QUANTS environmental

PP Profiles,
Stocks Lane,
Batley, West Yorkshire

Biodiversity Net Gain Assessment

June 2024

Report reference	1965
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1 Introduction

1.1 Introduction

1.1.1.1 This report presents a Biodiversity Net Gain Assessment (BNG) in relation to the proposed development[1] on land at Stocks Lane, Batley WF17 8PA.

1.1.1.2 The proposed plans are shown in Appendix 3.

1.1.1.3 The site (see Figure 1) extends to approximately 0.1306 ha and is centred at approximate grid reference SE 24026 24584.

1.1.1.4 The evidence is presented in the form of DEFRA Biodiversity Metric calculations for the site based on an assessment undertaken in accordance with the standard methodology[2].

Figure 1. Approximate location of the site shown by red line (aerial imagery dated 2023)[3].

[1] See Appendix 1 for the proposed layout. The scheme would include the construction of single story extension.

[2] UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)

[3] Refer to the plans in Appendix 1 for the exact site boundary.

2 Methodology

2.1 Habitat Condition Survey to inform BNG Calculations

2.1.1.1 To inform the Biodiversity Net Gain (BNG) Calculations, the habitat types and condition of the habitats within the site were assessed on 3rd June 2024 in accordance with the standard methodology[4] [5].

2.1.1.2 The habitats on the site were assessed and categorised in order to provide baseline information and subsequent interpretation of the ecological value of the site.

2.2 BNG Calculations

2.2.1.1 The latest version of the DEFRA Biodiversity Small Sites Metric[5] has been used to calculate the baseline value of the site (before development) and the post-development value in order to calculate the Total Net Unit Change. The BNG Assessment has been undertaken in accordance with the current guidelines**Error! Bookmark not defined.** using the following drawing:

- PROPOSED PLAN AND ELEVATIONS – MAS Design Consultants. Drawing no. 4195/03/100. Rev 1. Date 04/24.

2.3 Personnel

2.3.1.1 The Habitat Condition Survey and BNG Calculations were undertaken by Alice Rowe MSci.

2.4 Limitations

2.4.1.1 The survey was undertaken within the optimum season for habitat surveys (May to September/October). There were no access restrictions. Overall, there were no significant limitations.

[4] UKHab Ltd (2023). UK Habitat Classification Version 2.0 (at https://www.ukhab.org)

[5] [5] https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides

3 Review of Ecological Constraints

3.1 Source of Baseline Information

3.1.1.1 The application site covers approximately 0.1306 ha and comprises an industrial portacabin office unit and concrete area within PP Profiles, off Stocks Lane, Batley.

3.1.1.2 Habitats within the site include Developed Land; sealed surface (1306 sqm),

3.1.1.3 These are shown in Figure 2 - Baseline Habitat Plan in Appendix 1. See photos in Appendix 2.

Developed Land; Sealed Surface – 1306 sqm

3.1.1.4 The developed land: sealed surface (1306 sqm) encompasses the main body of the site. This is a portacabin office unit with an area of concrete. No vegetation is recorded within the site boundary.

3.2 Baseline Biodiversity Units

3.2.1.1 The completed Statutory Biodiversity Metric spreadsheet with full calculations for the site is provided separately. Table 1 presents the Baseline Biodiversity Units for the site.

Table 1: Baseline Biodiversity Units for the Site

Habitat type	Area (ha/m)	Distinctiveness	Condition	Strategic significance	Biodiversity Units
Habitat Units					
Urban - Developed Land; Sealed Surface	0.1306ha	Very Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00

4 Habitat Creation BNG Results

4.1 Habitat Creation

Developed Land: Sealed Surface

4.1.1.1 0.1306 ha of Developed Land; Sealed Surface (condition assessment n/a) will be created in place of the existing Developed Land: Sealed Surface

4.2 BNG Results

4.2.1.1 The BNG Calculations are presented separately in the Statutory Biodiversity Metric MS Excel spreadsheet

4.2.1.2 The BNG Baseline Scores for the site are as follows:

- Habitat Units: 0.00 Habitat Units.
- Hedgerow Units: not applicable.
- Watercourse Units: not applicable.

4.2.1.3 Based on the Landscape Masterplan, the On-Site Post-Intervention results (including habitat retention and creation) are as follows:

- Habitat Units: 0. Change of 0 Habitat Units

4.2.1.4 Hedgerow Units and Watercourse Units are both not applicable for this site.

4.2.1.5 BNG percentage scores cannot be generated because the Baseline Score is 0.00.

4.2.1.6 Trading Rules are satisfied.

4.3 BNG Exempt Developments

4.3.1.1 Government guidance[6] states "*The biodiversity gain condition does not apply to the following types of development:.. A development that does not impact a priority habitat and impacts less than: 25 square metres (5m by 5m) of on-site habitat, or 5 metres of on-site linear habitats such as hedgerows.*"

4.3.1.2 Government guidance[7] goes on to state that "*Onsite habitat is impacted by the development if it is lost or degraded such that there is a decrease in the biodiversity value of that habitat (as determined by the statutory biodiversity metric). A decrease in biodiversity value occurs where there is a change in habitat type, extent, or condition which results in a negative unit score. A priority habitat is a habitat listed by the Secretary of State for Environment, Food and Rural Affairs under section 41 of the Natural Environment and Rural Communities Act 2006.*"

4.3.1.3 Please be aware that, besides the Statutory Biodiversity Net Gain requirements of the Environment Act 2021, Paragraph 180 of the National Planning Policy Framework (NPPF)[8] states: "*180. Planning policies and decisions should contribute to and enhance the natural and local environment by:… (d) minimising impacts on and providing net gains for biodiversity…*"

[6] https://www.gov.uk/guidance/biodiversity-net-gain-exempt-developments?trk=public_post_comment-text

[7] https://www.gov.uk/guidance/biodiversity-net-gain

[8] https://assets.publishing.service.gov.uk/media/65a11af7e8f5ec000f1f8c46/NPPF_December_2023.pdf

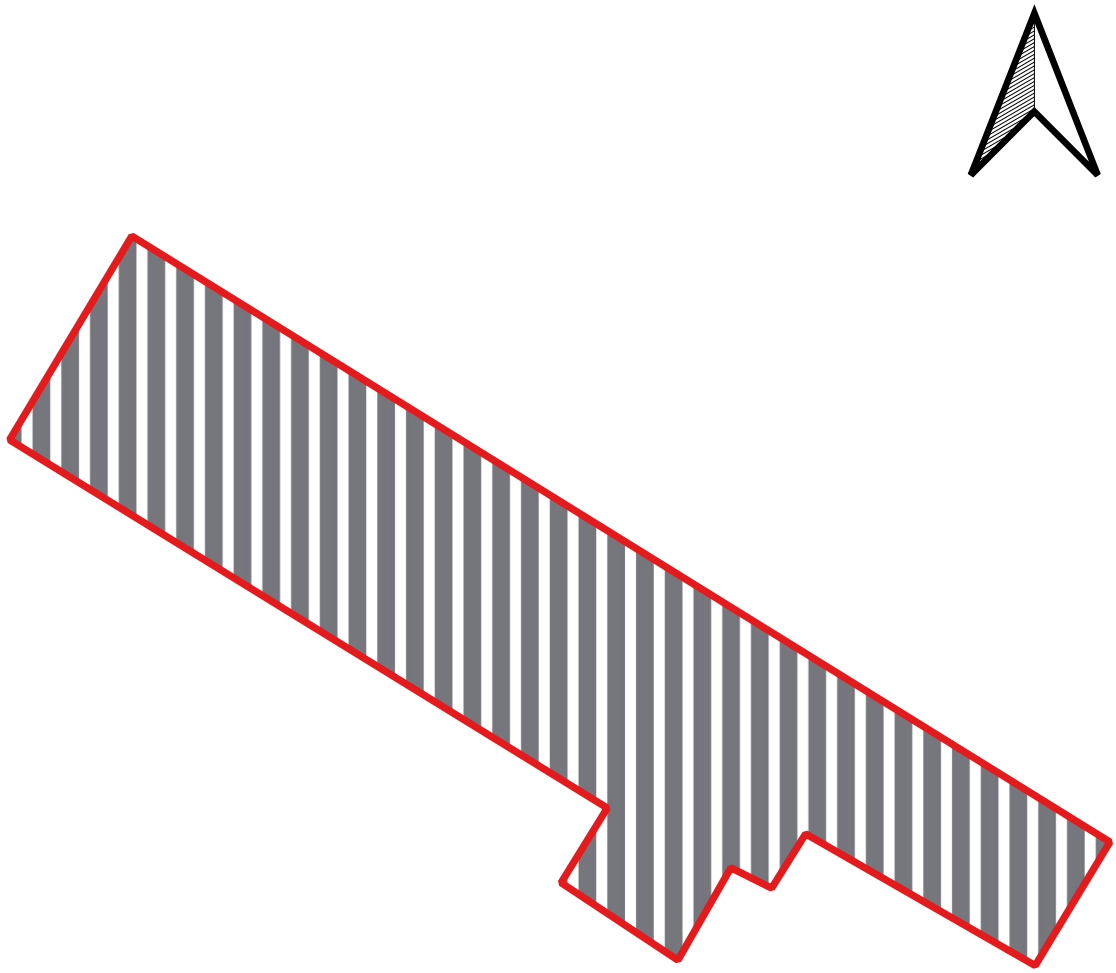
Appendix 1. Photographs

Photo 1: View of Portacabin Offices (looking northeast)

Photo 2: View of Portacabin Office showing no vegetation present (looking northwest)

Appendix 2. Habitat Plan

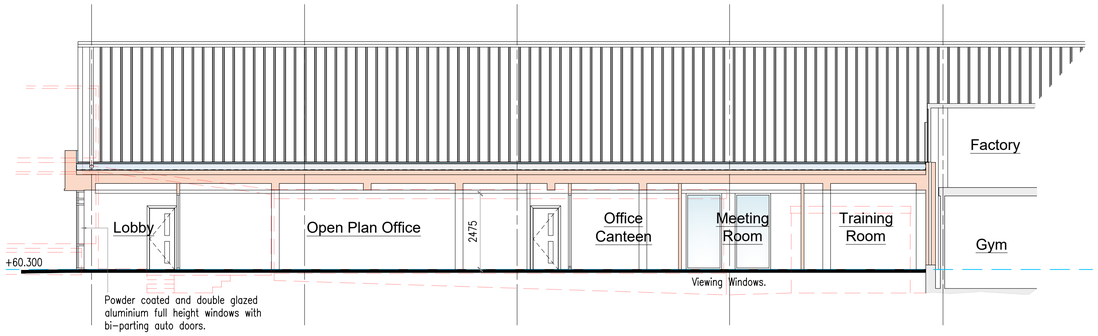
Figure 2: Basline and Proposed Habitat Types (No change)



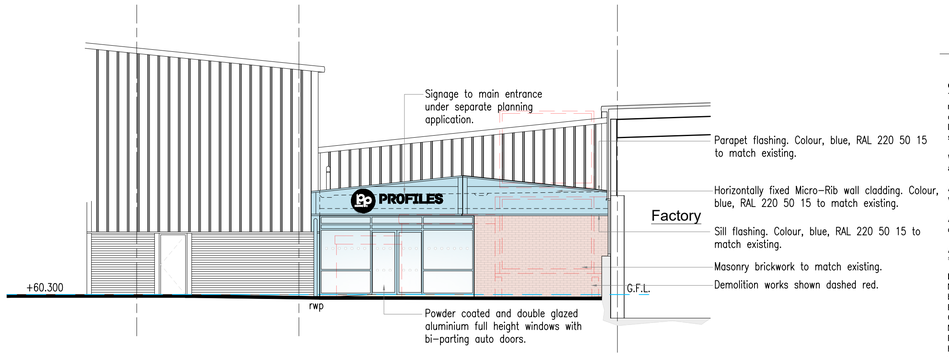
Red Line Boundary

Developed land; sealed surface (1306 m2)

0 7.5 15 m



NORTH EAST ELEVATION
SCALE 1:100



SOUTH EAST ELEVATION
SCALE 1:100

NOTE:
CONTRACTOR TO VERIFY ALL SIZES ON SITE BEFORE COMMENCEMENT.

NOTE:
PLEASE DO NOT SCALE FROM THIS DRAWING.

GENERAL NOTES
These notes do not comprise a full specification. The drawings are for Building regulations purposes only and are not working plans. They do not comprise of a complete specification for the whole of the works. Their primary function is to assist the Local Authority Inspector to determine compliance in line with Building regulations standards.

Where further clarifications are required contractor shall refer to the client for details and instruction.

All dimensions must be checked by the contractor and any discrepancies noted in writing to MAS Design Consultants Ltd.

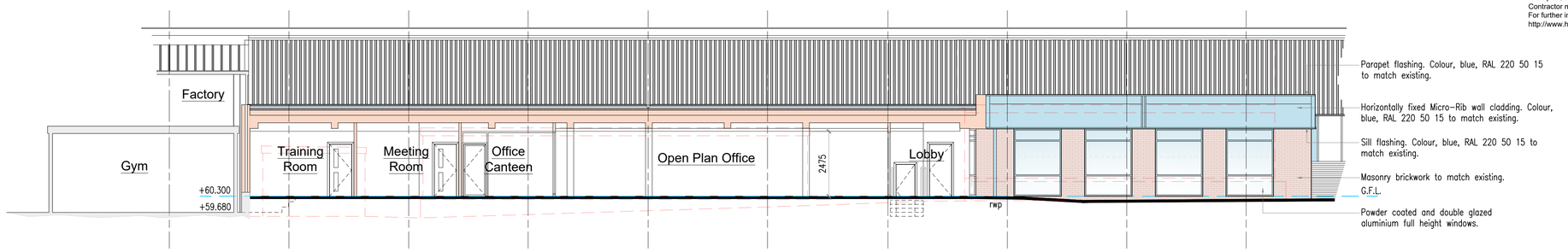
All works must be carried out in accordance with current Building Regulations, Codes of Practice and Planning Officers requirements.

All materials must comply with current British Standards in situations used.
Sept 2022

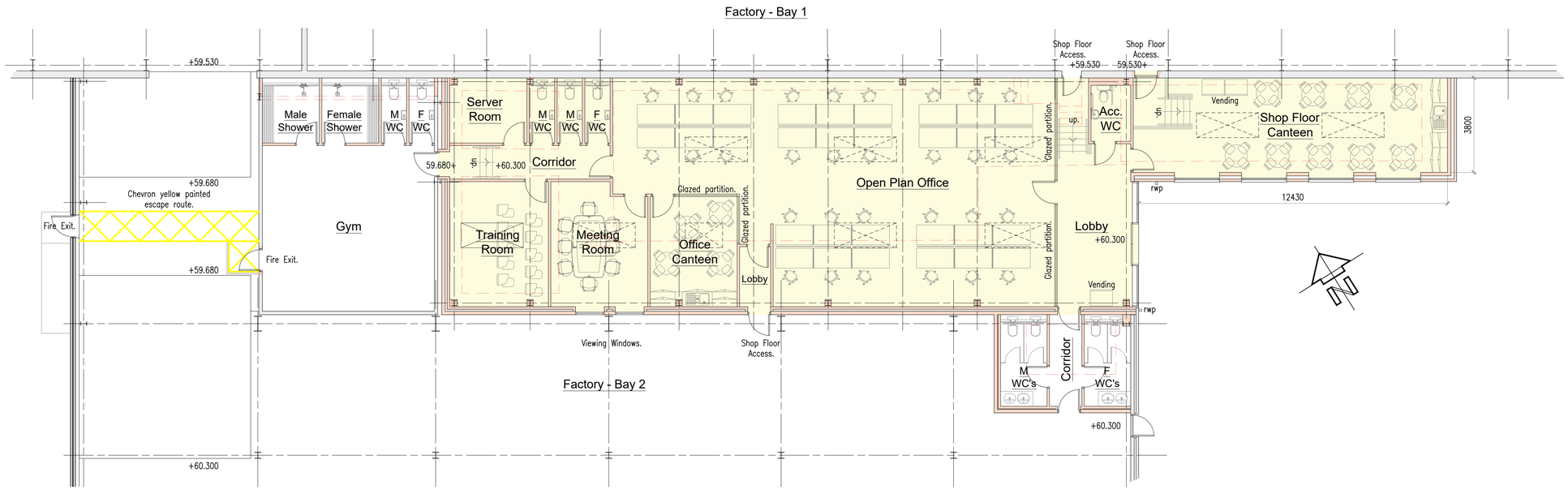
Party Wall Act
Notices under the Party Wall Act are to be served by the building owner or appropriate body appointed by the building owner.
For further clarification on the Party Wall Act 1996 contact:
Cairn Wharf Consultancy Ltd.
M: 07739 576 181 E: cw@cairnwharf.com
For further information on the Party Wall etc. Act 1996:
https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/523010/Party_Wall_etc__Act_1996_-_Explanatory_Booklet.pdf

Building Contract
It is recommended that a formal written agreement is put in place between the building owner and the building contractor.
A typical agreement that protects both owner and builder would be produced by the JCT.
For further information on Building contracts speak to MAS Design Consultants Ltd.

CDM 2015 Regulations
The Construction Design and Management (CDM) Regulations 2015 apply in full to all construction works and the client must now appoint a Principle Designer and a Principle Contractor. MAS Design Consultants Ltd. will act as Principle Designer. The Contractor must produce a written Construction Phase Plan.
For further information on the CDM 2015 Regulations can be seen at http://www.hse.gov.uk/pubns/indg411.pdf or contact MAS Design Consultants Ltd.



SOUTH WEST ELEVATION
SCALE 1:100



GROUND FLOOR PLAN
SCALE 1:100

0m 1m 5m 10m
1:100

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PLANNING

PROPOSAL:
PROPOSED SINGLE STOREY EXTENSION

CLIENT DETAILS:
PP PROFILES
STOCK LANE
BATLEY
WF17 8PA

DRAWING TITLE:
PROPOSED PLAN AND ELEVATIONS

PAPER	SCALE	DATE	DRAWING No	REV
A1	1:100	04/24	4195/03/100	-