biodiversity Metric 'trading up' (where compensation through creation of a higher distinctiveness habitat) can occur, however, 'trading down' (compensation through creation of lower distinctiveness habitats) is not permitted. Therefore, if present, despite gains in lower distinctiveness habitats, these will not reduce the net gain requirement for the development. This also applies to the different habitat features i.e. habitats, hedgerows and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.
- 3.7.3 Where the resulting biodiversity balance is negative, a residual net loss of biodiversity is recorded. Where the balance is positive a residual net gain of biodiversity is recorded.



4. Statutory Biodiversity Metric 4.0

4.1 Introduction

4.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the Site's ecological assessment survey carried out on 27/05/2026.

4.2 Strategic Significance

4.2.1 There are no priority habitats and potential ecological network areas within the vicinity of the site. The site is linked to residential gardens but is isolated from the wider landscape through access roads and residential developments. The site is therefore not considered to be ecologically desirable.

4.2.2 The site is not part of any designated site, or listed on any local plan, neighborhood plan or other policy document for ecology. It is considered to have low strategic significance (Area/compensation not in local strategy/ no local strategy).

4.3 Existing Site Value

4.3.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in Table 2.

Table 2: Baseline habitats on site and their ecological value as categorised by the Statutory Biodiversity Metric 4.0 calculator.

Biodiversity Metric Reference Number	Biodiversity Metric Habitat Type	Total Area on Site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Artificial unvegetated, unsealed surface	0.0179	V.Low	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.00
2	Developed land; sealed surface	0.0416	V.Low	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.00
3	Vegetated garden	0.0482	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.10
4	Urban tree	0.0163	Medium	Good	Area/compensation not in local strategy/ no local strategy	0.20
	Total (area excl. trees)	0.11	–	–	–	0.29

4.3.2 The following habitat types were recorded on site: artificial unvegetated unsealed



surface, developed land sealed surface, vegetated garden and urban trees.

4.3.3 Artificial unvegetated, unsealed surface

UKHab code: u1c

A parcel of artificial unvegetated, unsealed surface was present in the center of the site in the form of a gravel paving area. No species were identified in this habitat type. This habitat has no biodiversity value (0.00 BU).

4.3.4 Developed land; sealed surface

UKHab codes: u1b and u1b5 (buildings)

There was a strip of developed land sealed surface along the western site boundary. This was in the form of buildings with a surrounding hardstanding area. No species were identified in this habitat type. This habitat has no biodiversity value (0.00 BU).

4.3.5 Vegetated garden

UKHab secondary code: 828

The majority of the site was vegetated garden. This habitat type does not require a condition assessment and is worth 0.10 BU.

4.3.6 Urban trees

UKHab secondary code: 200 (tree)

There was one medium tree on site. A goat willow *Salix caprea* (T01) was located within the vegetated garden along the northern site boundary. This tree was assessed as 'good' condition due to passing all assessment criteria. This tree is worth 0.20 BU. All other trees on site were measured as small, as these were present within vegetated garden, in line with guidance, they have not been included as a separate habitat type within the biodiversity metric.



5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

- 5.1.1 The Proposed Development involves the construction of two residential dwellings with associated access, parking and gardens.
- 5.1.2 The Proposed Development will see the removal of urban tree and artificial unvegetated unsealed surface. Developed land and vegetated garden will be partially removed and created to facilitate the development.

5.2 Habitats to be Retained

- 5.2.1 The Proposed Development will see the retention of 0.0385 ha of developed land sealed surface and 0.0357 ha of vegetated garden habitats on-site to facilitate the development. The retention of vegetated garden habitat will avoid any direct impacts of loss of habitat.

5.3 Habitats to be Enhanced

- 5.3.1 No habitat enhancement will take place in the proposed development.

5.4 Habitats to be Lost

- 5.4.1 The Proposed Development will see the loss or partial loss of all habitats on-site to facilitate the development.
- 5.4.2 Artificial unvegetated unsealed surface and <0.005 ha of developed land sealed surface will be lost to facilitate the development. These habitats have no biodiversity value (0.00 BU) and do not require compensation.
- 5.4.3 0.01 ha of vegetated garden will be lost to facilitate the development. This is a low distinctiveness habitat worth 0.03 BU. This is a minor loss and will require replacement with habitat of the same distinctiveness or higher.
- 5.4.4 One urban tree will be lost to facilitate the development. Trees are of a medium distinctiveness and are worth 0.20 BU. This is a moderate loss and will require replacement with the same broad habitat type or a higher distinctiveness habitat.

5.5 Habitats to be Created

- 5.5.1 The Proposed Development will see the creation of developed land sealed surface and vegetated garden habitats on-site as part of the development.



5.5.2 0.0225 ha of developed land sealed surface will be created. This is a very low distinctiveness habitat with no biodiversity value (0.00 BU).

5.5.3 0.008 ha of vegetated garden will be created. This is a low distinctiveness habitat that does not require a condition assessment. This will provide 0.02 BU post-development.

5.6 Overall Impacts

5.6.1 The retention, enhancement and loss of habitats as a result of the Proposed Development are quantified in Table 3.

Table 3: Summary of baseline habitat biodiversity value through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Artificial unvegetated, unsealed surface	0.00	0.00	0.00	0.00	0.02	0.00
2	Developed land; sealed surface	0.0385	0.00	0.00	0.00	0.00	0.00
3	Vegetated garden	0.0357	0.07	0.00	0.00	0.01	0.03
4	Urban tree	0.00	0.00	0.00	0.00	0.02	0.20
	Total (area excl. trees)	0.07	0.07	0.00	0.00	0.03	0.22

5.6.2 The existing baseline across the site was compared to the current hard and soft landscaping plans. The Metric calculated a net change of **-70.26%** for habitat units. The full Metric spreadsheet has been provided alongside this report for the LPAs review. Table 4 summarizes the biodiversity metric results.

Table 4: Summary value of baseline habitat biodiversity value through retention, creation and enhancement

On-site baseline	Habitat units	0.29 BU
On-site post intervention	Habitat units	0.09
Total net change %	Habitat units	-0.21 BU (-70.26%)
Trading rules satisfied	Yes/No	No

5.6.3 Offsite provisions are required to meet the 10% net gain and meet the trading rules. This can be achieved through one of the following methods:

- Planting on other land within the ownership of the client.
- Purchase of 0.01 BU of low distinctiveness habitat and 0.20 BU of urban tree habitat from a habitat bank.
- As a last resort, purchase of 0.47 A1 Statutory Credits.



- 5.6.4 Should the Proposed Development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.



6. References

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain. Good practice principles for development.

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

Department for Communities and Local Government (2005), Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

DEFRA (2023) Biodiversity Metric Calculation tool (spreadsheet) (Biodiversity Metric 4.0)

DEFRA (2023) Biodiversity Metric 4.0 User guide

DEFRA (2023) Biodiversity Metric 4.0 and SSM: Technical Annex1 (habitat condition assessments)

Ministry of Housing, Communities and Local Government (2021), National Planning Policy Framework.

Multi-Agency Geographical Information for the Countryside (MAGIC) Website



Appendices

Appendix 1: Baseline Habitat Map



Site name & address

**Land to the rear of 5-7 Don Street
Spring Vale
Barnsley
S36 6HA**

Key

 Red Line Boundary

Individual tree Baseline -

 Existing Medium Urban Tree

Habitats Baseline -

 Artificial unvegetated, unsealed surface

 Developed land; sealed surface

 Vegetated garden

Google Satellite

Scale
0 5 10 m


Site Land to the rear of 5-7 Don Street	Client DMA Design Management Ltd
Project 23900 Biodiversity Accounting Assessment	Author RPS
Plan ref PL01A	Revision 0

Appendix 2: Proposed Habitat Map





Site name & address

**Land to the rear of 5-7 Dons Street
Spring Vale
Barnsley
S36 6HA**

Key

 Red Line Boundary

Individual tree Proposed -

 Lost Urban Tree

Habitats Proposed -

 Developed land; sealed surface

 Vegetated garden

Google Satellite

Scale

0 5 10 m


Site
Land to the rear of 5-7
Don Street

Client
DMA Design
Management

Project
23900 Biodiversity
Accounting Assessment

Author
RPS

Plan ref
PL01A

Revision
0

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Appendix 3: Proposed Development Plan



Do not scale from this drawing. tractus:dma must be notified immediately should any discrepancies be found. The contractor must check all dimensions on site before construction or manufacture of materials. This drawing or any portion of it may not be reproduced without the consent of tractus:dma.

NOTES

All efforts have been made in measuring existing site. However the contractor / builder is responsible, for checking & confirming all given dimensions on site prior to pricing & works.

Extent of boundary ownership confirmed by applicant.

Proposal -

Outline Planning Application for -

Proposed Construction of 2 No. New-Build Detached Dwellings on land to the rear of 5-7 Don Street, Penistone, S36 6HA to meet the applicants requirements and as illustrated on the outline application drawings.

Existing and Proposed Planning use Class - C3 (Dwellingshouses)

1) GENERAL BUILDING NOTES

- All works to be in accordance with Building Regulations, current editions and amendments and to the satisfaction of the Building Control Authority.
- All works within the contract and by the contractor must be carried out in such a way that all requirements under the Health and Safety at Work Act are satisfied and maintained.
- All works by the Contractor must be carried out in compliance with the requirements of all British Standards, Codes of Practice etc. and with the requirements of all relevant and current Statutory Authority regulations.
- All structural calculations if required to be submitted by client appointed Structural Engineers and upgraded as necessary as works proceed to suit any clients requirements.
- The contractor must ensure and will be held responsible for the stability of the building structure at all stages of the contract.

2) APPROVED DOCUMENT A STRUCTURE

- All structural details and calculations if required to be submitted for approval to Building Control Authority by client appointed Structural Engineer.

OUTLINE PLANNING

Rev	Description	Date	By	App'd
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tractus:dma
architectural design

Stross House, Scout Hill Mills, Broad Street
Dewsbury, West Yorkshire, WF13 3SA
t: 01924 462 550 m: 07791 717 404
e: asiff@tractusad.co.uk

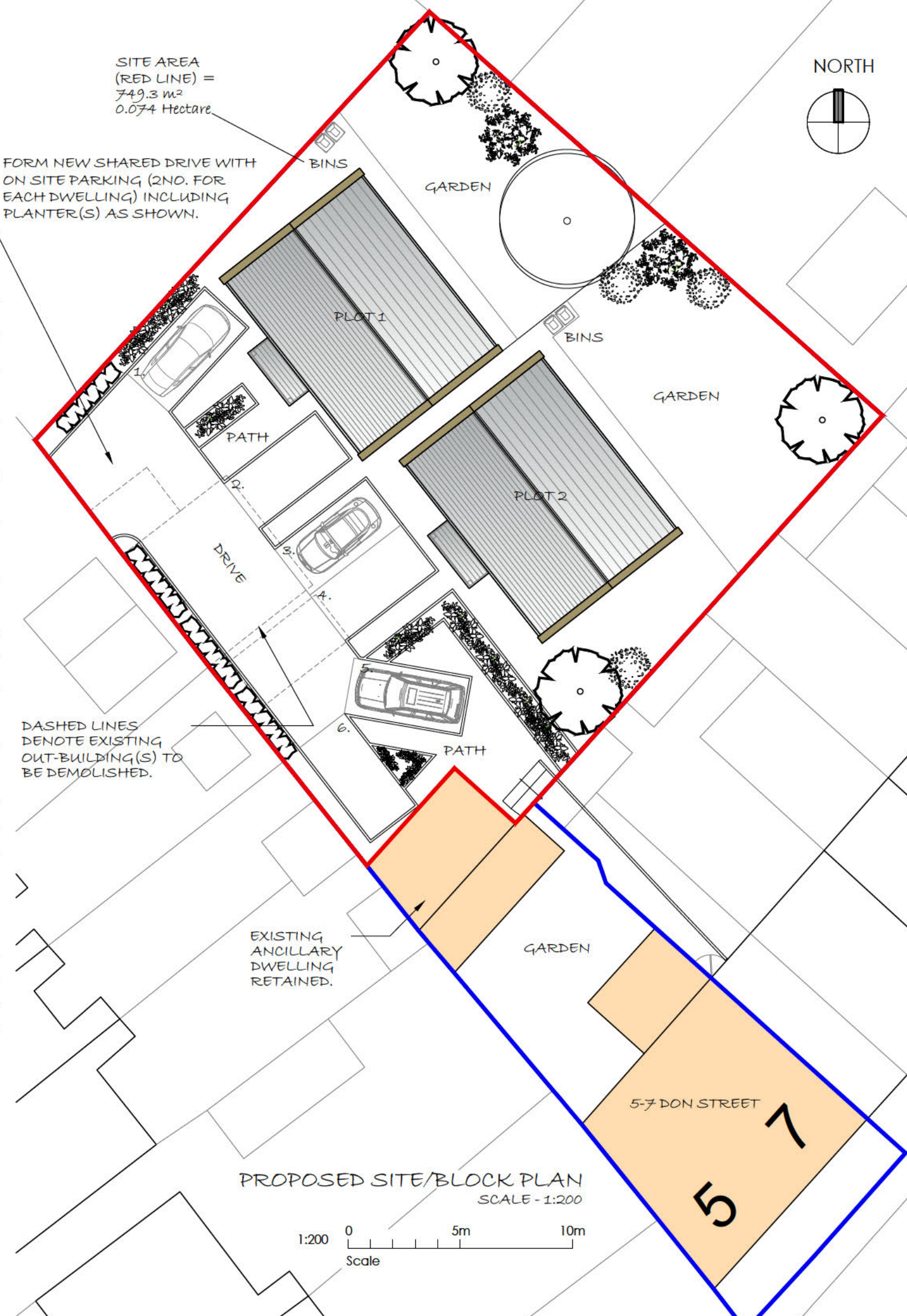
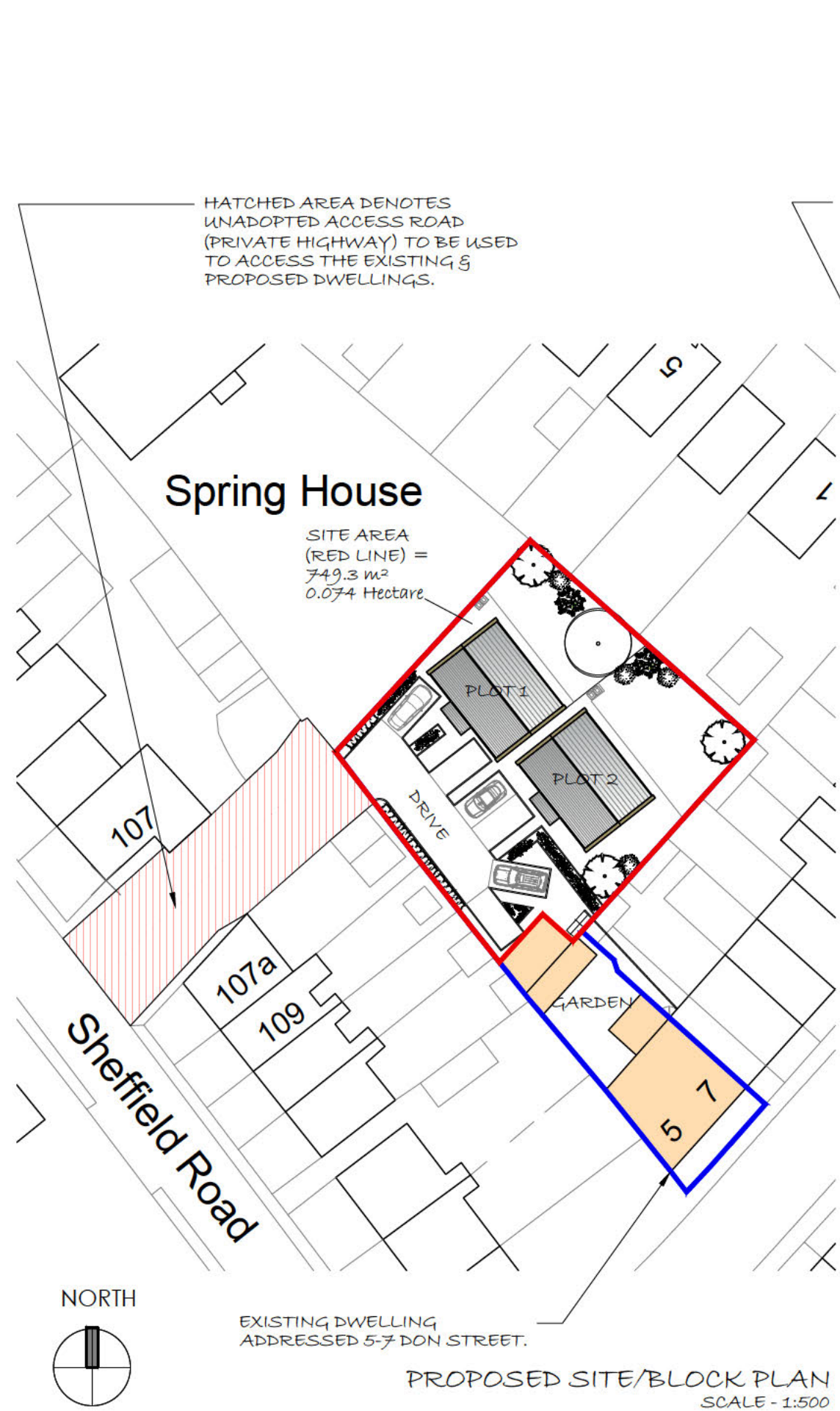
Client
MR. ANDREW FINCH

Project
5-7, DON STREET
PENISTONE, S36 6HA

Drawing title
PROPOSED SITE/ BLOCK
PLAN

Drawn by AM	Date 04/26	App'd -
Drawing no PL-01	Project no 26-003	Scale @ A3 A.S.
		Rev -

©2026 tractus:dma architectural design



Appendix 4: Site Photographs



Photo 1: Artificial unvegetated unsealed surface on site.



Photo 2: Vegetated garden with buildings and sealed surface beyond.



Photo 3: Artificial unvegetated unsealed surface gravel area with medium goat willow tree in the vegetated garden beyond.

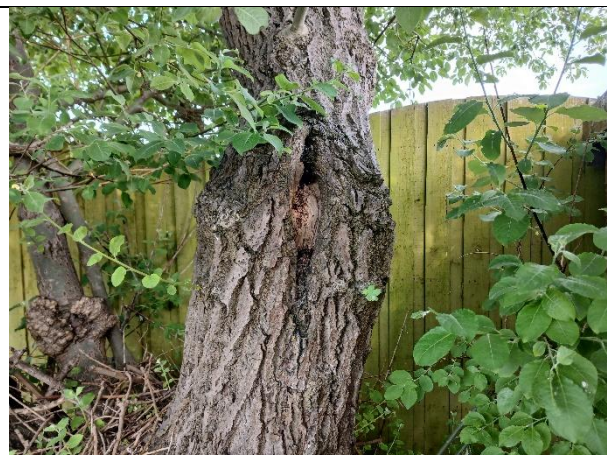


Photo 4: Crack in the medium goat willow tree.



Photo 5: View from the northeast of the vegetated garden on site.



Photo 6: View of the shrub in the vegetated garden habitat on site.





Photo 7: Buildings and developed land on site.



Photo 8: Buildings and developed land on site.



Photo 9: Buildings and developed land on site.



Photo 10: Buildings and developed land on site.



Photo 11: Developed land access road.



Photo 12: Vegetated garden and developed land on site.



Appendix 5: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Rebecca Petch-Smith, Assistant Ecologist

MBiol (Hons) Zoology

Rebecca joined JCA in 2025 after spending 18 months in the teaching industry. Prior to this she graduated from the University of Leeds with a 2:1 Honours Integrated Master's degree in Zoology. As part of her degree programme, Rebecca spent time in Kenya conducting surveys on African ungulates. Rebecca began assisting on bat emergence surveys in 2024, after which, she gained employment as a Graduate Ecologist at JCA Ltd. She is currently working towards her Level 1 Great Crested Newt Licence and Level 1 Bat Licence.

James Foster, Assistant Ecologist

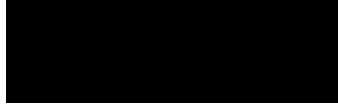
BSc (Hons) Biology

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has over 11 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

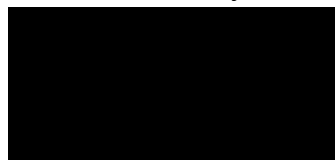
Signed



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Rebecca Petch-Smith *MBiol, BSc (Hons)*

10/06/2026

Reviewed by



.....
James Foster *BSc (Hons)*

11/06/2026

Approved by



.....
Elizabeth Davies BSc (Hons) MCIEEM

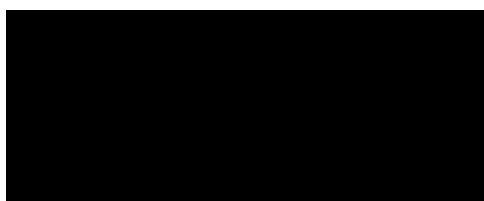
26/06/2026



For and on behalf of **JCA Ltd**

Registered Office:

**Unit 80
Bowers Mill
Branch Road
Barkisland
Halifax
HX4 0AD**





ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



HEAD QUARTERS

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VAT No: 686 4674 78

