BIODIVERSITY ACCOUNTING ASSESSMENT REPORT

at

Upper Pike Law
Scapegoat Hill
Huddersfield
West Yorkshire
HD7 4NS

Client:
AK Planning

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Quality Assurance

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Planning	N/A	N/A	08/08/24	Rick Westwood Alex Donovan	06/09/24	Rick Westwood	06/09/24	Alex Donovan
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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.*

Risk Assessment Completed	
Bio-security Procedure Completed	
Lone Worker Procedure Completed	

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Executive Summary

JCA Limited was instructed by AK Planning to carry out a Biodiversity Accounting Assessment (BAA) of Upper Pike Law, Scapegoat Hill (hereafter referred to as the 'Site') to inform a planning application for the Proposed Development involves demolition of existing building and erection of new storage building on same siting and same size and the clearance of vegetation from the site's track.

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 (February 2024) was used to calculate the baseline biodiversity value of all existing habitats onsite. 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.

On balance of impacts and habitat enhancement, the report concludes that the Proposed Development will result in a **net loss** of -**0.11** habitat BU, equivalent to a **net loss** of **100%**. In addition, the Proposed Development has **not satisfied** the trading rules as a **deficit** of **-0.03** for medium distinctiveness heathland and shrub – mixed shrub and a **deficit** of **-0.09** for low distinctiveness sparsely vegetated land. As such, the client should seek to undertake one or a combination of the following recommendations to achieve an overall biodiversity net gain in habitat BU whilst meeting the Trading Rules:

This executive summary is intended as a summary of the assessment of the site based on information received by the client at the time of production. This executive summary should be read in conjunction with the full Report.

- Incorporate onsite habitat creation/enhancement to compensate for the loss of medium distinctiveness habitat to achieve a minimum of 10% net gain whilst satisfying the Trading Rules. This can be achieved by incorporating **0.12** habitat units of medium distinctiveness heathland and shrub – mixed shrub, or **0.12** habitat units of any higher distinctiveness habitat.

- If onsite habitat creation/enhancement is not possible, then offsite habitat creation/enhancement will be required. This can be achieved by the purchase of additional land designated as a compensatory biodiversity offset site to compensate for the loss of **0.12** habitat units for medium distinctiveness heathland and shrub – mixed shrub and satisfy the Trading Rules.

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- If neither onsite offsite compensation is possible, statutory biodiversity credits will need to be purchased as a last resort. Guidance can be found at https://www.gov.uk/guidance/statutory-biodiversity-credits.

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1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **AK Planning** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Upper Pike Law**, **Scapegoat Hill** (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 Terms of Reference

1.2.1 The principal source documents used to inform this BAA include:

- Proposed Development Plan (Drawing number: foster pike law p 01 c planning).

1.3 Site Description

1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference **SE 08453 16149**, with nearby postcode **HD7 4NS**. The site is bordered to the north by a residential property and agricultural fields, to the east by Slaithwaite Gate and residential housing, to the west by agricultural fields, and to the south by Slaithwaite Gate and residential housing.

1.4 Details of Proposed Development

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1.4.1 The Proposed Development involves demolition of existing building and erection of new storage building on same siting and same size and the clearance of vegetation from the site's track.

2. Biodiversity Accounting in Context

2.1 Background

2.1.1 Biodiversity is complex and so it is impossible to measure in its entirety. Therefore metrics, which incorporate measures of different biodiversity attributes, are used to provide surrogate measures of overall biodiversity. This report uses the 'Statutory Biodiversity Metric,' which was designed by DEFRA (2024) to define the biodiversity impacts and compensation requirements associated with development proposals. The metric works by providing a comparative measure of each habitat onsite biodiversity units (BU) by multiplying its area (hectares), distinctiveness (habitat type) and current condition (quality). The relative impacts (habitat loss) of the development, considering any additional onsite habitat creation or enhancement, can then be calculated to determine if a measurable biodiversity net gain will be achieved onsite. If a measurable net gain is unable to be achieved onsite, then the process of biodiversity offsetting must be undertaken.

2.1.2 Biodiversity offsets are conservation activities designed to deliver biodiversity benefits in compensation for residual losses, in a measurable way. Biodiversity offsetting is distinguished from other forms of compensation by the requirement for measurable outcomes. This is achieved by quantifying net biodiversity impacts caused by development; using the same metric to assess direct and indirect negative impacts to habitats and the value of any onsite compensation, to set the framework of offsite compensation (offset) requirements and the biodiversity net gain generated by these offsets. Biodiversity offsetting ensures that offsite compensation proposed is both proportionate to the development concerned and that a measurable net gain for biodiversity can be achieved.

2.1.3 Biodiversity offsetting, like other forms of compensation, is the last step of the mitigation hierarchy (first avoid, then reduce, and finally, compensate) and is applied as a last resort to otherwise policy-compliant development proposals. 'Offsetting' – i.e. creating or restoring new wildlife habitat in a measurable way and in a different place to where it was lost.

2.1.4 In addition to providing a mechanism for quantifiable compensation and net gain, biodiversity offsets provide reliable biodiversity outcomes as they are long-

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term (30 years), monitored and enforceable with adaptable management plans for optimised success.

2.2 Biodiversity Net Gain Principles

2.2.1 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 onsite 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 offsite compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.3 Biodiversity Offsetting Standards

2.3.1 Good practice standards for biodiversity offsetting are set out by the Business and Biodiversity Offsets Programme (BBOP, 2012). These standards inform the approach for selection and development of suitable Offset Sites and projects. Of these standards, the following provide the most relevant UK framework for the preliminary offset site search:

- The proposed offset site should be identified as suitable for the creation and/or enhancement of a target habitat within the vicinity of where the impact occurs;

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- The site must be available and managed for a minimum specified term (typically 30 years).
- The landowner must agree to an enforceable delivery mechanism to secure the long-term management.
- The site must be available for monitoring to ensure appropriate management is being undertaken and to report biodiversity progress back to the local planning authority.

2.3.2 Further standards, with regards to offset site surveys and ensuring that appropriate target habitats and units can be achieved, will form part of the detailed site search that will precede the preliminary site search.

2.3.3 In addition to biodiversity net gains achieved onsite, offsite enhancements can also achieve positive outcomes for nature in the local area.

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3. Policy and Legislation

3.1 Introduction

3.1.1 Planning guidelines, international commitments, legislation and planning policies relevant to the protection, conservation and enhancement of nature conservation interests are detailed below.

3.2 National Policy and Guidance

3.2.1 Specific habitats and species of relevance to the site receive legal protection in the United Kingdom under various pieces of policy and legislation, including:

- The **Environment Act 2021** mandates that all planning applications will be required to demonstrate how a development will enhance biodiversity and protect habitats from November 2023. This is to be achieved through a measurable 10% Biodiversity Net Gain (BNG), in association with development through the use of the most up to date DEFRA Metric (currently Statutory Biodiversity Metric);

- **National Planning Policy Framework** (**NPPF**, as revised 2021) sets out how planning policies and decisions should contribute to and enhance the natural and local environment through amongst other things, ensuring BNG through development and protect ecological important sites and networks;

- The **Conservation of Habitats and Species Regulations 2017 (as amended)** (retained in UK law by **CHSR (Amendment) (EU Exit) 2019**) details the regulations for the protection of European Protected Habitat and Species. Such European Protected Species (EPS) of animals (**Schedule 2**) and plants (**Schedule 5**) include all species of bats, great crested newt *Triturus cristatus*, dormouse *Muscardinus avellanarius*, and European otter *Lutra lutra*, amongst others;

- The **Wildlife and Countryside Act (WCA) 1981 (as amended)** covers the legislation for endangered species in England and the framework for the designation of Sites of Special Scientific Interest (SSSIs);

- The **Countryside and Rights of Way (CRoW) Act 2000** reinforces the wildlife legislation listed in the WCA and places a duty of government departments to consider biodiversity, and provides governmental department powers for the protection and maintenance of SSSIs;

- The **Natural Environment and Rural Communities Act (NERC) 2006** places a duty upon local authorities to promote and enhance biodiversity in all their functions. Specifically, habitats and species of principal importance

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to the conservation of biodiversity in regards to the planning process;

- The **Hedgerow Regulations 1997** provides protection by prohibiting the destruction or damage to important countryside hedges; and
- The **Protection of Badgers Act 1992** includes the protected of badgers under the act and that it is unlawful to wilfully kill, injure, take, possess or cruelly ill-treat badgers or attempt to do so.

3.2.2 Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species.

3.3 Local Policy and Guidance

3.3.1 Kirklees Local Plan – (Kirklees Council, Adopted February 2019)

Policy LP30 Biodiversity & Geodiversity

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

South Pennine Moors

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

Statutory Designated Sites

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

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

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outweigh the impacts on the site's special conservation features and measures are provided to mitigate harmful impacts.

The Dark Peak Nature Improvement Area

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

Local Designated Sites & Important Local Ecological Features

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

Habitats and Species of Principal Importance

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

Biodiversity and Development

Development proposals will be required to:-

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

(ii) minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;

(iii) safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;

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(iv) establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

(v) incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

Policy LP33 Trees

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

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

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

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4. Methodology

4.1 Background

4.1.1 Biodiversity accounting of existing and post-development habitats and linear features onsite was carried out using the statutory 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.

4.2 Baseline Data

4.2.1 A baseline analysis of the existing habitats onsite was carried out from the information gathered during the site's ecological assessment visit carried out by Rick Westwood (Graduate Ecologist, JCA Limited) and Alex Donovan (Graduate Ecologist, JCA Limited).

4.2.2 To undertake the Statutory Biodiversity Metric calculations, the following information was recorded for each habitat parcel and/or linear feature:

- Habitat type;
- Area/Length (ha/km);
- Habitat condition;
- Strategic significance; and
- Whether that habitat will be lost, retained, enhanced, succeeded and/or created, and at what scale.

4.2.3 The habitat map for the site was digitised and interpreted using QGIS Version 3.32.3-Lima to calculate habitat area.

4.3 Impact Assessment

4.3.1 The existing baseline habitat plan for the site was overlain with the Proposed Landscape Plan (foster pike law p 01 c planning) using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

4.3.2 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 onsite compensation proposals being provided. An estimate of

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future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

4.4 Habitat Creation and Enhancement

4.4.1 The area of any retained/enhanced or created habitats proposed onsite as part of the Proposed Development was mapped using the Proposed Landscape Plan (foster pike law p 01 c planning) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of onsite compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.

4.4.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

4.5 Residual Effects

4.5.1 The residual effects of the Proposed Development scheme were calculated using the Statutory Metric 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, considering any habitat trading.

4.5.2 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, S41), require compensation in a like-for like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the 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, rivers, and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.

4.5.3 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.

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5 Statutory Biodiversity Metric

5.1 Introduction

5.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the site's ecological assessment survey carried out on 08/08/2024.

5.2 Existing Site Value

5.2.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in **Table 1**. Existing onsite habitats can be found in **Appendix 1**.

Table 1: Baseline habitats onsite and their ecological value as categorised by the Statutory Biodiversity Metric calculator.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Total Area onsite (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Mixed shrub	0.0063	Medium	Poor	Area/compensation not in local strategy/ no local strategy	0.03
2	Sparsely vegetated land	0.0147	Low	Good	Area/compensation not in local strategy/ no local strategy	0.09
3	Developed land; sealed surface	0.0096	V.Low	N/A-Other	Area/compensation not in local strategy/ no local strategy	0.00
	Total (area excl. trees)	**0.03**	**–**	**–**	**–**	**0.11**

5.2.2 The mixed scrub (reference number 1) was classified as poor condition, as it passed **2 out of 5** criteria. This habitat failed the following condition assessment criteria:

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- Criteria A – The parcel represents a good example of its habitats type – the appearance and composition of the vegetation closely matches its UKHab description where in its natural range): at least 80% of scrub is native, there are at least three native woody species, no single species compromises more than 75% of the cover (except for hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* (only in its native range), or box *Buxus sempervirens*, which can be up to 100% cover)

- Criteria B – Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.

- Criteria E – There are clearings, glades or rides present within the scrub, providing sheltered edges.

5.2.3 The Sparsely vegetated land (reference number 2) was classified as good condition, as it passed **4 out of 4** criteria.

5.2.4 All habitats had a strategic significance of 'Area/compensation not in local strategy/ no local strategy' due to the site and habitats onsite not being identified within the local strategy or Biodiversity Action Plan.

5.2.5 To ensure a 10% net gain in biodiversity is achieved as part of the Proposed Development the following measures can be employed:

- Habitat retention; and/or

- Habitat enhancement; and/or

- Habitat creation.

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6 Proposed Development Impact Assessment

6.1 Description of the Proposed Development

6.1.1 The Proposed Development involves demolition of existing building and erection of new storage building on same siting and same size and the clearance of vegetation from the site's track.

6.1.2 The Proposed Development will see the removal of all onsite habitats to facilitate the development. This will see the loss of medium distinctiveness, poor condition mixed shrub and low distinctiveness, good condition sparsely vegetated land.

6.1.3 The results of the onsite metric calculation indicates that a total of **0.11** habitat units lost as a result of the development, with **0.00** habitat units retained and **0.00** units enhanced (**Table 2**).

Table 2: Summary of onsite 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	Mixed shrub	0.00	0.00	0.00	0.00	0.01	0.03
2	Sparsely vegetated land	0.00	0.00	0.00	0.00	0.01	0.09
3	Developed land; sealed surface	0.0096	0.00	0.00	0.00	0.00	0.00
	Total	**0.01**	**0.00**	**0.00**	**0.00**	**0.02**	**0.11**

6.2 Habitats to be Retained

6.2.1 Any development should apply the Mitigation Hierarchy (British Standards Institution (BSI), 2013; shown below in Figure 1).

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6.2.2 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.

Figure 1: The mitigation hierarchy (BSI, 2013)

6.2.3 The Proposed Development will see the retention of developed land; sealed surface onsite to facilitate the development. This offers no metric value to biodiversity.

6.3 Habitats to be Enhanced

6.3.1 The Proposed Development will see the enhancement of none of the habitats onsite to facilitate the development.

6.4 Habitats to be Lost

6.4.1 The Proposed Development will see the loss of medium distinctiveness, poor condition mixed shrub and low distinctiveness, good condition sparsely vegetated land.

6.4.2 The area and length of the habitats being lost to facilitate the development is small and they are of low and medium distinctiveness, respectively. Therefore, it is not considered a significant loss.

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6.5 Proposed Habitat Creation

6.5.1 It is proposed that the following habitats be created as part of the Proposed Development:

- **Artificial unvegetated, unsealed surface**: onsite, access track to building.

6.5.2 The proposed habitats onsite can be found within Appendix 2.

6.5.3 **Table 3** below summarises the value of all habitats that are to be created onsite as part of the Proposed Development. In total, **0.00** BU for habitats are to be created onsite within the Proposed Development.

Table 3: Summary value of onsite habitat proposals.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Target Habitat Type	Total Area onsite (Ha)	Distinctiveness	Target Condition	Strategic Significance	Biodiversity Unit Value
1	Artificial unvegetated, unsealed surface	0.021	V.Low	N/A-Other	Area/compensation not in local strategy/ no local strategy	0.00
	Total (area excl. trees)	**0.02**	**–**	**–**	**–**	**0.00**

6.6 Proposed Development Summary of Net Impacts

6.6.1 **Table 4** below summarises the BU value of the Proposed Development together with the unit value of any biodiversity impacts or onsite habitat creation/enhancement proposals.

6.6.2 This shows that on balance, the Proposed Development would result in a net loss of **0.11** habitat BU, equivalent to a net loss of **-100.00%**.

6.6.3 The Proposed Development **does not** satisfy the Trading Rules as unit deficits have been generated across distinctive units.

Table 4: Summary of Biodiversity Metric results for habitats and hedgerows

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	Biodiversity Units (BU)
Existing site habitat biodiversity value (habitats)	0.11
Value of gross habitat biodiversity loss	-0.11
Value of retained and proposed onsite habitat creation and enhancement (habitats)	0.00
Net habitat biodiversity balance (habitats)	-0.11

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7 Conclusion

7.1.1 In accordance with the NPPF, where a biodiversity impact cannot be avoided or mitigated then compensation measures must be provided. If this cannot be achieved onsite through further avoidance, mitigation or compensatory habitat creation or enhancement measures, then offsite compensation measures will be required.

7.1.2 On balance of impacts and habitat enhancement, the report concludes that the Proposed Development will result in a **net loss** of -**0.11** habitat BU, equivalent to a **net loss** of **100%**. In addition, the Proposed Development has **not satisfied** the trading rules as a **deficit** of **-0.03** for medium distinctiveness heathland and shrub – mixed shrub and a **deficit** of **-0.09** for low distinctiveness sparsely vegetated land. As such, the client should seek to undertake one or a combination of the following recommendations to achieve an overall biodiversity net gain in habitat BU whilst meeting the Trading Rules:

7.1.3 Incorporate onsite habitat creation/enhancement to compensate for the loss of low and medium distinctiveness habitats. A total deficit of **0.12** BU needs to be overcome to achieve a minimum of 10% net gain whilst satisfying the Trading Rules. This can be achieved by incorporating **0.03** habitat units of medium distinctiveness heathland and shrub – mixed shrub, or **0.03** habitat units of any higher distinctiveness habitat, and by incorporating **0.09** habitat units of low distinctiveness sparsely vegetated land, or **0.09** habitat units of any higher distinctiveness habitat.

7.1.4 If onsite habitat creation/enhancement is not possible, then offsite habitat creation/enhancement will be required to overcome the **0.12** BU deficit. This can be achieved by the purchase of additional land designated as a compensatory biodiversity offset site to compensate for the loss of **0.03** habitat units for medium distinctiveness heathland and shrub – mixed shrub or **0.03** habitat units of any higher distinctiveness habitat, and a loss of **0.09** habitat units for low distinctiveness sparsely vegetated land or **0.09** habitat units of any higher distinctiveness habitat and satisfy the Trading Rules.

7.1.5 If neither onsite offsite compensation is possible, statutory biodiversity credits will need to be purchased as a last resort. Guidance can be found at https://www.gov.uk/guidance/statutory-biodiversity-credits.

7.1.6 Further details of the Statutory Biodiversity Metric calculations and associated condition assessments can be found within the Statutory Biodiversity Metric Calculator Tool excel spreadsheet and the Statutory Biodiversity Metric Habitat Condition Assessment Sheets accompanying this report.

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7.1.7 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.

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8 References

Biodiversity Metric Guidance:

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UKHab. (2023). *The UKHab Classification System Version 2.01*. Available at: https://ukhab.org/.

Relevant Legislation:

Wildlife and Countryside Act (WCA) 1981 (as amended)

- http://jncc.defra.gov.uk/page-3614
- https://www.legislation.gov.uk/ukpga/1981/69/contents

The Conservation of Habitats and Regulations (CHSR) 2017.

- https://www.legislation.gov.uk/uksi/2017/1012/contents/made

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

- https://www.legislation.gov.uk/uksi/2019/579/contents/made

Natural Environment and Rural Communities (NERC) Act 2006

- https://www.legislation.gov.uk/ukpga/2006/16/contents

Environment Act 2011

- https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted

Protection of Badgers Act 1992

- https://www.legislation.gov.uk/ukpga/1992/51/contents

Countryside and Rights of Way Act 2000

- https://www.legislation.gov.uk/ukpga/2000/37/contents

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Appendices

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Appendix 1: Baseline Habitat Map

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Site name & address

Upper Pike Law, Scapegoat Hill
Huddersfield, West Yorkshire
HD7 4NS

Key

- Red line boundary

HABITATS

Habitats Baseline

- Sparsely vegetated land
- Developed land; sealed surface
- Mixed scrub

Scale 0 2.5 5 m

Site: Upper Pike Law	Client: AK Planning
Project: BIODIVERSITY ACCOUNTING ASSESSMENT	Author: RW
Plan ref: 2192/RW2	Revision: Planning

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Appendix 2: Proposed Habitat Map

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Site name & address

Upper Pike Law, Scapegoat Hill
Huddersfield, West Yorkshire
HD7 4NS

Key

Red line boundary

HABITATS

Proposed habitats

Artificial unvegetated, unsealed surface

Developed land; sealed surface

Scale 0 5 10 m

Site Upper Pike Law	Client AK Planning
Project BIODIVERSITY ACCOUNTING ASSESSMENT	Author RW
Plan ref 22192/RW	Revision Planning

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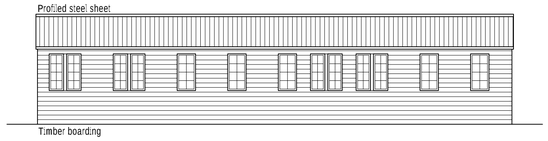
Appendix 3: Proposed Development Plan

© JCA Limited 2024

Sheet size
A1



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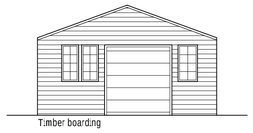

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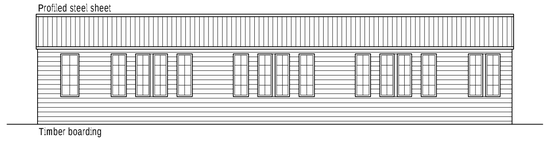

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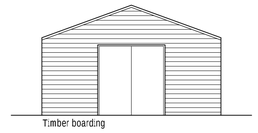

Existing side elevation (1:100)

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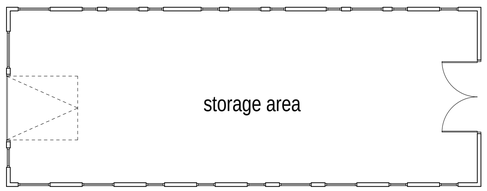
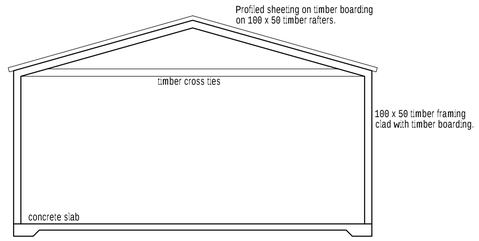
0m	Scale 1:100	8m
0m	Scale 1:200	16m
0m	Scale 1:500	40m
0m	Scale 1:1250	100m

(When to scale of original plan bar = 8cm)

Notes;
1. Setting out to be the responsibility of contractor.
2. Contractor to pay particular attention to pitch of roof and headroom at stairs.
3. Any discrepancies to be reported to Colne Valley Design.

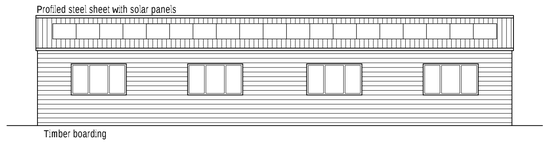


Existing floor layout (1:100)



Existing cross section (1:50)

Location Plan (1:1250)



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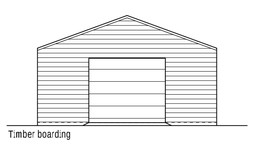

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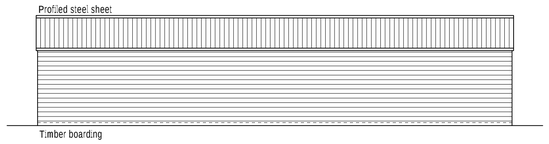

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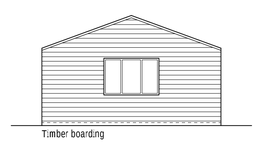

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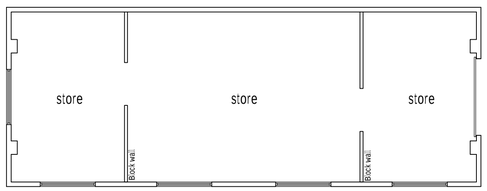
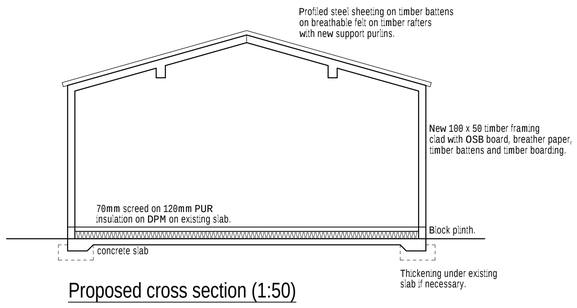


Proposed ground floor layout (1:100)



Proposed cross section (1:50)

Rev C 25/04/2024 Red line amended.
Rev B 03/02/2023 Porch removed and windows amended.
Rev A 28/06/2022 Garage door moved to gable.

Colne Valley Design
8 Meadow Lane
Slaithwaite
Huddersfield HD7 5EX

Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhomes.co.uk

Proprietor: S.A. Mitchell (ACIOB)

Project
Demolition of existing storage building and erection of new stotage building on same siting and same size.

For
Mr M Foster.

Address
Upper Pike Law
Scapegoat Hill

Title
Planning Drawing.

Job No.	Drawing number	Date
21 J 51.	P 01 C.	June 2022.

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 Batchelor'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.

Alex Donovan, Graduate Ecologist

MBIOL, BSc Biology (Industrial).

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology. As part of his degree programme, Alex spent an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust, assisting on various ecological surveys and projects. Alex is a registered Trainee Bird Ringer, licensed through the BTO, and has previously conducted seasonal bat emergence and transect surveys. Alex is currently working towards a level 1 bat licence, level 1 great crested newt licence, and a barn owl survey licence.

Rick Westwood, Graduate Ecologist

BA (Hons) History and Politics

Rick gained his undergraduate degree in History and Politics in 2001 from Leeds Metropolitan University before going on to complete a PGCE in History at the University of Leeds in 2003. After 18 years in secondary education and the NHS, Rick began assisting on bat emergence surveys in 2023, after which, he gained employment as a Graduate Ecologist at JCA Ltd.

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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

.....

Richard Westwood *BA (Hons)*

06/09/2024

Reviewed by

.....

Alex Donovan *MBIOL BSc (Hons)*

06/09/2024

Approved by

.....

Adam West *BSc (Hons) ACIEEM*

13/09/2024

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For and on behalf of ***JCA Ltd***

Registered Office:

Unit 80

Bowers Mill

Branch Road

Barkisland

Halifax

HX4 OAD

Tel. 01422 376335

Fax. 01422 376232

Email: info@jcaac.com

Web: www.jcaac.com

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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

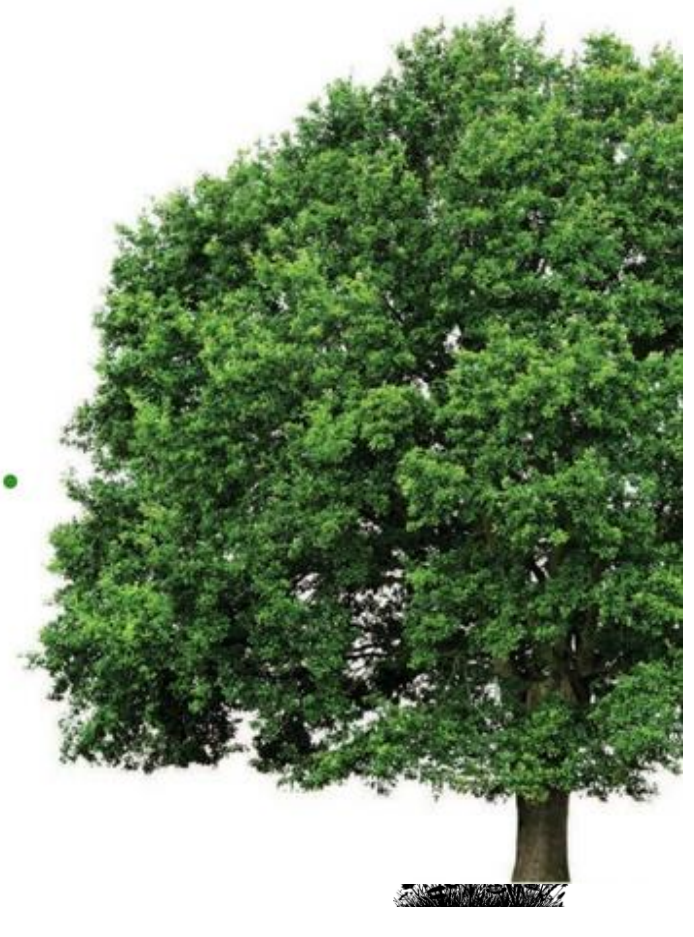
- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

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

JCA Limited

Arboricultural & Ecological Consultants



HEAD QUARTERS

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

Company Reg No: 05005041
VAT No: 686 4674 78

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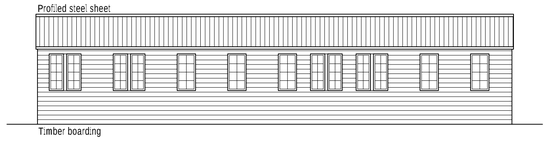

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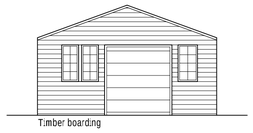

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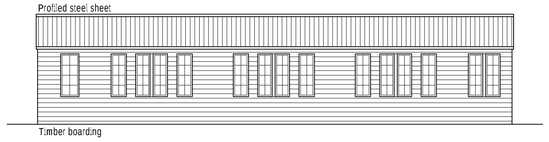

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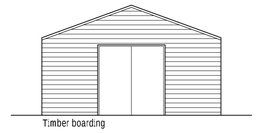

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(When to scale of original plan bar = 8cm)

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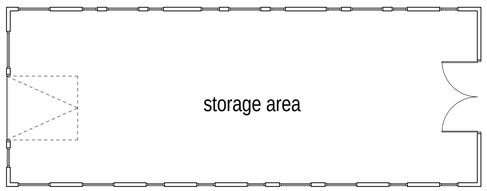
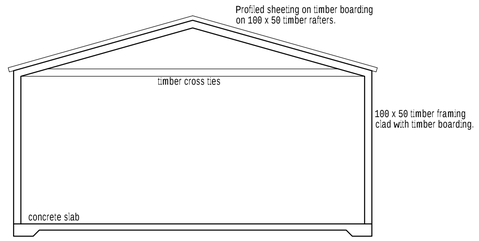


Existing floor layout (1:100)



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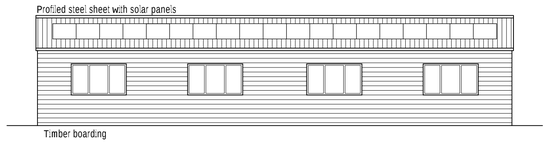
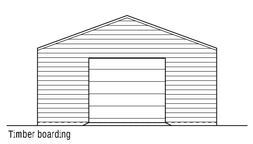


Proposed front elevation (1:100)



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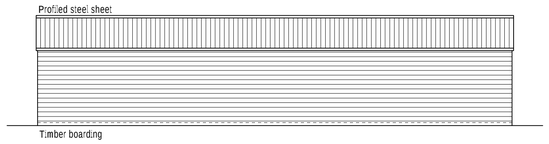

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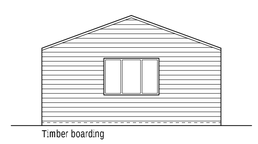

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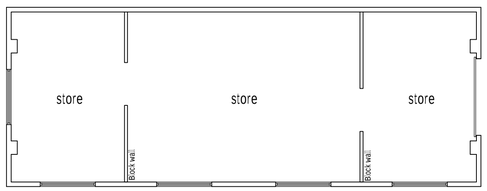
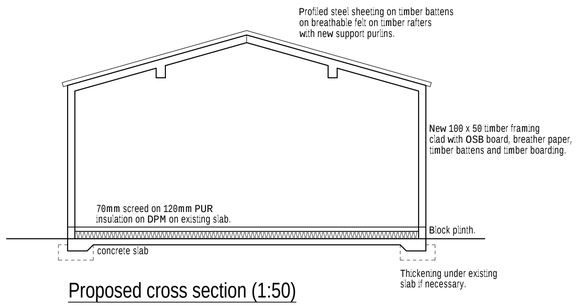


Proposed ground floor layout (1:100)



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Tel: 01484 842097
Mobile: 07867 803312
E-mail: mitchell@sbhomes.co.uk

Proprietor: S.A. Mitchell (ACIOB)

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For
Mr M Foster.

Address
Upper Pike Law
Scapegoat Hill

Title
Planning Drawing.

Job No.	Drawing number	Date
21 J 51.	P 01 C.	June 2022.