BIODIVERSITY ACCOUNTING ASSESSMENT REPORT

at

Land off Carr Top Lane
Golcar
Huddersfield
West Yorkshire
HD7 4JD

Client:
Violet homes Ltd

Client Address:
20 York Street
Manchester
M2 3BB

JCA Ref:
17029h/GB

Date of Report:
29/07/2025

JCA Limited
Arboricultural & Ecological Consultants

Quality Assurance

Version	**Desktop Survey Completed:**		**Site Surveyed:**		**Report Completed:**		**Reviewed:**	
	Date	Name	Date	Name	Date	Name	Date	Name
001	23/07/25	Grace Bramley	27/06/25	Grace Bramley Adam West	25/07/25	Grace Bramley	28/07/25	Rebecca Petch-Smith
							28/07/25	James Foster

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.*

Executive Summary

JCA Limited was instructed by **Violet homes Ltd** to carry out a Biodiversity Accounting Assessment (BAA) of **Land off Carr Top Lane, Golcar** (hereafter referred to as the 'Site') to inform a planning application for the construction of 13 residential properties and associated access and landscaping ('the Proposed Development').

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 Biodiversity Metric 4.0 (June 2024 update) was used to calculate the baseline biodiversity value of all existing habitats on-Site. 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.

The baseline habitat units present on site are **4.53** BU. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a net loss of **-1.48** habitat BU, equivalent to a net loss of -**32.55**%. In addition, the Proposed Development has **not satisfied** 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.

Contents

1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **Violet homes Ltd** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Land off Carr Top Lane**, **Golcar** (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 Site Description

1.2.1 The site is located at Ordnance Survey (OS) National Grid Reference **SE 09646 15631**, with nearby postcode **HD7 4JD**. The site is bordered to the north and east by the urban areas of Golcar and Huddersfield, to the west by fields and scattered trees followed by industrial units and then more green space, and to the south by Brook Lane followed by green space. The area directly across the road is part of the Kirklees Wildlife Habitat Network.

1.3 Details of Proposed Development

1.3.1 The development proposed at the site is the construction of 13 residential properties and associated access and landscaping.

2. Biodiversity Accounting in Context

2.1 Biodiversity Net Gain Principles

2.1.1 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 on-Site 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 off-Site compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.2 Relevant Planning Policy and Legislation

2.2.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning permissions granted in England will have to deliver at least 10% Biodiversity Net Gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development.

2.3 Local Policy and Guidance

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

2.3.2 Policy 13: Natural Environment (specifically, 13.1 Biodiversity & geodiversity) and Policy 18: Environmental Protection, of the Kirklees Local Plan apply to the Proposed Development.

2.3.3 Biodiversity Action Plan (BAP) for Kirklees

2.3.4 The BAP for Kirklees (Kirklees Metropolitan Council, No Date) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include semi natural grassland, riverine habitats, ancient woodland, water vole *Arvicola amphibius* and great crested newt *Triturus cristatus*.

3. Methodology

3.1 Background

3.1.1 Biodiversity accounting of existing and post-development habitats and linear features on-Site was carried out using the Biodiversity Metric 4.0 Calculator Tool, following guidance set out in the metric user guide (Natural England et al, 2024). The process for data collation and analysis associated with the assessment is detailed in Sections 4.2 – 4.3 below.

3.2 Assessing strategic significance

3.2.1 A desk study was conducted to collate baseline data about ecological sites within the zone of influence of the proposed development site, following guidelines set out by the Charted Institute of Environmental and Ecological Management (CIEEM, 2017). This data-gathering exercise was undertaken to obtain any available information relating to statutory nature conservation sites, ecological networks, local plans and priority habitats to help establish the strategic significance of the site. Sources of information used are shown in Table 1.

Table 1: Summary of information sources used for the desk study

Organisation/source	Information sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, and all international sites including SAC, SPA or Ramsar sites within 5 kilometres of the site. Priority Habitats within 300m.
Kirklees Council	Adopted Local Plan, evidence base, and polices map

3.2.2 This evidence was reviewed and used to assess the strategic significance of the site, and/or individual habitats and whether it lies within an ecological network for the area.

3.3 Baseline Data

3.3.1 A baseline analysis of the existing habitats on-Site was carried out from the information gathered during the Site's ecological assessment visit carried out by Grace Bramley (Graduate Ecologist, JCA Limited) and Adam West (Principal Ecologist, JCA Limited) on 27/06/2025.

3.4 Biodiversity Net Gain

3.4.1 Biodiversity Net Gain complements and works with the biodiversity mitigation hierarchy set out in the National Planning Policy Framework paragraph 180a. To achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements, the following steps should be followed:

(1) Aim to avoid or reduce biodiversity impacts through site selection and layout;

(2) Enhance and restore biodiversity on-site;

(3) Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market; and

(4) As a last resort, to prevent undue delays, purchase statutory biodiversity credits from the UK Government where they can demonstrate that they are unable to achieve biodiversity net gain through the available on-site and off-site options.

3.4.2 On completion of the fieldwork the habitat information was mapped and areas were imported into the DEFRA Biodiversity Statutory Metric Calculation Tool. The metric calculates the baseline biodiversity units for the site based on the following factors:

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

3.4.3 Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:

- Area
- Habitat distinctiveness (full metric only – automatically calculated for small sites metric)
- Habitat target condition
- Strategic significance
- Time habitat is created (full metric only)
- Time to the target condition (full metric only – automatically calculated for small sites metric)
- Difficulty of creation (full metric only – automatically calculated for small sites metric)

3.4.4 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.

Mitigation hierarchy

3.4.5 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.

3.5 Impact Assessment

3.5.1 The existing baseline habitat plan for the Site was overlain with the Proposed Landscape Plan (Dwg number: R-0873-60) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

3.5.2 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 on-Site compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.6 Habitat Creation and Enhancement

3.6.1 The area of any retained/enhanced or created habitats proposed on-Site as part of the Proposed Development was mapped using the Proposed Landscape Plan (Dwg number: 2748/3 B) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of on-Site compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.

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

3.7 Residual Effects

3.7.1 The residual effects of the Proposed Development scheme were calculated using the Biodiversity Metric 4.0 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, taking into account any habitat trading.

3.7.2 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, S.41), 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 and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.

3.7.3 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.

4. Biodiversity Metric 4.0

4.1 Introduction

4.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the Site's ecological assessment survey carried out on 27/06/2025. The development project had nearly been completed when the survey was carried out. The condition assessment of the woodland was assessed on the 27/06/2025 as this had not been affected by the development. The other habitats on site were assessed using historic satellite images and assessments carried out on previous surveys (17029g Biodiversity Metric 3.1 and 17029 Biodiversity Metric 2.0)

4.2 Strategic Significance

4.2.1 There are deciduous woodland priority habitats and Kirklees wildlife network habitats within the vicinity of the site. The site is separated from these habitats by Brook Lane and Victoria Lane. The site is therefore considered to be ecologically desirable.

4.2.2 The site is not part of any designated site, or listed on any local plan, neighborhood plan or other policy document for ecology. However, it is adjacent to the Kirklees Wildlife Habitat Network across Brook Lane. It is considered to have moderate strategic significance (Location ecologically desirable but not in local strategy).

4.3 Existing Site Value

4.3.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in Table 2.

Table 2: Baseline habitats on site and their ecological value as categorised by the Biodiversity Metric 4.0 calculator.

Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Habitat Type	Total Area on Site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Modified grassland	0.2893	Low	Moderate	Location ecologically desirable but not in local strategy	1.27
2	Modified grassland	0.0345	Low	Moderate	Location ecologically desirable but not in local strategy	0.15
3	Bare ground	0.1216	Low	Poor	Area/compensation not in local	0.24

Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Habitat Type	Total Area on Site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
					strategy/ no local strategy	
4	Developed land; sealed surface	0.0992	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
5	Other woodland; broadleaved	0.1833	Medium	Moderate	Location ecologically desirable but not in local strategy	1.61
6	Urban tree	0.0407	Medium	Good	Location ecologically desirable but not in local strategy	0.54
7	Urban tree	0.0814	Medium	Moderate	Location ecologically desirable but not in local strategy	0.72
	Total (area excl. trees)	**0.73**	**–**	**–**	**–**	**4.53**

4.3.2 The following habitat types were recorded on site: Modified grassland, bare ground, developed land; sealed surface, other woodland; broadleaved, urban tree. Detailed assessments of the condition of each habitat can be found within the accompanying habitat condition spreadsheet.

4.3.3 Modified grassland – UKHab code: g4

0.3238 ha of grassland was assessed as moderate condition, 'low' distinctiveness habitat, worth **1.42** BU. The previous assessment had assessed the grassland as moderate condition modified grassland.

4.3.4 Bare ground – UKHab code: u

0.1216 ha of bare ground was assessed as poor condition, 'low' distinctiveness habitat, worth **0.24** BU. The previous assessment had assessed the bare ground as poor condition.

4.3.5 Developed land; sealed surface – UKHab code: u1b6

0.0992 ha of developed land; sealed surface, this has no condition assessment and is a 'very low' distinctiveness habitat, this habitat has no biodiversity value.

4.3.6 Other woodland: broadleaved – UKHab code: w1g

0.1833 ha of other woodland: broadleaved was assessed as **moderate** condition, 'medium' distinctiveness habitat as it scored 32 out of 39. It has a biodiversity value of **1.61** BU.

The species identified in the woodland include beech *Fagus sylvatica*, bramble *Rubus fruticosus*, cherry sp. *Prunus sp*., cleavers *Galium aparine*, Dove's-foot Crane's-bill *Geranium molle*, fern sp. *Asplenium sp*., foxglove *Digitalis purpurea*, hawthorn *Crataegus monogyna*, Himalayan balsam *Impatiens glandulifera*, holly *Ilex aquifolium*, horse-chestnut *Aesculus hippocastanum*, ivy *Hedera helix*, oak *Quercus robur*, perennial rye grass *Lolium perenne*, rowan *Sorbus aucuparia*, sycamore *Acer pseudoplatanus*, wood avens *Geum urbanum*, and yew sp. *Taxus sp*.

4.3.7 Individual trees – UKHab: -

From historic satellite images it was estimated that there were nine individual trees, the condition was approximated from the previous survey carried out (there was no data about the number of individual trees but there was the area and condition for trees). Based on this it was estimated that there were two small and two medium **good** condition and five medium **moderate** condition trees. These have a total biodiversity value of **1.26** BU.

5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

5.1.1 The Proposed Development involves the construction of 13 residential properties and associated access and landscaping.

5.1.2 The Proposed Development will see the partial removal of all on-Site habitats to facilitate the development. Six out of the nine individual trees will be lost, as will all of the bare ground and large areas of the modified grassland. The woodland will be retained and enhanced.

5.2 Habitats to be Retained

5.2.1 The Proposed Development will see the retention of woodland and individual tree habitats on-Site to facilitate the development. The retention of these habitats will help to minimise the impacts of loss of habitat.

5.3 Habitats to be Enhanced

5.3.1 The Proposed Development will see the enhancement of woodland and modified grassland habitats on-Site to facilitate the development. The enhancement of this habitat will reduce any indirect impacts as a result of the Proposed Development.

5.3.2 The woodland habitat will be enhanced from moderate condition to good condition. The woodland scored 32 out of 39 in the condition assessment, to achieve good condition it will need to score 33. Criteria C, invasive species, was scored 1 point as there was Himalayan balsam present in the west side of the woodland. If this can be removed then the woodland will get 3 points for this criteria and therefore can go up to good condition.

5.3.3 The modified grassland will be enhanced to other neutral grassland moderate condition. This will be achieved by passing three out of six of the criteria for other neutral grassland, including essential criterion A.

- Criteria A – The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).
  Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.
- Criteria 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 insects, birds and small mammals to live and breed.

- Criteria C – Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens[2].
- Criteria D – Cover of bracken Pteridium aquilinum is less than 20% and cover of scrub (including bramble Rubus fruticosus agg.) is less than 5%.
- Criteria E – Combined cover of species indicative of suboptimal condition[3] and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area.
  If any invasive non-native plant species[4] (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.
- Criteria F – There are 10 or more vascular plant species per m^2 present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).
  Note - this criterion is essential for achieving Good condition for non-acid grassland types only.

5.4 Habitats to be Lost

5.4.1 The Proposed Development will see the loss of individual trees, modified grassland and bare ground habitats on-Site to facilitate the development.

5.4.2 Modified grassland and bare ground are both 'low' distinctiveness habitats and individual trees are 'moderate' distinctiveness. The loss of individual trees is a major loss for the site.

5.5 Habitats to be Created

5.5.1 The Proposed Development will see the creation of other neutral grassland, build linear features, developed land sealed surface, introduced shrub, and vegetated garden habitats on-Site as part of the development.

5.6 Overall Impacts

5.6.1 The retention, enhancement and loss of habitats as a result of the Proposed Development are quantified in Table 3.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Modified grassland	0.00	0.00	0.00	0.00	0.29	1.27
2	Modified grassland	0.00	0.00	0.0345	0.15	0.00	0.00
3	Bare ground	0.00	0.00	0.00	0.00	0.12	0.24
4	Developed land; sealed surface	0.0992	0.00	0.00	0.00	0.00	0.00
5	Other woodland; broadleaved	0.00	0.00	0.1833	1.61	0.00	0.00
6	Urban tree	0.00	0.00	0.00	0.00	0.04	0.54
7	Urban tree	0.0366	0.32	0.00	0.00	0.04	0.39
	Total (area excl. trees)	**0.0992**	**0.32**	**0.22**	**1.76**	**0.50**	**2.45**

5.6.2 The existing baseline across the site was compared to the current hard and soft landscaping plans. The Metric calculated a net change of negative **32.55**% for habitat units. The full Metric spreadsheet has been provided alongside this report for the LPAs review. Table 4 summarizes the biodiversity metric results.

Table 4**:** Summary value of baseline habitat biodiversity value through retention, creation and enhancement

On-site baseline	Habitat units	4.53
On-site post intervention	Habitat units	3.06
Total net change %	Habitat units	-32.55
Trading rules satisfied	Yes/No	No

5.6.3 The trading rules have been failed due to the loss of -0.93 BU of medium distinctiveness individual tree habitats.

5.6.4 Due to the loss of habitats on-site, off-site mitigation will be required. This can be achieved in three different ways:

- Using additional owned land or purchasing land off-site which is designated as a compensatory biodiversity off-set site to compensate for the loss on-site and satisfy the trading rules.
- Purchasing off-site mitigation from a habitat bank.
- If on-site and off-site mitigation is insufficient, then Statutory Credits will need to be purchased.

5.6.5 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.

6. References

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain. Good practice principles for development.

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

Department for Communities and Local Government (2005), Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

DEFRA (2023) Biodiversity Metric Calculation tool (spreadsheet) (Biodiversity Metric 4.0)

DEFRA (2023) Biodiversity Metric 4.0 User guide

DEFRA (2023) Biodiversity Metric 4.0 and SSM: Technical Annex1 (habitat condition assessments)

JCA (2021) 17029 REV 1 Biodiversity Metric 2.0 Report Land off Carr Top Lane. Revised 15-07-21

JCA (2022) 17029 Biodiversity Metric 3.1 Report Issue

Ministry of Housing, Communities and Local Government (2021), National Planning Policy Framework.

Multi-Agency Geographical Information for the Countryside (MAGIC) Website

Appendices

Appendix 1: UKHab Habitat Map

Site name & address

Land at Carr Top Lane
Golcar
Huddersfield
HD7 4JD

Key

- Red Line Boundary

INDIVIDUAL TREES

Individual tree Baseline

- Existing Medium Urban Tree
- Existing Small Urban Tree

HABITATS

Habitats Baseline

- Developed land; sealed surface
- Modified grassland
- Other woodland; broadleaved
- Bare ground

Google Satellite Hybrid

Scale

0 10 20 m

Site	Client
Land at Carr Top Lane	Violet Homes Ltd
Project	**Author**
17029h BAA	Grace Bramley
Plan ref	**Revision**
R-0873-60 C	001

Appendix 2: Proposed Habitat Map

Site name & address

Land at Carr Top Lane
Golcar
Huddersfield
HD7 4JD

Key

- Red Line Boundary

INDIVIDUAL TREES

Individual tree Proposed

- Retained Small Urban Tree
- Lost Tree

HABITATS

Habitats Proposed

- Built linear features
- Developed land; sealed surface
- Introduced shrub
- Other neutral grassland
- Other woodland; broadleaved
- Vegetated garden

Google Satellite Hybrid

Scale

0 10 20 m

Site	Client
Land off Carr Top Lane	Violet Homes Ltd
Project	**Author**
17029h BAA	Grace Bramley
Plan ref	**Revision**
R-0873-60 C	001

Appendix 3: Proposed Development Plan

Proposed residential development at :-
CARR TOP LANE,
GOLCAR, HUDDERSFIELD

Site Layout - 1 ; 200.

Fencing Legend.

Fence Type A.

1200mm close boarded swd. fence with concrete posts.

900mm (If divisional on plot lines) or 1100mm (if guarding on retaining walls).
If in guarding position it is to be capable of resisting at least the horizontal force given in BS 6398 Part 1 (1996) and as Building regulations part K section 3.

Fence Type B.

1800mm fence close boarded swd. with concrete posts and gates.

Fence Type C.

1200mm fence close boarded swd. with concrete posts and gates built off retaining wall.

Retaining Walls.

Plot Driveways.

Driveway widths are to be a minimum of 5.0m with the exception of plots 4 and 5 that are to be 3.0m minimum.

C.P. - Car Charging Point

One standard electric vehicle charging point
(Minimum output of 16A/3.5Kw.)

C.P.

Plot Sheds / Cycle store (2m x1.5m) for 2no. cycles.

The shed must be securely fixed to a concrete foundation. The door must be fitted wit either a solid secure silver padlock or mortice deadlock to BS 3621 :2007. The cycle security must be to Sold secure silver standard.

REV	DESCRIPTION	CHECK	DATE
C	Updated plan	PM	10.07.24
B	Updated plan	PM	09.07.24
A	Updated plan	PM	09.07.24

CLIENT
Brierstone Developments

PROJECT
Carr Top Lane, Golcar

DRAWING
Proposed Site Layout

SCALE	DATE	DRAWN	CHECKED
1:50@A1	July 2024	PM	

DRAWING NO.	CAD REFERENCE NO.	REVISION
R-0873-60		C

equilibrium ARCHITECTS
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Appendix 4: Site Photographs

Photo 1: Woodland at the south of the site

Photo 2: Current area at north of site for proposed other neutral grassland

Photo 3: Looking south on site

Photo 4: Retained tree on west side of the site

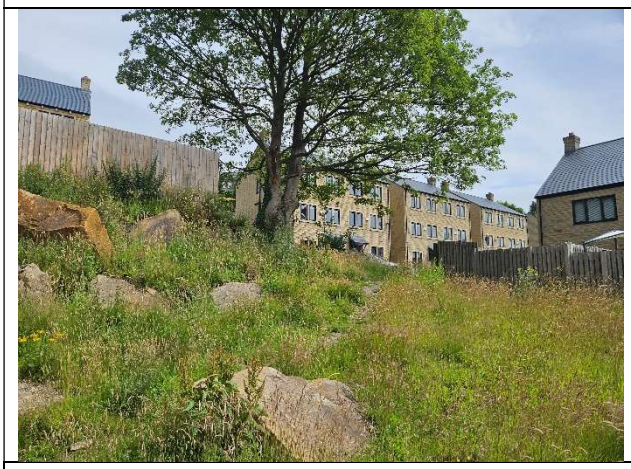

Photo 5: Area of proposed other neutral grassland in centre of the east site boundary

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.

Grace Bramley, Graduate Ecologist

BSc (Hons) Design and Innovation with Environmental Science

Grace joined JCA in 2024 after completing her degree from The Open University with a first-class honour's degree in design and environmental science. Prior to this she spent six years working in the automotive industry followed by three years in the chemical industry. She is conducting Preliminary Ecological Appraisal and Biodiversity Net Gain Assessments and working towards her protected species licenses.

Rebecca Petch-Smith, Graduate Ecologist

MBiol (Hons) Zoology

Rebecca joined JCA in 2025 after spending a year and a half in the teaching industry. Prior to this she graduated from the University of Leeds with a 2:1 Honours Integrated Master's degree in Zoology. As part of her degree programme, Rebecca spent time in Kenya conducting surveys on African ungulates. Rebecca began assisting on bat emergence surveys in 2024, after which, she gained employment as a Graduate Ecologist at JCA Ltd. She is currently conducting Preliminary Ecological Appraisals, Bat Scope Surveys and Biodiversity Net Gain Assessments and working towards her protected species licence.

James Foster, Assistant Ecologist

BSc (Hons) Biology.

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has over 11 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.

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

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Grace Bramley

24/07/2025

Reviewed by

Rebecca Petch-Smith *MBiol BSc (Hons)*

28/07/2025

Approved by

....

James Foster *BSc (Hons)*

28/07/2025

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

Registered Office:

Unit 80

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Halifax

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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

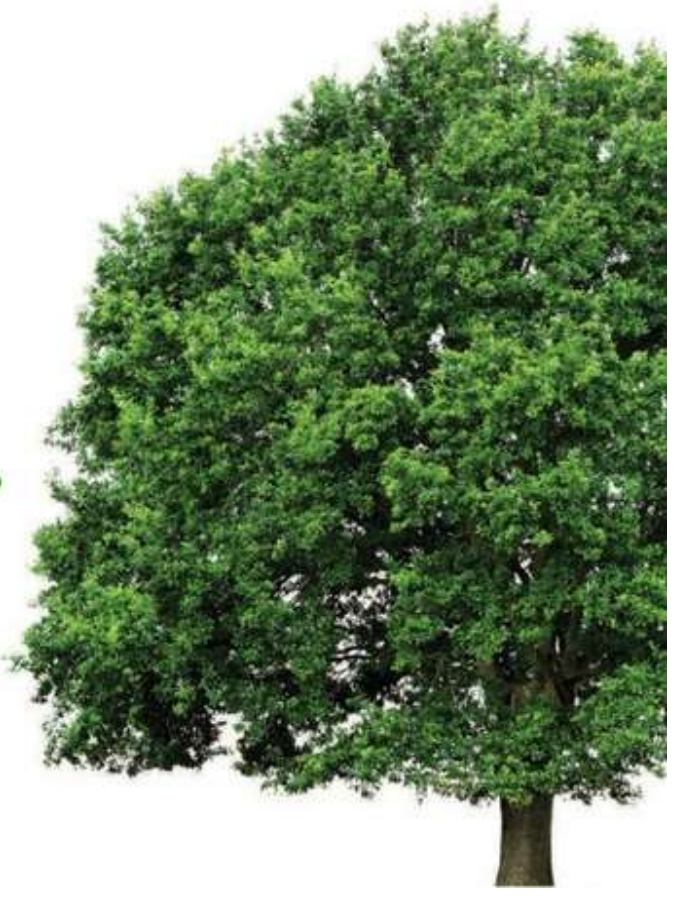
- Ancient Woodland Management
- Veteran Tree Management

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

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