

ENVIRONMENT

Wordsworth Property Developments Limited
Long Lane
Earlsheaton
Biodiversity Net Gain Statement

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EXECUTIVE SUMMARY

This Biodiversity Net Gain (BNG) Statement has been undertaken on behalf of Wordsworth Property Developments Limited in respect of the Site at Long Lane, Earlsheaton, Dewsbury. It has been produced to provide the results and an overview of a baseline biodiversity net gain assessment undertaken at the Site using the Statutory Biodiversity Metric.

The Site comprised a single field of grassland – modified grassland; woodland and forest – lowland mixed deciduous woodland; heathland and shrub – mixed scrub; and native hedgerow.

The habitats provided a total of 4.95 habitat units, with a combination of low, medium and high distinctiveness habitats. The hedgerow was of low distinctiveness and provided 0.45 units.

In order to provide the mandatory 10% net gain, the following will be required:

- 5.44 habitat units; and
- 0.49 hedgerow units.

In order to satisfy the trading rules the following must be applied:

- Habitats of low distinctiveness must be replaced with habitats of the same distinctiveness or better;
- Habitats of medium distinctiveness must be replaced with the same broad habitat or a higher distinctiveness habitat; and
- Habitats of high distinctiveness must be replaced with the same habitat.

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1. INTRODUCTION

Instruction

- 1.1 This Biodiversity Net Gain (BNG) Statement has been undertaken on behalf of Wordsworth Property Developments Ltd (the Client) in respect of the Site at Long Lane, Earlsheaton, Dewsbury. It has been produced to provide the results and an overview of a baseline biodiversity net gain assessment undertaken at the Site using the Statutory Biodiversity Metric.

Site Description

- 1.2 The Site is located on Long Lane, Dewsbury, WF12 8LL The Site itself comprises grassland, hedgerows, individual trees and mixed scrub, with a watercourse close to the eastern boundary. The Site is approximately 0.65 hectares (ha) in extent and is centred on grid reference SE 25752 20426. The land is heavily sloped towards the south-eastern corner of the Site and situated approximately between 45 and 52 metres above ordnance datum (m AOD). The Site lies within the administrative area of Kirklees Council (KC).
- 1.3 The location of the Site is shown in **Figure 1.1**.



Figure 1.1: Site Location Plan

The Proposed Development

- 1.4 The Proposed Development is understood to involve a residential development comprising 26 dwellings with associated gardens, driveways, car parking facilities and access road.

Objectives

- 1.5 The primary purpose of the BNG Statement is to provide an overview as to the existing habitats present at the Site and the value assigned to these habitats using the Statutory Biodiversity Metric.
- 1.6 The Statutory Biodiversity Metric is the latest tool for measuring and assigning numerical values to the habitats present within a Site and the changes which will occur as a result of development or land management. The Statutory Biodiversity Metric provides the value of habitats as a 'baseline' score.
- 1.7 The three outputs of the Statutory Biodiversity Metric for terrestrial and aquatic habitats are:
- Area Habitat Biodiversity Units - Habitat area such as grassland, woodland or other areas of habitats which are measured in hectares (ha);
 - Hedgerow Biodiversity Units - Linear features such as hedgerows or lines of trees which are measured in kilometres (km); and,
 - Watercourse Biodiversity Units – Features containing water such as rivers, streams and ditches which are measured in kilometres (km).

Scope of Works

- 1.8 The biodiversity metric and assessment was informed by a desk-based study including a review of the Preliminary Ecological Appraisal undertaken by BWB in March (LLE-BWB-ZZ-XX-RP-LE-0001_Preliminary Ecological Appraisal - BWB, 2024), and a review of local plans and policies.
- 1.9 A specific habitat condition assessment survey was undertaken during the ecological appraisal on 13th March 2024.

Legislation and Planning Policy

The Environment Act 2021

- 1.10 This legislation was revised in response to the Levelling-up and Regeneration Bill: reforms to national planning policy consultation on 19 December 2023 and sets out the government's planning policies for England and how these are expected to be applied. The Act mandates the requirement of 10% net gains for biodiversity and as such should be the aim of all new developments.

The National Planning Policy Framework

- 1.11 The National Planning Policy Framework (NPPF) guides Local Planning Authorities (LPAs) when developing their planning policies and considering planning applications affecting protected habitats, sites and species.
- 1.12 In respect of the natural environment, the NPPF states under Paragraph 180 that:

"Planning policies and decisions should contribute to and enhance the natural and local environment by:

- a) Protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);*
- b) Recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;*
- c) Maintaining the character of the undeveloped coast, while improving public access to it where appropriate;*
- d) Minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;*
- e) Preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and*
- f) Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate."*

1.13 The NPPF Paragraph 185 states that:

"To protect and enhance biodiversity and geodiversity, plans should:

- a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation; and*
- b) Promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity."*

1.14 The NPPF Paragraph 186 also states that:

"When determining planning applications, local planning authorities should apply the following principles:

- a) if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;*

- b) *development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;*
- c) *development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons 67 and a suitable compensation strategy exists; and*
- d) *development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."*

- 1.15 Additionally, Policy LP30 Biodiversity & Geodiversity of the Kirklees Adopted Local Plan Strategy provides the following guidelines with respect to open spaces and the natural environment:

"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.

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;*
- 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."*

- 1.16 In addition, policy LP29 of the Local Policy Kirklees Local Plan discusses water bodies within a proposed development as follows:

"Where it is proposed to develop a site already containing a water area, this should normally be retained as part of the proposal and include a future management plan

for the maintenance of the water area to ensure the safety of residents for the lifetime of the development. This includes bodies of water associated with existing buildings, even where they are remote from the building, and also includes ancillary elements linked to the operation of the water body."

2. METHODS

Desk Based Study

- 2.1 A desk-based study of the Site was undertaken to establish the habitats recorded within the Site. This involved a review of the Preliminary Ecological Appraisal undertaken by BWB in March 2024.

Habitat Condition Assessment

- 2.2 A Site survey was undertaken on the 13th March 2024 by Sarah Stone MSc BSc (Hons) MCIEEM and Clare Lusher MSc BSc (Hons) Qualifying CIEEM member. During the surveys, data was collected on the habitats' conditions using the habitat condition assessment criteria for the Statutory Biodiversity Metric. The condition assessment criteria are dependent on the habitats present on-Site, with each assessment containing sets of criteria which are either passed or failed. Criteria include things such as species composition, presence of undesirable species and percentage cover.
- 2.3 This approach is standard practice to calculate the biodiversity value of the Site.

Biodiversity Net Gain Good Practice Principles

- 2.4 CIRIA, CIEEM and IEMA developed The Biodiversity Net Gain Good Practice Principles in 2016 which has then been used to produce a more in-depth document (Baker, Hoskin & Butterworth, 2019) detailing the ten main good practice principles for achieving biodiversity net gain. In order for net gain to be achieved, these principles must be met.
- 2.5 The ten good practice principles are summarised in **Table 2.1**.

Table 2.1: The Good Practice Principles

Principle	In Practice
1. Apply the mitigation hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
2. Avoid losing biodiversity that cannot be offset elsewhere	Avoid impacts on irreplaceable biodiversity i.e. statutory designated sites such as SSSI's – these impacts cannot be offset to achieve net gain.
3. Be inclusive and equitable	Engage stakeholders early and involve them in designing, implementing, monitoring and evaluating the approach to net gain. Achieve net gain in partnership with stakeholders where possible.

Principle	In Practice
4. Address risk	Mitigate difficulty, uncertainty and other risk to achieving net gain. Apply well accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risk, as well as to compensate for the time between the losses occurring and the gains being fully realised.
5. Make a measurable net gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
6. Achieve the best outcomes for biodiversity	Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly justified choices when: • Delivering compensation that is ecologically equivalent in type, amount, and condition and that accounts for the location and timing of biodiversity losses. • Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation. • Achieving net gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels. • Enhancing existing or creating new habitat. • Enhancing ecological connectivity by creating more bigger, better and joined areas for biodiversity.
7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations, i.e. do not deliver something that would occur anyway.
8. Create a net gain legacy	Ensure net gain generates long term benefits by: • Engaging stakeholders and jointly agreeing practical solutions that secure net gain in perpetuity. • Planning for adaptive management and securing dedicated funding for long term management. • Designing net gain for biodiversity to be resilient to external factors, especially climate change. • Mitigating risks for other land uses. • Avoiding displacing harmful activities from one location to another. • Supporting local level management of net gain activities.
9. Optimise sustainability	Prioritise BNG and where possible optimise the wider environmental benefits for a sustainable society and economy.
10. Be transparent	Communicate all net gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Biodiversity Metric

- 2.6 The Statutory Biodiversity Metric used to calculate the ecological baseline of the Site using the methodology as described above.
- 2.7 The habitat types, conditions and areas were input into the metric to form the Site's habitat baseline.

- 2.8 In addition to the habitat types, areas and conditions, the biodiversity metric calculation tool also requires other information on distinctiveness and strategic significance. These categories are described in more detail below.
- 2.9 Habitats are also assigned distinctiveness bands. These are based on an assessment of the distinguishing features of a habitat or linear feature, including consideration of species richness, rarity (at local, regional, national and international scales), and the degree to which a habitat supports species rarely found in other habitats. The distinctiveness band of each habitat is preassigned in the Statutory Biodiversity Metric and are based on the UK habitat classification system.

Strategic Significance

- 2.10 The Statutory Biodiversity Metric takes into consideration Strategic Significance. Strategic Significance can be defined as the spatial location of a habitat in relation to preferred locations for biodiversity. This is broken down into three categories as described below:
- Within area formally identified in local strategy – the Site or habitat type is within the local planning documents or frameworks;
 - Location ecologically desirable but not in local strategy; and
 - Area/compensation not in local strategy/no local strategy.
- 2.11 The following data sources and resources were searched to gather information on the strategic significance of the Site and its habitats:
- Multi-Agency Geographic Information for the Countryside (MAGIC);
 - Kirklees Council Kirklees Local Plan Strategy (Adopted 27 February 2019); and
 - Lees Lane, Earlsheaton, Dewsbury. Preliminary Ecological Appraisal (BWB, 2024).

Survey Comments

- 2.12 In line with standard guidance, the results and recommendations within this report are valid for up to two years from the date of survey (March 2024), assuming there are no significant changes to the survey Site or its immediate surroundings. Updated survey work may be required to support any future biodiversity metrics and planning applications outside of this time period.
- 2.13 The survey was undertaken in March which is outside of the optimal period for botanical survey. However, a survey in March is sufficient for an experienced surveyor to categorise the habitats and assess the potential for protected species to be present, in line with the aims of the UK Hab habitat survey.

3. RESULTS

Habitat Condition Assessment

- 3.1 The habitats recorded on-Site in March are described in detail below with the habitat condition assessment results.
- 3.2 It should be noted that the Site had been cleared prior to the survey. Some cut vegetation and tree stumps had been left on the Site, allowing surveyors to identify some species that would have been present. Aerial photographs were also used to make an assessment of the habitats prior to clearance.
- 3.3 It is BWB's understanding that the Site's red line boundary does not encroach into the riparian zone (i.e. it is over 10 m from the watercourse) and an assessment of the watercourse will not therefore be required. If this changes or there are to be any direct impacts to the watercourse, it will be necessary to include watercourse units in the BNG assessment.
- 3.4 **Appendix 1** provides a plan with the locations of the habitats.

Modified Grassland and Ruderal Herbs

- 3.5 Areas of modified grassland were recorded on the Site. A section of grassland was bounded by housing and associated vegetative gardens off-Site further to the north, with further grassland habitat adjacent to the wider Site boundaries.
- 3.6 The condition assessment used the Grassland low distinctiveness condition sheet which included the following categories as shown in **Table 3.1** with the results of the condition assessment.
- 3.7 All areas of grassland were recorded as being in **Poor** condition due to the lack of botanical diversity.

Table 3.1: Habitat Condition Criteria (Grassland)

Criteria		Criterion passed (Yes or No)					
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs. Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m², please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	No	No	No	No	No	No
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	Yes	Yes	No	No	Yes	Yes
C	Any scrub present accounts for less than 20% of total grassland area. (Some scattered scrub including bramble <i>Rubus fruticosus</i> agg may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Yes	Yes	Yes	Yes	Yes	Yes
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	No	No	Yes	No	Yes	No
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	Yes	Yes	Yes	Yes	Yes	Yes
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes	Yes	Yes	Yes	Yes	Yes
G	There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA).	Yes	Yes	Yes	Yes	Yes	Yes
Condition:		Poor	Poor	Poor	Poor	Poor	Poor

Mixed Scrub

- 3.8 The majority of the Site comprised mixed scrub. These areas had been subject to vegetation clearance by the Client prior to BWB's Site survey. Assessment of the habitats has been based on arisings and plant clippings left in situ as well as backdated aerial mapping; and a precautionary approach has been taken in assessing the quality of the habitats cleared. The exact species composition could not be determined, although evidence of birch *Betula* sp. was seen in the south of the Site and bramble *Rubus fruticosus* agg. was abundant at the Site boundaries. It has been assumed that the entire area comprised mixed scrub.
- 3.9 The condition assessment used the Scrub condition sheet which included the following categories as shown in **Table 3.2** with the results of the condition assessment.

Table 3.2: Habitat Condition Criteria (Mixed Scrub)

Criteria		Criterion Passed (Yes or No)
A	The scrub is a good representation of the habitat type it has been identified as, based on its UKHab description (where in its natural range). The appearance and composition of the vegetation closely matches the characteristics of the specific scrub type. At least 80% of scrub is native, and there are at least three native woody species¹, with no single species comprising more than 75% of the cover (except hazel <i>Corylus avellana</i>, common juniper <i>Juniperus communis</i>, sea buckthorn <i>Hippophae rhamnoides</i> or box <i>Buxus sempervirens</i>, which can be up to 100% cover).	Yes
B	Seedlings, saplings, young shrubs and mature (or ancient or veteran ²) shrubs are all present.	Yes
C	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴) and species indicative of sub-optimal condition ⁵ make up less than 5% of ground cover.	Yes
D	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	No
E	There are clearings, glades or rides present within the scrub, providing sheltered edges.	No
Condition:		Moderate

Lowland Mixed Deciduous Woodland

- 3.10 Woodland formed the eastern boundary of the Site, which occurred either side of Chickenley Beck, with a number of trees within the Site itself.

- 3.11 The tree species comprised ash *Fraxinus excelsior*, beech *Fagus sylvatica*, and oak *Quercus robur*; and a scrub understorey of ivy *Hedera helix* and bramble *Rubus fruticosus*.
- 3.12 Mature leylandii *Cupressus x leylandii* were recorded outside of the southern and south-eastern boundary line, located off-Site.
- 3.13 The condition assessment used the Woodland condition sheet which included the following categories as shown in **Table 3.3** with the results of the condition assessment.

Table 3.3: Habitat Condition Criteria (Woodland)

Indicators		Criteria			Score
		Good (3)	Moderate (2)	Poor (1)	
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in 40% or less of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.	3
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species >10% cover.	3
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.	2
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.	3
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	"<10% or >40% of woodland has areas of temporary open space.	2

Indicators		Criteria			Score
		Good (3)	Moderate (2)	Poor (1)	
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.	2
H	Tree health	Tree mortality less than 10%, no pests or diseases and no crown dieback.	11% to 25% mortality and/or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.	3
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.	2
J	Woodland vertical structure	Three or more storeys across all survey plots or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.	2
K	Veteran trees	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.	2
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities.	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities.	2
M	Woodland disturbance	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area and or less than 20% of woodland area has damaged ground.	More than 1 hectare of nutrient enrichment and or more than 20% of woodland area has damaged ground.	1

Indicators	Criteria			Score
	Good (3)	Moderate (2)	Poor (1)	
Total Score / Condition				Moderate (29)

Hedgerows

- 3.14 A line of hawthorn hedgerow *Crataegus monogyna* was located along the southern boundary. This was in good condition with no gaps or evidence of poaching or invasive species. The hedgerow tapered and became mixed scrub habitat approximately 40 m from the south-east boundary corner.
- 3.15 The condition assessment used the Hedgerows condition sheet which included the following categories as shown in **Table 3.4** with the results of the condition assessment.

Table 3.4: Habitat Condition Criteria (Hedgerows)

Attribute	Criteria	Criterion passed (Yes or No)
Hedgerow Numbers		H1
A1 Height	>1.5 m average along length	Yes
A2 Width	>1.5 m average along length	Yes
B1 Gap Hedge Base	Gap between ground and base of canopy <0.5 m for >90% of length (unless 'line of trees')	No
B2 Gap Hedge Continuity	Gaps make up <10% of total length and no canopy gaps >5 m"	Yes
C1 Undisturbed ground and perennial vegetation	>1m width of undisturbed ground with perennial herbaceous vegetation for >90% of length: measured from outer edge of hedgerow, and is present on one side of the hedge (at least)	No
C2 Undesirable perennial vegetation	Plant species indicative of nutrient enrichment of soils dominate <20% cover of the area of undisturbed ground	Yes
D1 Invasive and neophyte species	>90% of the hedgerow and undisturbed ground is free of invasive non-native and neophyte species	No
D2 Current damage	>90% of the hedgerow or undisturbed ground is free of damage caused by human activities	Yes
Condition:		Moderate

Summary

- 3.16 **Table 3.5** and **Table 3.6** provide a summary of the habitats, the condition assessment and the measurements of habitats which was used in the Statutory Biodiversity Metric to calculate the Site's baseline score.

Table 3.5: Habitat Condition Assessment Summary (Habitats)

UK Hab Habitat Type	Condition Assessment Result	Area (ha)
Modified Grassland	Poor	0.1076
Mixed Scrub	Moderate	0.5284
Lowland Mixed Deciduous Woodland	Moderate	0.0422
Total Habitats Area:		0.68

Table 3.6: Habitat Condition Assessment Summary (Hedgerows)

UK Hab Habitat Type	Condition Assessment Result	Length (km)
Native Hedgerow	Moderate	0.112
Total Hedgerows Length:		0.112

Biodiversity Metric

- 3.17 The following sections provide an overview of the baseline Site results including the strategic significance and baseline Site scores.

Strategic Significance

- 3.18 The Site was not within a local strategy area.
- 3.19 The habitats on-Site were classed as 'Area/compensation not in local strategy/no local strategy'.
- 3.20 The habitats have therefore all been assigned low strategic significance.

Baseline Habitat Score

- 3.21 The Site baseline provides a total of 4.95 habitat units and 0.45 hedgerows units.

4. CONCLUSIONS AND RECOMMENDATIONS

Biodiversity Metric

- 4.1 The habitats within the Site are of mixed distinctiveness with the total area of the Site measuring 0.68 ha. The modified grassland was assessed as of **poor** condition. The mixed scrub was assessed as of **moderate** condition. The lowland mixed deciduous woodland was assessed as of **moderate** condition. The Site habitat baseline score totalled 4.95 habitat units.
- 4.2 The hedgerow within the Site was of low distinctiveness with the total length measuring 0.112 km. The hedgerow was assessed as of **moderate** condition. The Site habitat baseline score totalled 0.45 hedgerow units.
- 4.3 In order to provide the mandatory 10% net gain, the following will be required:
- 4.95 habitat units; and
 - 0.45 hedgerow units.
- 4.4 It is recommended that the Incorporation of trees, grassland and mixed scrub, outside of domestic gardens would give the best opportunity of achieving a net gain on-Site and to ensure the trading rules are satisfied. The existing boundary habitats should be retained and adequately protected during the works.
- 4.5 Any significant on-Site gains will require a 30-year management and monitoring plan to ensure they meet their target condition.

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APPENDICES

Appendix 1: UK Hab Habitat Plan

