

Globe Mills 2, Slaithwaite, Huddersfield

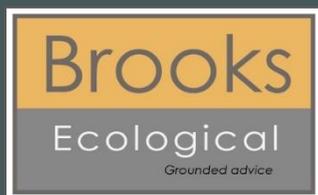


Biodiversity Net Gain Assessment

Report Ref. ER-6907-02

24/08/2023

Hartley Property Trust Ltd.



Report reference	ER-6907-02 - Biodiversity Net Gain Assessment
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Date	24/08/2023
Report duration	In accordance with CIEEM (2019), unless otherwise stated the findings of this report remain valid for a period of 18 months. After this period advice should be sought on the scope of any updating work required.



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Introduction

1. Brooks Ecological Ltd was commissioned by Hartley Property Trust Ltd. to carry out a Biodiversity Net Gain (BNG) Assessment of the proposed development Site at Globe Mills 2, Slaithwaite, Huddersfield.
2. The assessment applies to the parcel of land shown in Figure 1 opposite.
3. The assessment is informed by a Preliminary Ecological Appraisal carried out by Brooks Ecological in July 2023 (ref. ER-6907-01). To conform with DEFRA's Biodiversity Metric 4.0, habitats have been mapped in accordance with the UK Habitats Classification.
4. Biodiversity Accounting metrics are used to quantify the value of a site in Biodiversity Units, which helps in assessing the ecological impacts of the proposed development on the Site.
5. Biodiversity Units can help to inform avoidance, or on-Site mitigation levels required; or as a last resort can translate to a direct monetary value where compensation (off-Site) is required.

Figure 1 Extent of BNG assessment (red line boundary).



Pre-development baseline

Habitats identified

6. The Site supports the following habitats:
 - U1b - Developed Land: Sealed Surface
 - 16 - Tall Forbs
7. Each habitat is mapped in Figure 2 opposite.

Condition assessment

8. The condition assessment for each habitat is based on the available criteria set out in the DEFRA (2023) Biodiversity Metric 4.0 Technical Supplement.

Habitat score

9. The Site has been assessed as having a baseline score of 0.20 Habitat Units.

Figure 2 Pre-development habitats.



DEFRA Metric¹ (Baseline)

10. This metric sets out the baseline for the Site. Proposals should seek to achieve at least a 'no net loss' situation through **avoiding** areas of higher value, **mitigating** any loss on-Site through retention and enhancement, or habitat creation. The Local Planning Authority may require you to **compensate** any residual loss elsewhere, either through direct works or an off-setting contribution.

Existing area habitats				Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Ecological baseline
Ref	Broad Habitat	Habitat Type	Area (hectares)	Distinctiveness	Condition	Strategic significance	Required Action to Meet Trading Rules	Total habitat units
1	Sparsely vegetated land	Tall forbs	0.049	Low	Moderate	Area/compensation not in local strategy/ no local strategy	Same distinctiveness or better habitat required ≥	0.20
2	Urban	Developed land; sealed surface	0.2055	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	Compensation Not Required	0.00
3								
4								
5								
6								
7								
Total habitat area			0.25					0.20
Site Area (Excluding area of Individual trees and Green walls)			0.25					

¹ Our report provides an estimate of the Site's value in Biodiversity Units. This is based on thorough assessment at the time of survey and using the information available at this time. In this assessment we have used the latest version of DEFRA's Biodiversity Metric Tool, the UK Habitats Classification, and relevant guidance. This assessment requires subjective judgments to be made in terms of habitat type and condition and could be open to other interpretations. Reliance on the Unit Score, or conversion of this into a monetary value, would be at the developer's own risk. Where conversion to monetary value is required, it is always advisable to get calculations checked independently.

Post-development Score

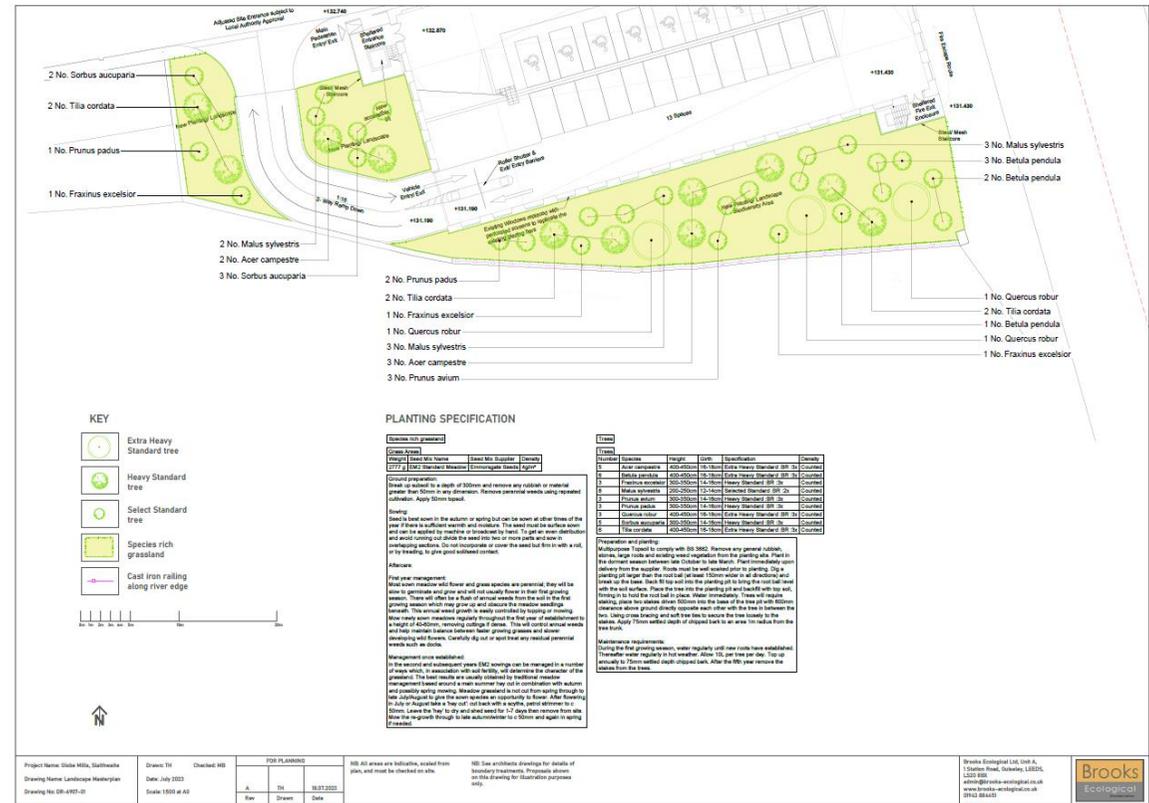
Proposed habitats

- Habitats present on-Site post-development have been based on the Landscape Masterplan (Figure 3, opposite) Brooks Ecological drawing DR-6907-01 Rev 1, July 2023.
- Planting types specified in the Landscape Proposal have been assigned a UK Habitat Classification description that best fits the target habitat.
- Habitats assigned are shown in Figure 4 overleaf.

Condition assessment

- The condition assessment for each proposed habitat is based on what is realistic and achievable for the Site, based on the Landscape Masterplan.

Figure 3 Landscape Masterplan drawing DR-6907-01, Rev A.



Post-development habitats

Habitat Score

15. The Site has been assessed as having a post-development score of 0.98 Habitat Units.
16. This score is based on our interpretation of the Landscape Masterplan, as shown in Figure 4 opposite.

Figure 4 Post-development habitats.



Biodiversity Gain Assessment

18. This exercise identifies an overall Net Gain of 0.78 Habitat Units (+398.51%).
19. Calculations for the change in Habitat Units have been based on new areas of semi-natural habitats being created including wildflower grassland and tree planting.
20. The majority of the Site is occupied by developed land which does not contribute to the habitat unit score this will be where works are concentrated converting the old mill into a car park.
21. The client has been provided with a copy of the Biodiversity Metric 4.0 Calculation Tool Excel spreadsheet (ref. BM-6907-01). This can be made available for review if required.

On-site baseline	<i>Habitat units</i>	0.20	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.98	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
On-site net change <small>(units & percentage)</small>	<i>Habitat units</i>	0.78	398.51%
	<i>Hedgerow units</i>	0.00	0.00%
	<i>Watercourse units</i>	0.00	0.00%
Off-site baseline	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Off-site net change <small>(units & percentage)</small>	<i>Habitat units</i>	0.00	0.00%
	<i>Hedgerow units</i>	0.00	0.00%
	<i>Watercourse units</i>	0.00	0.00%
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.78	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Spatial risk multiplier (SRM) deductions	<i>Habitat units</i>	0.00	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
FINAL RESULTS			
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	0.78	
	<i>Hedgerow units</i>	0.00	
	<i>Watercourse units</i>	0.00	
Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	398.51%	
	<i>Hedgerow units</i>	0.00%	
	<i>Watercourse units</i>	0.00%	
Trading rules satisfied?	Yes ✓		

References

CIEEM (2019) Advice Note - On the Lifespan of Ecological Reports and Surveys

DEFRA (2023) Biodiversity Metric 4.0 Calculation Tool - macro-enabled

DEFRA (2023) Biodiversity Metric 4.0 - Technical Annex 1 - Condition Assessment Sheet and Methodology

DEFRA (2023) Biodiversity Metric 4.0 - Technical Annex 2 - Technical Information

DEFRA (2023) Biodiversity Metric 4.0 - User Guide