



FUTURESECOLOGY

Elizabeth James Enterprises

61-63 Moor Lane, Gomersal

BIODIVERSITY IMPACT ASSESSMENT (BIA)

Report Reference Number: FE212/BIA01

October 2022

Futures Ecology Ltd

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1.0 INTRODUCTION

- 1.1 The following report has been prepared by Futures Ecology Ltd. on behalf of Elizabeth James Enterprises. This summary report presents the results of the Biodiversity Impact Assessment (BIA) calculations using the Natural England Small Sites Metric Calculation Tool produced in respect of proposals for development of land at 61-63 Moor Lane, Gomersal (central grid reference: SE 20972 26829).

SITE LOCATION AND CONTEXT

- 1.2 The Site is approximately 1449m² in extent and comprises buildings, hardstanding, and a lawn with picnic benches. The Site boundaries are marked by a native hedgerow and a line of broadleaved trees.

DEVELOPMENT PROPOSALS

- 1.3 Development proposals include the conversion and extension of the existing building on-site into four apartments, as well as a communal garden and parking area (Pre-Application Report - Den Architecture, December 2021).

2.0 METHODOLOGY

HABITAT ASSESSMENT

- 2.1 A Phase 1 Habitat Survey of the application Site was completed on the 3rd August 2022 to assess the habitats present on-site and to fully inform the Biodiversity Impact Assessment (BIA) using the Natural England Small Sites Metric. This information was used to:
- Adequately map the onsite habitats to inform the BIA; and
 - Undertake a habitat condition assessment as per those outlined within The Biodiversity Metric 3.1 Technical Supplement¹ for the created habitats.
- 2.2 Survey methodology followed guidance from Joint Nature Conservation Committee (JNCC) 2016² comprising a walkover of the survey area mapping and broadly describing and classifying the principal habitat types and identifying the dominant plant species present within each habitat type, noting any features of interest.
- 2.3 A summary of the habitats present on-site is provided within the report including UK Habitat Classification equivalent habitats for the purpose of the Biodiversity Impact Assessment (BIA).

BIODIVERSITY IMPACT ASSESSMENT (BIA)

- 2.4 To quantify deliverable net gain for the application, the baseline value of the habitats within the site have been calculated utilising the Natural England Small Sites Metric.




¹ <http://publications.naturalengland.org.uk/publication/6049804846366720>



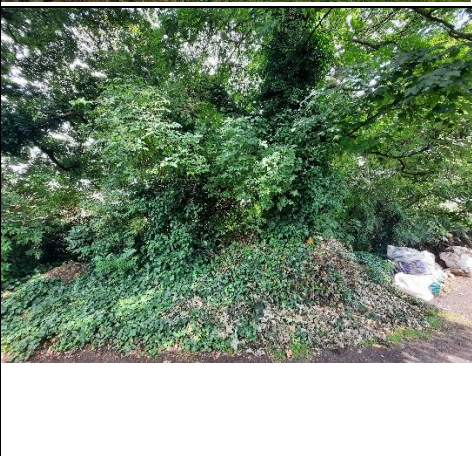

² JNCC (2016) Handbook for Phase1 Habitat Survey – a technique for environmental audit. ISBN 0 86139 636 7

3.0 **BASELINE: ECOLOGY**

3.1 A summary of the habitats present on site is provided in Table 1 below including UK Habitat Classification equivalent habitats for the purpose of the BIA. Figure 1 outlines the baseline habitat areas across the site.

Table 1: Summary of Habitats

Phase 1 Habitat Type	UK Hab (using Biodiversity Metric 3.1 Calculation Table G-9)	Description	Photograph	Condition Assessment
Buildings	Developed land; sealed surface	A three-storey building and garage on-site. Total area: 181m²		N/A - other
Hardstanding	Developed land; sealed surface	Car parking and storage area. Total area: 742m²		N/A - other
Amenity grassland	Modified grassland	A lawn area with picnic benches. Total area: 504m²		Condition Assessment N/A

Phase 1 Habitat Type	UK Hab (using Biodiversity Metric 3.1 Calculation Table G-9)	Description	Photograph	Condition Assessment
Tal ruderal vegetation	Sparsely vegetated land – Ruderal/ephemeral	A strip of tall ruderal vegetation along the Southern site boundary, bordering Moor Lane. Total area: 19m²		Passes: 2, 4. Fails: 1, 3. Condition: Poor
Species poor native hedgerow with trees (H1)	Native hedgerow with trees	Hawthorn and elder hedgerow along the eastern Site boundary, bordering Dewsbury Road. Total length: 30m		Passes: A1, B1, B2, C2, D1, D2, E2. Fails: A2, C1, E1. Condition: Moderate
Line of broadleaved trees	Line of trees	Line of mature sycamore and ash trees along the northern and eastern Site boundaries. Total length: 66m		Passes: 2, 3, 5. Fails: 1, 4. Condition: Moderate
Broadleaved tree	Urban tree	A sycamore within a storage area. Total number: 1		Passes: 2, 3, 4, 5. Fails: 1, 6. Condition: Moderate

- 3.2 From the completed Natural England Small Sites Metric, the value of the existing site habitats on-site are **0.2430 Biodiversity Habitat Units (BHU)** and **0.5040 Hedgerow Units (HU)**.

4.0 BIODIVERSITY IMPACT ASSESSMENT

- 4.1 In accordance with National Planning Policy Framework (NPPF)³, the Environment Act (2021)⁴ and local policy⁵ the aim is to generate an overall net gain in biodiversity units.
- 4.2 Post development, the on-site habitat creation (Figure 2) with long-term management (for a minimum of 30 years), will achieve total net unit change of **-0.0532 BHU**. This equates to a **-21.91% net loss in BHU**. An additional **0.0776 BHU** would need to be provided to achieve a 10% net gain.
- 4.3 The hedgerow and line of trees currently present on-site are to be retained, but no additional hedgerows or lines of trees are proposed (Figure 2). Therefore, there is a net unit change of **0 HU**. An additional **0.0504 HU** would need to be provided to achieve a 10% net gain.
- 4.4 As the outline BIA assessment indicates that the development proposals cannot deliver a 10% net gain on-site there may be a requirement to secure a net gain via an alternative mechanism. This could include a combination of the following:
- Utilising off-site land under the control of the applicant to deliver the off-site requirement. The land should ideally be located in a strategic ecologically beneficial location.
 - A Biodiversity Credit is calculated based on the Biodiversity Units required for the LPA or another third-party Habitat Bank (to be approved by the LPA) to take on responsibility to deliver the Net gain for biodiversity.⁶

³ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/1005759/NPPF_July_2021.pdf

⁴ https://www.legislation.gov.uk/ukpga/2021/30/pdfs/ukpga_20210030_en.pdf

⁵ <https://www.kirklees.gov.uk/beta/planning-applications/pdf/biodiversity-net-gain-technical-advice-note.pdf>

⁶ <https://www.leeds.gov.uk/planning/conservation-protection-and-heritage/achieving-net-gain-in-biodiversity-guidance-for-developers>

APPENDIX A: FE212 NATURAL ENGLAND SMALL SITES METRIC



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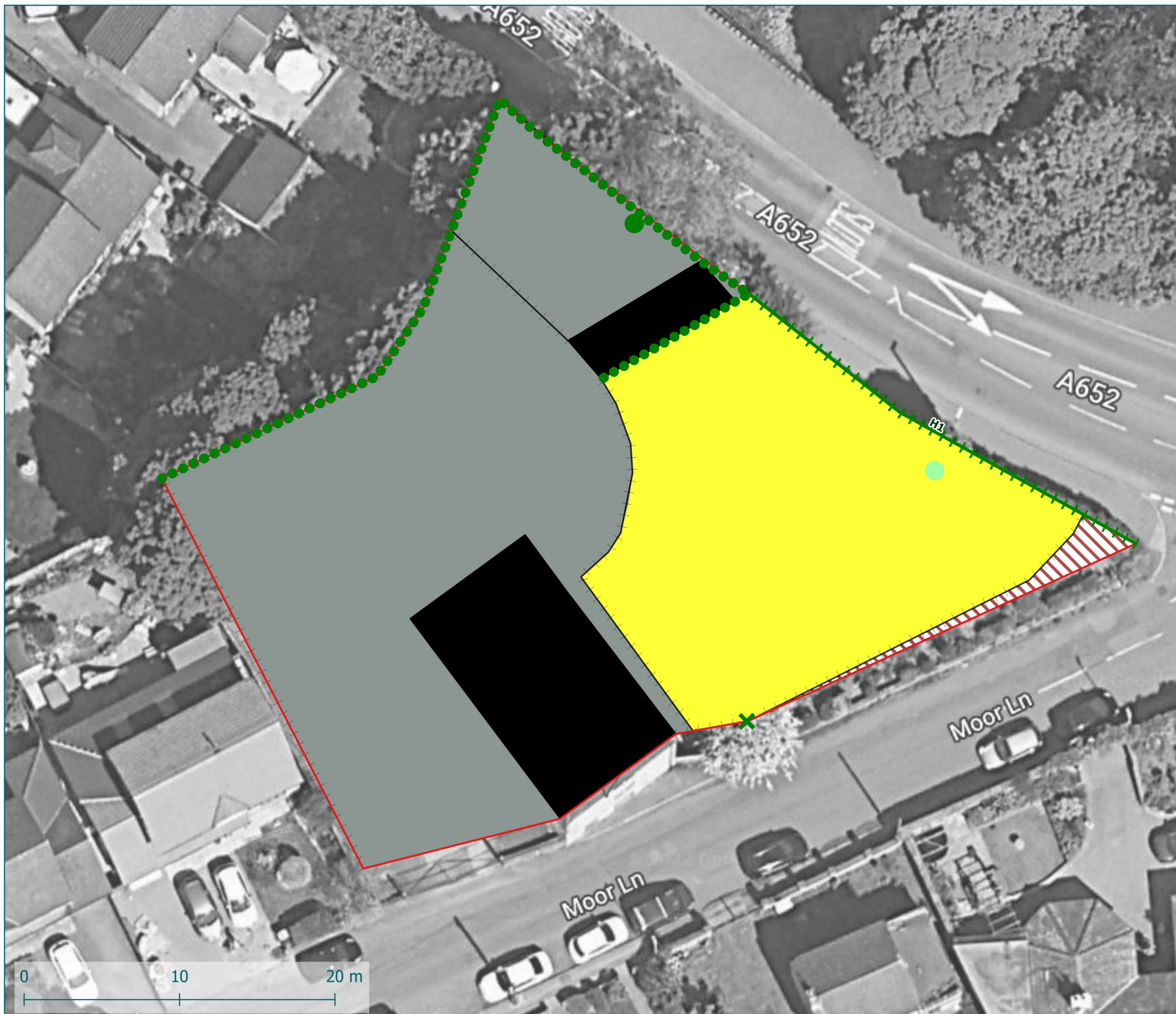
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Key

- Site Boundary
- Pre-development Habitats**
- Developed land; sealed surface (buildings)
- Developed land; sealed surface (hardstanding)
- Modified grassland (amenity)
- Ruderal/Ephemeral (tall ruderal vegetation)
- Native hedgerow with trees
- Line of broadleaved trees
- Fence
- Broadleaved tree
- Coniferous tree
- Scrub - scattered



Client: Elizabeth James Enterprises
 Project: 61-63 Moor Lane, Gomersal
 Title: Figure 1 - Baseline Habitat Plan

Plan Reference: FE212_01
 Project Reference: FE212
 Report Reference: BIA01

Author: MB
 Date: 13/10/2022
 Scale: 1:250



C:\Users\maya.baker\OneDrive - Futures Ecology Ltd\Projects\FE212 61-63 Moor Lane, Gomersal\QGIS\1 Plans\FE212 Biodiversity Net Gain Plan.qgs
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Key

Site Boundary

Post-development Habitats

Developed land; sealed surface (buildings)

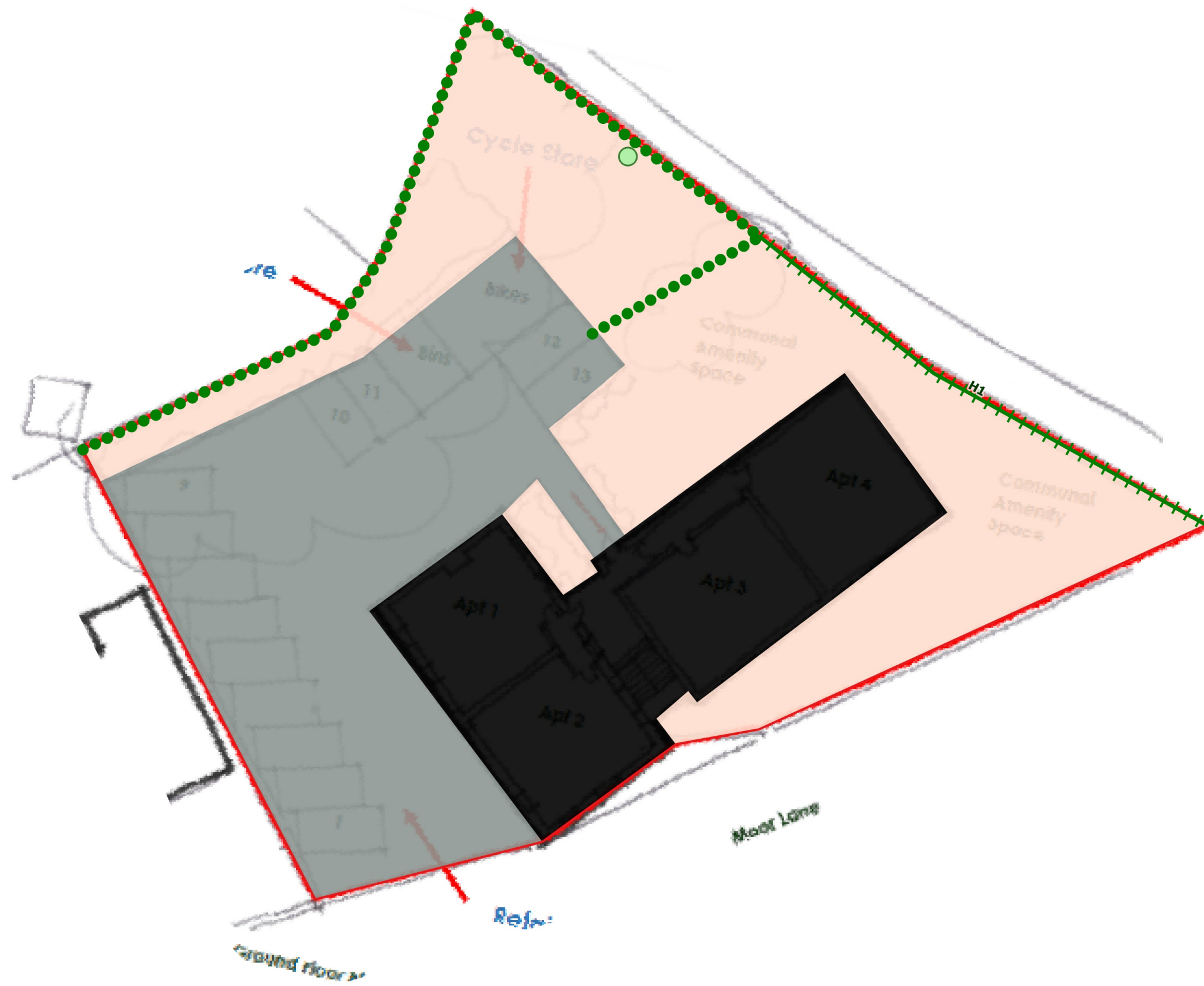
Developed land; sealed surface (hardstanding)

Vegetated garden (lawn and planting)

Native hedge with trees (H1, retained)

Line of broadleaved trees

Retained tree



Client: Elizabeth James Enterprises

Project: 61-63 Moor Lane, Gomersal

Title: Figure 2 - Proposed Habitat Plan

Plan Reference: FE212_02

Project Reference: FE212

Report Reference: BIA01

Author: MB

Date: 13/10/2022

Scale: 1:250



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