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Willow Lane, Huddersfield

Biodiversity Gain Plan

Report for Teakwood Investments Ltd

Job Number	T10860			
Author	James Walker BSc (Hons) MSc			
Version	**Checked by**	**Approved by**	**Date**	**Type**
1.0	Luke Verrall BSc (Hons), MCIEEM	Marc Jackson Mres, MCIEEM, CEnv	07/06/2024	Issue
2.0				

Temple Group Ltd, St James Suite, Nostell Business Park, Doncaster Road, Wakefield, WF4 1AB. T: +44 (0)1924 921900
T. 020 7394 3700 **E**. enquiries@templegroup.co.uk **W**. www.templegroup.co.uk

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Summary of Key Findings

Temple was commissioned by Teakwood Investments Ltd in May 2024 to produce a Biodiversity Gain Plan (BGP) of a proposed development of land at Willow Lane, Huddersfield (henceforth referred to as 'the Site'). Proposals for the Site are for a container storage facility. The total Site area is estimated to be 0.28ha for the purpose of this calculation.

The purpose of the BGP is to inform the relevant planning authority of the biodiversity gain outcome from the proposed development, to provide an assessment of the on-site habitat baseline and post-intervention habitats (including clear plans) and to provide a summary of the Statutory Biodiversity Metric (referred to as 'the Metric' from this point onwards) calculation. The BGP is intended to be accompanied by a completed and compliant Metric calculation.

The main findings are as follows:

- The baseline value of on-site habitats is calculated to be 1.00 habitat Biodiversity Unit (BU), deriving this value from vacant or derelict land and urban trees.
- There are no linear features (hedgerows, lines of trees or watercourses) recorded as being present within the Site boundary.
- There is no off-site area included as part of this assessment.
- The two mature trees on-site will be retained and small areas of ground level planters will be placed in suitable gaps between containers.
- The proposed development is estimated to deliver on-site changes resulting in a decrease of approximately 0.45 habitat BU derived from the loss of all the vacant or derelict land, which is to be reverted back to hardstanding.

The predicted total net change in habitat at -0.45 BU (–44.61%) would not meet the current requirement for biodiversity enhancement under the National Planning Policy Framework (NPPF) and the relevant percentage set out within the Environment Act (currently 10% net

gain). The loss of these habitats is associated with unavoidable elements of the proposed development. Opportunities will need to be explored to deliver the required level of biodiversity gain through off-site measures.

To achieve the required 10% net gain in habitat BU, a minimum of 0.55 BU will have to be found and is likely to require off-site provision.

1 Introduction

BACKGROUND TO COMMISSION

1.1 Temple was commissioned by Teakwood Investments Ltd in May 2024 to produce a Biodiversity Gain Plan (BGP) for a proposed development of land at Willow Lane, Huddersfield. This BGP has been produced in line with current Government advice (Defra, 2023a), which sets out changed expectations on how development applications should address mandatory biodiversity net gain (BNG), including an expectation that applicants should produce BGPs in place of the Biodiversity Gain Report (CIEEM, 2021).

1.2 This report considers land within the planning application site boundary (henceforth referred to as 'the Site') as indicated on Figure 1, Appendix 1. The total Site area is estimated to be 0.28ha for the purpose of this calculation..

SCOPE OF REPORT- STATUS OF BGP

1.3 Relevant planning practice guidance (Defra, 2024a) sets out information requirements related to biodiversity net gain and where appropriate further information on the proposed strategy for achieving the biodiversity gain objective. Where a proposed development is subject to the 'biodiversity net gain condition' the applicant is required to submit:

- a statement on whether the planning permission, if granted, would be subject to the biodiversity gain condition;
- the pre-development biodiversity value of the on-site habitat on the date of application (or an earlier date);
- where appropriate, a statement confirming whether the biodiversity value of the on-site habitat is lower on the date of application (or an earlier date) because of the carrying on of activities ('degradation');

- where appropriate, a description of any irreplaceable habitat on the land, that exists on the date of application (or an earlier date); and
- a plan drawn to an identified scale (including the direction of north), showing on-site habitat existing on the date of application (or an earlier date), and any irreplaceable habitat (pre-development habitat plan.

1.4 A full BGP would be required to be submitted, taking account of the final design post-development scenario, as a condition of planning consent prior to commencement of development. This is intended to be accompanied by the completed metric calculation (showing the calculations, the publication date and version of the biodiversity metric used to calculate that value).

1.5 At the planning application stage, this indicative BGP includes details of the baseline habitats and an outline of how the biodiversity gain target will be met; this provides the relevant planning authority with sufficient information to satisfy the minimum national information requirements to inform consideration of the planning application and specifically alignment of the application with the relevant planning policy.

1.6 This BGP is supported by a number of other documents or figures, including:

- Figure 2, Appendix 1 that provides comprehensive mapping of baseline habitats drawn from the 2024 survey;
- Figure 3, Appendix 1 that presents the Proposed Post Development Habitat Plan; and
- summary outputs from the Statutory Biodiversity Metric (henceforth referred to as 'the Metric', which is submitted along with this plan.

1.7 The BGP has also been prepared with reference to best practice guidance published by the Chartered Institute for Ecology and Environmental Management (CIEEM, 2021); British Standard 8683:2021 'Process for designing and implementing

Biodiversity Net Gain. Specification'; and CIEEM, CIRIA, IEMA (2016) 'Biodiversity Net Gain: Good practice principles for development'.

1.8 The 2024 UKHab habitat survey and Metric condition assessment on which the BGP is based were conducted by James Walker BSc (Hons) MSc, a Senior Ecologist with over 7 years' experience in carrying out UKHab habitat surveys and the Metric condition assessments, who also wrote the BGP. The BGP was reviewed by Luke Verrall BSc (Hons) MCIEEM a Principal Ecologist with over 13 years' ecological experience who is trained and competent in all technical aspects pertaining to this report.

SITE CONTEXT

1.9 The Site is approximately 0.28 hectares (ha) in size and is centred on Ordnance Survey National Grid reference SE 14150 17802. The Site comprised an area of hardstanding at the entrance and sparsely vegetated urban land containing a single mature horse chestnut tree and a small patch of lowland mixed deciduous woodland, predominantly comprised of a mature sycamore tree. It was surrounded on all aspects by a band of lowland mixed deciduous woodland, 0.20 ha in size, which is not within the client ownership and outside of the Site boundary and was therefore excluded from the BNG assessment.

1.10 The Site does not form part of any statutory or non-statutory designated nature conservation site. The Site has limited connectivity to off-site habitats as the surrounding area is predominantly urban, with major roads and a mixture of residential and commercial areas fragmenting the Site from other areas of habitat.

DEVELOPMENT PROPOSALS

1.11 The proposals for the Site comprise a container storage facility, making use of the former car park which forms the majority of the area.

2 Relevant Legislation and Planning Policy

LEGISLATION

2.1 The Environment Act (the Act) gained Royal Assent on the 9 November 2021 and is now enshrined within UK law. The Act provides a mechanism for implementing Government's ambitions for 'improving the natural environment', which were previously set out in publications including the 25 Year Environment Plan (25YEP). The Act provides recognition of the 25YEP as the first "environmental improvement plan" which, through the enactment of relevant regulations serves as the basis for the steps Government intends to take to improve the natural environment. The 25YEP has now been replaced by the Environmental Improvement Plan (also referred to as the EIP23) in January 2023.

2.2 The Act implements the ambitions for an improved natural environment, by setting out statutory or legal requirements which mandate action, under the oversight of the newly formed Office for Environmental Protection (OEP). The focus of the Act is the "…provision [of] targets, plans and policies for improving the natural environment…" and its requirements are structured around a number of broad themes. Of relevance to this report Part 6 of the Act sets out provisions for 'Biodiversity gain as condition of planning permission'.

2.3 The relevant legislation supporting implementation of biodiversity net gain requirements is now published and includes:

- The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024;
- SI 2024/50 - The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024;
- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024;

- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024;
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024; and
- The Biodiversity Gain Site Register Regulations 2024.

NATIONAL PLANNING POLICY

2.4 The National Planning Policy Framework (Department for Levelling Up, Housing & Communities, 2023) referred to as the NPPF from this point, requires public authorities to contribute to and enhance the natural and local environment including by minimising impacts on and providing net gains for biodiversity when taking planning decisions. The Environment Act 2021 has strengthened the duty to conserve biodiversity within the Natural Environment and Rural Communities Act 2006, such that all public authorities are required to conserve and enhance biodiversity.

LOCAL PLANNING POLICY

2.5 Planning policies at the local level which are of relevance to this development are included within the Kirklees Local Plan (2019). Key Environmental Policies include LP28, LP30, LP31, LP32 and LP33.

3 Methodology

KEY CONCEPTS

3.1 Natural England advise that the Metric "can be used or specified by any development project, consenting body or landowner that needs to calculate biodiversity losses and gains for terrestrial and/or intertidal habitats". It has become the standardised way of describing biodiversity change in England, noting that there are a limited number of local exceptions to its use.

3.2 The Metric uses a comparison of habitats as a proxy for biodiversity and describes these habitats using standard units referred to as Biodiversity Units (BU). There are 3 distinct types of BUs, and these are not equivalent or interchangeable, they are:

- **Habitat BU** – describe areas of habitat based on measurement in hectares;
- **Hedgerow BU** – describe linear hedgerows and lines of trees measured in kilometres; and
- **Watercourse linear BU** – describe linear rivers and streams measured in kilometres.

DEFINITIONS

3.3 In the context of this project, we have assumed the following definitions from relevant Planning Practice Guidance (Department for Levelling Up, Housing and Communities, 2024):

3.4 **Biodiversity Net Gain (BNG)** *"is a way of creating and improving biodiversity by requiring development to have a positive impact ('net gain') on biodiversity."* This terms in used in Planning Practice Guidance to distinguish it from other biodiversity gain requirements including those under the National Planning Policy Framework (Department for Levelling Up, Housing and Communities, 2023).

3.5 The **biodiversity gain condition** "*is a pre-commencement condition: once planning permission has been granted, a Biodiversity Gain Plan must be submitted and approved by the planning authority before commencement of the development.*"

3.6 The **biodiversity gain objective** "*is for development to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the onsite habitat*."

METRIC CALCULATION

3.7 In informing the assessment of biodiversity changes this report refers to:

- the Metric;
- the Metric User Guide;
- the Metric - Technical Annex 1 – Condition Assessment Sheets and Methodology; and
- the Metric - Technical Annex 2 – Technical Information.

3.8 UKHab habitat survey information has been used to inform the assessment of biodiversity changes. The results have been converted using the Metric G-1 All Habitats tab to the appropriate Metric Group and Metric Habitat. A full description of baseline habitats is provided in the Preliminary Ecological Appraisal (PEA) report (Temple, 2024).

3.9 The results are influenced by:

- Distinctiveness (an indication of value);
- Condition – an indication of quality;
- Strategic significance – significance of the habitat based on its location and habitat type is considered locally ecological important;

- Multipliers or risk factors – that take account of the difficulty of habitat creation/management;
- the Metric User Guide; and
- Multipliers or risk factors – that take account of the difficulty of habitat creation/management, the time it takes to deliver and variation in the location of habitat delivery.

3.10 Given that the Metric 'tree helper' provides outputs to four decimal places and all Metric calculations are reported to two decimal places a default maximum four decimal places have been used for consistency in data entry. This level of mapping is consistent with the minimum mappable area of $5m^2$ used within the UKHab survey.

METRIC PRINCIPLES AND RULES

3.11 Natural England advise that the Metric is a tool that helps inform plans and decisions, by using habitats as a proxy for measuring biodiversity value, but that any assessment must be undertaken with awareness of its limitations. The metric specifically requires interpretation and ecological expertise to provide evidence of the appropriateness of proposed approaches to BNG and sets out a series of key principles and rules that help to inform an understanding of whether proposals meet wider considerations than a calculation output. A summary of the rules and principles is provided in Appendix 2.

ASSUMPTIONS AND LIMITATIONS

3.12 Where 'enhancement' is proposed, professional judgement has been exercised, with reference to the 'Technical difficulty enhancement' data, to limit those baseline habitats considered to have a medium or higher risk to no more than one condition step change post-intervention. As an example for 'High Difficulty Enhancement', an objective of 'moderate' condition would normally be set for the enhancement of those habitats in a poor baseline condition.

3.13 The 'u1f sparsely vegetated urban land' UK Habitat Classification has been converted into 'urban – vacant or derelict land' for the purposes of this assessment.

3.14 It is assumed that the proposed development will return the sparsely vegetated urban land into hardstanding, before adding containers and that the mature chestnut tree and small patch of woodland containing the mature sycamore tree will be retained. However, no landscaping or habitat enhancement or creation will take place.

3.15 The on-site mature horse chestnut tree has been calculated as a large tree in moderate condition for the purposes of the calculations.

3.16 The small patch of lowland mixed deciduous woodland within the red line boundary, has been included as a large tree in moderate condition for the purposes of the calculation. This is due the small size of the area and the main feature being a mature sycamore tree.

3.17 The 2024 UK Habitat Classification survey did not note any limitations of relevance to this report.

3.18 No significant limitations were encountered during completion of the BGP. Natural England note that the Metric has been extensively tested, but that they continue to listen to feedback to support correction of any errors or problems. Natural England continue to make ongoing updates and improvements to the Metric over time. Accordingly, the calculations made in this plan may require updates to align with any future changes to the metric and best practice standards.

3.19 Data from habitat surveys and condition assessments should be considered to be valid for a period of 18 months to three years, unless there are any significant changes to the habitats within the Site (CIEEM, 2019). After this time, surveys should be repeated to ensure the baseline is up to date.

4 Minimisation of Adverse Impacts

IRREPLACEABLE HABITAT

4.1 The proposed development has been informed by the PEA (Temple, 2024), including an assessment of the presence of irreplaceable habitats. This confirmed that the proposed development excludes irreplaceable habitat within the on-site baseline and the Site is fragmented due to its urban area. Therefore, the proposed development will not lead to impacts on irreplaceable habitats.

RETENTION OF BASELINE HABITAT

4.2 The proposed development has been informed by an initial habitat assessment including condition assessment. Based on the post development layout plans, it is assumed, for the purposes of this assessment that the mature tree will be retained that the storage containers will not infringe upon the (off-site) lowland mixed deciduous woodland on the edges of the Site. The sparsely vegetated urban land will be converted into hardstanding prior to the containers being brought onto the Site.

4.3 The proposed development will support retention of the existing on-site trees, including the mature sycamore in the small patch of on-site woodland.

ENHANCEMENT OF BASELINE HABITAT

4.4 Based on the development proposals, the proposed development will not deliver enhancement of on-site or off-site habitats.

CREATION OF HABITAT

4.5 Based on the post-development layout, the proposed development will deliver the creation of small areas of ground level planting on-site.

HABITAT EXTENT AND SIZE

4.6 The proposed development has not taken opportunities to increase habitat extent, to maintain ecological connectivity and functionality, due to the limited scope for this on-site.

5 Baseline Habitats

BASELINE HABITATS

5.1 A full description of the baseline habitats within the Site and their condition are provided within the PEA Report (Temple, 2024). A baseline habitat plan is present in Figure 2, Appendix 1 of this report.

5.2 The existing (pre-development) habitat on the Site comprised an area of hardstanding at the entrance and sparsely vegetated urban land containing a single mature horse chestnut tree and a small patch of woodland, predominantly comprised of a mature sycamore tree.

5.3 Existing baseline habitats were assessed using the habitat specific Condition Assessment Table and were evaluated to meet the relevant number of criteria to inform allocation.

5.4 A summary of the on-site pre-development position is given in Table 5.1.

Table 5.1: Summary of On-site Baseline Habitats

Broad Habitat Type	Habitat Condition	Area (ha)	BU
Area Habitats			
Urban - Developed land; sealed surface	N/A	0.14	0.00
Urban – Vacant or derelict land	Poor	0.037	0.07
Urban – Vacant or derelict land	Moderate	0.1	0.4
Site Total		**0.28**	**0.47**

Broad Habitat Type	Habitat Condition	Area (ha)	BU
Individual trees	Moderate	0.06	0.53
Site Total (excluded from Site area)		**0.06**	**0.53**

5.5 Full details of the calculations can be found within the Metric Calculation Tool spreadsheet.

5.6 A summary of the current baseline biodiversity value to 2 decimal places is given in Table 5.2.

Table 5.2: Summary of Baseline Habitat Value

Biodiversity Unit Type	Area (ha)/ Length (km)	Baseline Units		Total BU
		On-site	Off-site	
Area Habitats	0.28	1.00	N/A	1.00
Linear habitat - hedgerows	N/A	N/A	N/A	N/A
Linear habitat – rivers and streams	N/A	N/A	N/A	N/A

6 Post Intervention Habitats

METRIC CALCULATION

6.1 Biodiversity calculations have been completed to compare the current Site baseline with the proposed future development scenario, which is illustrated in Appendix 1, Figure 2. This provides a map of the habitats that are proposed post-development, from which the performance of the development can be calculated using the Metric.

6.2 In line with the Metric, a comparison has been made between the on-site baseline and the proposed on-site post-development habitats.

INTERVENTION TYPES

6.3 Post intervention changes will take place through:

- temporary physical footprint of works to restore the former car park area to hardstanding and to install the storage containers; and
- permanent physical footprint of the container storage facility.

CURRENT SITE BASELINE TO PROPOSED HABITATS POST-INTERVENTION

Area Habitats

6.4 Post intervention the proposed development is predicted to lead to the loss of an estimated 0.14ha of baseline habitat, comprising vacant or derelict land. The two mature trees on-site will be retained.

6.5 Small areas of ground level planters with a shade tolerant native species mix will be installed between the containers.

Overall

6.6 The proposed development would lead to a post-intervention overall value of 0.56 BU. This post-intervention position is summarised in Table 6.1.

Table 6.1: Summary of Post-intervention Habitat Value

Biodiversity Unit Type	Area (ha)/ Length (km)	Post-intervention Units		Total BU
		On-site	Off-site	
Area Habitats	0.28	0.56	N/A	0.56
Linear habitat - hedgerows	N/A	N/A	N/A	N/A
Linear habitat – rivers and streams	N/A	N/A	N/A	N/A

7 Overall Habitat Change

7.1 The proposed development would result in an estimated loss of 0.45 BU (-44.61%) on-site.

7.2 The proposed development layout is illustrated in Figure 3, Appendix 1. An overall summary of the proposed biodiversity gain is given in Table 7 1.

Table 7.1: Summary of Proposed Biodiversity Gain

Biodiversity Unit Type	Baseline Units		Post-intervention Units		Total Net Unit Change	% Net Change
	On-site	Off-site	On-site	Off-site		
Area Habitats	1.00	N/A	0.56	N/A	-0.45	-44.61%
Linear habitat - hedgerows	N/A	N/A	N/A	N/A	N/A	N/A
Linear habitat – rivers and streams	N/A	N/A	N/A	N/A	N/A	N/A

8 Conclusions

8.1 The assessment of the proposed development against the current baseline indicates that a decrease in biodiversity performance of the Site of approximately 0.45 BU (-44.61%) in habitat will occur as a result of the current post-development layout plans.

8.1 A minimum of 0.5 BU will therefore be needed to achieve the required 10% net gain. This will likely require at least partial use of off-site biodiversity units, with credits needing to be specific to habitat type to meet the trading rules..

8.2 In reaching this conclusion, the relevant Metric rules have been followed and does not inform a claim of achievement by the project of net gain. Specifically:

- **Rule 1**: the qualifications and experience of the author(s) of this report are set out in Paragraph 1.8. This is considered sufficient to meet competency requirements.
- **Rule 2**: the assessment has been undertaken using the extant version (at the time of the assessment) of the Metric and full details of this are provided in Paragraph 3.7. Full reporting is provided on each of the relevant BU types. This is considered sufficient to meet the Rule 2 requirements.
- **Rule 3**: the Metric that supports this plan confirms that trading rules have not been met due to the loss of biodiversity units associated with the vacant or derelict land.
- **Rule 4**: the Metric that supports this plan confirms the absence of irreplaceable habitats on-site at the baseline. This is considered sufficient meet the Rule 4 requirements.
- **Rule 5**: this plan confirms adoption of and compliance with the extant version of the Metric and deviation from this metric methodology is not relied upon. This is considered sufficient meet the Rule 5 requirements.

8.3 While the metric does not explicitly consider the biodiversity value provided by individual species relevant to the Site, consideration is given to these locally relevant species to ensure that the Site provides continued opportunities for them.

8.4 A summary Biodiversity Gain Plan has been included in Appendix 3. This document has adopted the draft guidance issued by DEFRA (2023).

9 Recommendations

9.1 This plan sets out realistic proposed habitats and outturn conditions for those habitat parcels. The reported level of biodiversity delivery is reliant upon retention of mature trees on-site. Any further measures to increase the delivery should include:

- appropriate commitments, mechanisms and evidence that secure the predicted level of biodiversity delivery over a period of at least 30 years;
- production of a Habitat Management and Monitoring Plan (HMMP) that sets out landscape planting/site management actions that secure the predicted level of biodiversity delivery;
- reflection of the HMMP within contractual agreements for the future management of the site.

9.2 The predicted level of biodiversity delivery is reliant on satisfying the trading rules and any proposed amendments to the proposed development should give particular consideration to:

- **Medium distinctiveness habitats -** Urban tree – the retention of such habitats.

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Appendix 1: Habitat Maps and Site Plan

Figure 1: Site Context Plan



Project Title	T10860: Willow Lane, Huddersfield
Client	ID Planning Ltd
Map Title	Site Context
Scale: 1:2,000	Version: 1.4
Drawn: JET	Reviewed: JW
Date of Survey: N/A	Surveyor: N/A

Site boundary
Additional Survey Area

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Date: 07/06/2024



temple
Temple Group Ltd., The Clove Building,
4 Maguire Street, London, SE1 2NQ
Tel. 020 7394 3700

Figure 2: Baseline Habitats Plan

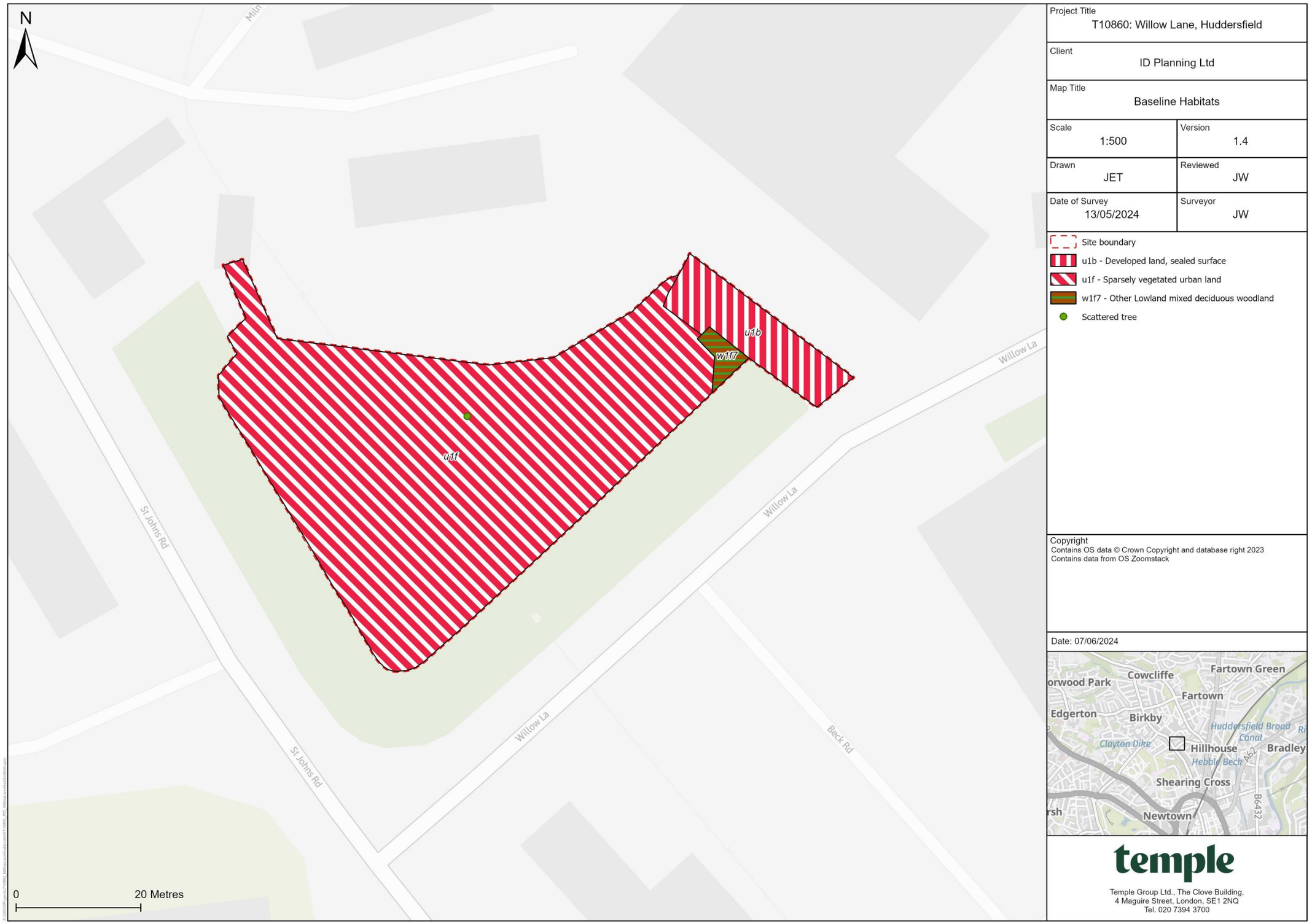
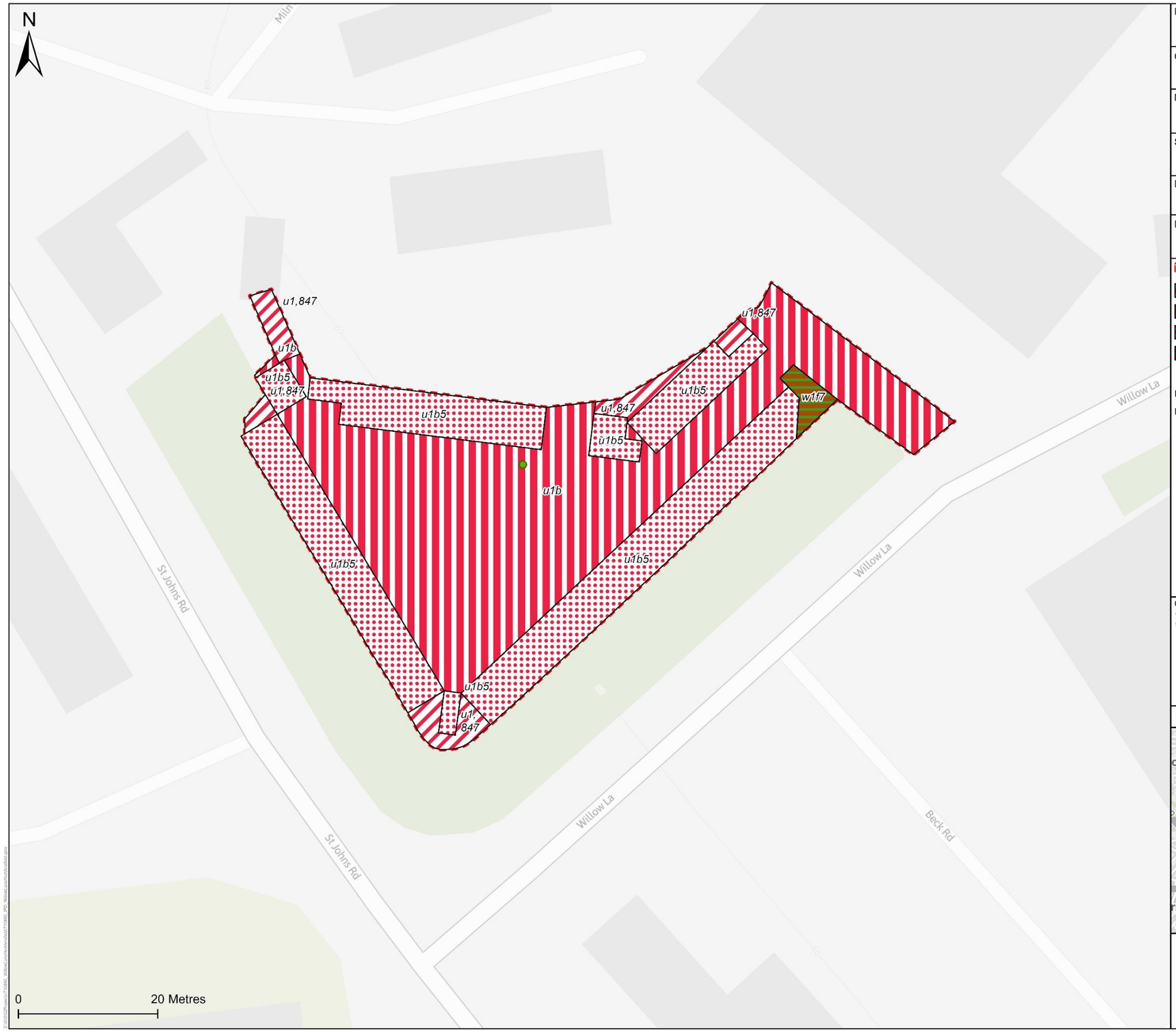


Figure 3: Post-Development Habitats Plan

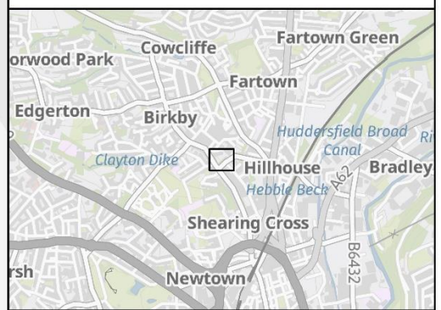


Project Title	T10860: Willow Lane, Huddersfield
Client	ID Planning Ltd
Map Title	Post-development Habitats
Scale	1:500
Version	1.4
Drawn	JET
Reviewed	JW
Date of Survey	N/A
Surveyor	N/A

Site boundary
u1 - Built-up areas and gardens
u1b - Developed land, sealed surface
u1b5 - Buildings
w1f7 - Other Lowland mixed deciduous woodland
Scattered tree
UKHabV2_Ply
UKHabSecondary_One
847 - Introduced shrub

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Date: 02/07/2024



temple
Temple Group Ltd., The Clove Building,
4 Maguire Street, London, SE1 2NQ
Tel. 020 7394 3700

Appendix 2: Summary of Metric Rules and Principles

Metric Rules and Principles

The Statutory Biodiversity Metric User Guide indicates that a number of rules must be followed in applying the Metric in order to inform a claim of achievement by a project of gain in biodiversity. These are:

- **Rule 1:** The trading rules of this biodiversity metric must be followed.
- **Rule 2**: Biodiversity unit outputs, for each type of unit, must not be summed, traded, or converted between types. The requirement to deliver at least a 10% net gain applies to each type of unit.
- **Rule 3**: To accurately apply the biodiversity metric formula, you must use the statutory biodiversity metric calculation tool or small sites biodiversity metric tool (SSM) for small sites. The tools remove the need for a user to manually calculate the change in biodiversity value. The tool will summarise the results of the calculation and inform a user whether the biodiversity net gain objective has been met.
- **Rule 4**: In exceptional ecological circumstances, deviation from this biodiversity metric methodology may be permitted by the relevant planning authority.

In addition, the User Guide indicates that assessments should be informed by:

- **Principle 1**: The metric assessment should be completed by a competent person.
- **Principle 2:** The use of this biodiversity metric does not override existing biodiversity protections, statutory obligations, policy requirements, ecological mitigation hierarchy or any other requirements. This includes consenting or licensing processes, for example woodlands.
- **Principle 3:** This biodiversity metric should be used in accordance with established good practice guidance and professional codes.
- **Principle 4:** This biodiversity metric is not a complex or comprehensive ecological model and is not a substitute for expert ecological advice.
- **Principle 5:** Biodiversity units are a proxy for biodiversity and should be treated as relative values.

- **Principle 6:** This biodiversity metric is designed to inform decisions in conjunction with locally relevant evidence, expert input, or guidance.
- **Principle 7:** Habitat interventions need to be realistic and deliverable within a relevant project timeframe.
- **Principle 8:** Created and enhanced habitats should be, where practical and reasonable, local to any impact and deliver strategically important outcomes for nature conservation.
- **Principle 9:** This biodiversity metric does not enforce a minimum habitat size ratio for compensation of losses. Proposals should aim to:
    - maintain habitat extent - supporting more, bigger, better and more joined up ecological networks
    - ensure that proposed or retained habitat parcels are of sufficient size for ecological function.

The Metric guidance also confirms that for irreplaceable habitats:

- **Irreplaceable habitats** – Irreplaceable habitats (as provided for in BNG regulations) are technically very difficult to recreate once destroyed (or recreation would take a significant amount of time). As such, the BNG requirement is disapplied for these habitats. Any losses or deterioration impacts to irreplaceable habitats cannot be calculated by the biodiversity metric tool and they are removed from the baseline. Impacts to on-site and off-site irreplaceable habitats should be avoided in line with planning policy. Irreplaceable habitats require consideration outside of biodiversity net gain, which must comply with up-to-date policy, legislation and regulations.
- **Ancient woodland** – Ancient woodland can be recorded as range of woodland habitat types and must be marked as an irreplaceable habitat within the biodiversity metric tool. Ancient woodlands include:

    ancient semi-natural woodlands (ASNW)

    plantations on ancient woodland sites (PAWS)

    ancient wood-pasture and parkland.

- **Ancient and veteran trees** – All ancient and veteran trees must be recorded within the biodiversity metric tool and marked as an irreplaceable habitat.

- London: 3rd floor, The Clove Building, 4 Maguire Street, London, SE1 2NQ. T: +44 (0)20 7394 3700
- Haywards Heath: Unit 6 Basepoint; John De Mierre House, 20 Bridge Road, Haywards Heath, RH16 1UA. T: +44 (0)20 7394 3700
- Lewes: 3 Upper Stalls, Iford, Lewes, East Sussex, BN7 3EJ. T: +44 (0) 1273 813739
- Lichfield: 1-2 Trent Park, Eastern Avenue, Lichfield, Staffordshire, WS13 6RN. T: +44 (0)1543 229049
- Manchester: Express Building, 3 George Leigh Street, Manchester, M4 5AD. T: +44 (0)161 509 4900
- Norwich: 60 Thorpe Road, Norwich, Norfolk, NR1 1RY. T: +44 (0)1603 628408
- Wakefield: St James Suite, Nostell Business Park, Doncaster Road, Wakefield, WF4 1AB. T: +44 (0)1924 921900
- Cardiff: Brunel House, 2 Fitzalan Place, Cardiff CF24 0EB