FUTURESECOLOGY

Precious Holdings

# Land at Providence Street, Earlsheaton

## BIODIVERSITY IMPACT ASSESSMENT (BIA)

Report Reference Number: FE385/BIA01

September 2025

**Futures Ecology Ltd**
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| REV | Issue Status | Author or Reviewer | Name & Qualifications | Position | Date |
|---|---|---|---|---|---|
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| | | Reviewer | A. Eales BSc (Hons) | Ecology Director | 30.07.2025 |

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## 1.0 INTRODUCTION

1.1 The following report has been prepared by Futures Ecology Ltd. on behalf of Precious Holdings. This summary report presents the results of the Biodiversity Impact Assessment (BIA) Calculations using The Statutory Metric Calculation Tool produced in respect of proposals for development at land at Providence Street, Earlsheaton, Kirklees, West Yorkshire (central grid reference: SE 25924 21175).

### SITE LOCATION AND CONTEXT

1.2 The Site comprises ~2 ha of land within the residential area of Earlsheaton. Habitats onsite comprise broadleaved woodland, some of which had been removed in February 2024, tall ruderal vegetation, poor semi-improved grassland and bramble scrub. Homestead Mill with buildings, (B1a, B1b, B2) shipping containers and associated hardstanding is present in the north. The Site is bound on all aspects by housing.

### DEVELOPMENT PROPOSALS

1.3 A residential development is proposed to include 30 dwellings with associated infrastructure and greenspace. The remaining woodland within the Site will be retained and managed to maximise its biodiversity value in the long-term.

## 2.0 METHODOLOGY

### PERSONNEL

2.1 The habitat survey and condition assessment were conducted by M. Baker BSc (Hons), MSc, ACIEEM. M. Baker has over 5 years' experience in ecological consultancy, including habitat surveys and site assessments for protected species. M. Baker is appropriately qualified for the surveys based on the CIEEM competencies for species surveys and is registered to use a great crested newt (GCN) *Triturus cristatus* (2020-49701-CLS-CLS).

2.2 The Statutory Metric was completed by K. Haymes BSc (Hons) MCIEEM. K. Haymes has over 10 years' experience in ecological consultancy, including Biodiversity Impact Assessments and is appropriately qualified for the assessment based on the CIEEM competencies. K. Haymes holds a Level 2 bat licence (2020-46132-CLS-CLS). K. Haymes is also registered to use a great crested newt (GCN) Triturus cristatus licence (2018-35049-CLS-CLS) and a barn owl Tyto alba licence (2023-11761-CL29-OWL). K. Haymes was certified in May 2021 to conduct River Condition Assessments (RCA).

### FIELD SURVEY – HABITATS

#### Habitat Assessment

2.3 A detailed habitat survey was undertaken on 11th April 2024 and was used to fully inform the Biodiversity Impact Assessment (BIA) using The Statutory Metric - Calculation Tool. This information was used to adequately map the on-site habitats to inform the BIA.

2.4 Survey methodology followed guidance from Joint Nature Conservation Committee (JNCC) 2016[1] comprising a walkover of the survey area mapping (using JNCC standard habitat codes) and broadly describing and classifying the principal habitat types and identifying the dominant plant species present within each habitat type, noting any features of interest.

2.5 The frequencies at which plant species occurred were noted using the DAFOR[2] method[3]. Whilst the plant species lists obtained should not be regarded as exhaustive, sufficient information was obtained to determine broad habitat types.

2.6 The Statutory Biodiversity Metric works best where habitat types are classified using the UK Habitats Classification methodology (UKHab Ltd., 2023)[4]. Therefore, habitats were also described and evaluated in accordance with the UK Habitats Classification methods aligning the assessed habitats with the Biodiversity Metric habitat types.

2.7 The surveys used were sufficient to determine the Statutory Biodiversity Metric habitat types present onsite and to fully inform the Biodiversity Impact Assessment (BIA) using the Statutory Biodiversity Metric. This information was used to adequately map the onsite habitats to inform the BIA.

**Habitat Condition Assessment (HCA)**

2.8 Habitat condition was assessed and assigned during the Phase 1 assessment following the guidance from the 'The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology' excel document (Natural England, February 2024) which accompanies the Statutory Biodiversity Metric. Assessment criteria were followed for each broad habitat type, to determine the condition of each habitat.

**Strategic Significance**

2.9 The strategic significance of the on-site baseline habitats was determined by whether the habitats fell within:

- any designated sites;
- any national habitat networks (as identified using the Multi Agency Geographic Information for the Countryside (MAGIC)[5]); or
- any local sites or green infrastructure corridors.

**Biodiversity Impact Assessment (BIA)**

2.10 To quantify deliverable net gain for the Site, the baseline value of the habitats within the Site have been calculated utilising the Statutory Biodiversity Metric.

[1] JNCC (2016) Handbook for Phase1 Habitat Survey – a technique for environmental audit. ISBN 0 86139 636 7
[2] DAFOR: D=dominant, A=abundant, F=frequent, O=occasional, R=Rare, L=Locally
[3] WJ Sutherland (August 2006) Ecological Census Techniques. A Handbook, 2nd Edition. ISBN: 9780521606363
[4] UKHab Ltd. (July 2023) UK Habitat Classification Version 2.0 https://ukhab.org/
[5] www.magic.defra.gov.uk

2.11 The BIA has been undertaken with reference to the Illustrative Masterplan[6] and Parameters Plan[7] for the Site, thus the calculations are indicative only. It is expected that further detailed calculations will be undertaken at full / reserved matters stages.

**Survey Limitations**

2.12 The Site visit was undertaken in April, which is within the optimal period for surveys (April – September). Therefore, no constraints were anticipated in terms of the habitats present.

2.13 Part of the onsite woodland had been felled prior to the Site visit. It is understood that the landowner cleared the trees in February 2024. This is two months prior to the baseline ecology survey, undertaken in April 2024. This is consistent with a review of Google Earth historic imagery, which shows the woodland intact in September 2023. The relevant date for degradation is therefore 1st February 2024.

2.14 Due to the habitat degradation, the baseline for this area has been based on appropriately evidenced assumptions as to the pre-degradation baseline, using all available evidence, this is described in the Habitat Degradation section below.

## 3.0 BASELINE ECOLOGY

3.1 A summary of the habitats present on-site is provided in Table 1 below including UK Hab equivalent habitats for the purpose of the BIA. The baseline habitats are displayed on Figure 1. Habitat Condition Assessment sheets are provided in Appendix B.

3.2 For more information including habitat descriptions, species compositions and photographs, please refer to the Ecological Impact Assessment[8].

**Table 1: Summary of Baseline Habitats**

| Phase 1 Habitat Type | UK Habitat Classification for BNG | Condition Assessment Notes |
|---|---|---|
| Buildings | Developed land; sealed surface | N/A - Other |
| Hardstanding | Developed land; sealed surface | N/A - Other |
| Poor semi-improved grassland | Modified grassland | Passes: B, C, D, E, F, G. Fails: A<br>Condition: **Poor** |
| Tall ruderal vegetation | Tall forbs | Passes: C. Fails: A, B.<br>Condition: **Poor** |
| Native scrub | Bramble scrub | Condition Assessment N/A |
| Semi-natural broadleaved woodland (W1) | Other woodland; broadleaved | A=1, B-3, C=2, D=3, E=2, F=3, G=2, H=3, I=1, J=2, K=1, L=2, M=2.<br>Score: 27<br>Condition: **Moderate** |

[6] JRP Associates, Illustrative Masterplan, Drawing number: 24 5721 02, August 2024, Rev C
[7] JRP Associates, Development Parameters, Drawing number: 24 5721 03, May 2025
[8] Futures Ecology Ltd., FE385/EcIA01, August 2024

| Phase 1 Habitat Type | UK Habitat Classification for BNG | Condition Assessment Notes |
|---|---|---|
| Semi-natural broadleaved woodland (W2) | Other woodland; broadleaved | A=2, B-3, C=3, D=3, E=2, F=1, G=2, H=3, I=1, J=2, K=1, L=2, M=2.<br>Score: 27<br>Score: **Moderate** |
| Semi-natural broadleaved woodland (Felled) | Other woodland; broadleaved | Condition (assumption): **Moderate** |
| Broadleaved trees | T1 – Medium Urban Tree | Passes: B, C, D, E. Fails: A.<br>Condition: **Good** |
| | T2 – Medium Urban Tree | Passes: B, C, D, E. Fails: A.<br>Condition: **Good** |
| | T3 - Small Urban Tree | Passes: A, B, C, D, E.<br>Condition: **Good** |
| | T4 – Small Urban Tree | Passes: B, C, D, E. Fails: A.<br>Condition: **Good** |

**Habitat Degradation**

3.3 Due to the habitat degradation undertaken prior to the Site visit, the baseline for the felled woodland area has been based on appropriately evidenced assumptions as to the pre-degradation baseline, using all available evidence.

3.4 This was worked out based on the assessment of the remaining woodland within the Site, undertaken on 11th April 2024, an assessment of the stumps by JCA in June 2024 and from a review of aerial imagery, as per Paragraph 36 of the.GOV.UK guidance[9], which states:

*"If there has been degradation and there is insufficient evidence about the biodiversity value of the onsite habitat immediately before the degradation, the pre-development biodiversity value of the onsite habitat must be taken to be the highest biodiversity value of the habitat which is reasonably supported by any available evidence relating to it."*

3.5 Within the baseline metric calculation, the cleared areas were all assumed to be woodland, despite the fact that aerial imagery shows clearings within the trees which would likely have been discrete areas of lower value habitats, such as bramble scrub, poor-semi improved grassland and/or tall ruderal vegetation, habitats which were also mapped within the Site, adjacent to cleared areas. In this case, the highest biodiversity value broad habitat 'Woodland & forest' was selected.

3.6 JCA prepared an Arboricultural Impact Assessment for the Site, based on their survey in June 2024 after the tree removal in February 2024. Stumps reveal that the felled trees were sycamore *Acer pseudoplatanus*, ash *Fraxinus excelsior*, wild cherry *Prunus avium*, lime *Tilia cordata* and goat willow *Salix caprea*. Most were in poor condition with either dying stems or decay (now visible at their bases). Google imagery for the Site is not very conclusive, but the nature of the trees can be seen to be scrubby coppice rather than mature woodland.

3.7 Evidence from the remaining woodland within the Site was used to inform the habitat type (Other broadleaved woodland) and condition (Moderate) as aerial imagery shows

[9] https://www.gov.uk/guidance/biodiversity-net-gain#para36

the felled woodland to be of similar age and structure as the remaining woodland within the Site. This is deemed to be an appropriate baseline as it assumes the highest biodiversity value broad habitat, with the type and condition supported by the available evidence.

**Strategic Significance**

3.8 Areas of the Site, including part of woodland W2, part of the felled woodland and a small area of bramble scrub, were mapped as Priority Habitat; Deciduous Woodland (Figure 1).

3.9 During the Site visit the onsite woodland parcels W1 and W2 were not considered to meet the definition of Lowland Mixed Deciduous Woodland HPI[10,11,12] due to;

- The canopy species composition: both parcels (W1 and W2) were recorded as containing sycamore as the most common canopy species, noted as abundant in both parcels. This is a non-native broadleaved tree. Other native tree species were noted as occasional only.
- Maturity of woodland: Some mature trees were present within the woodlands, but the majority of trees were immature.
- Lack of diversity within the ground flora: woodland W1 had locally abundant common ivy *Hedera helix* and common hogweed *Heracleum sphondylium*. Bramble *Rubus fruticosus agg.* and cow parsley *Anthriscus sylvestris* were frequent and no other ground flora species were noted. Woodland W2 had frequent - locally dominant bramble, locally dominant common ivy and occasional – locally abundant cow parsley and nettle *Urtica dioica*. Hedge bindweed *Calystegia sepium*, creeping buttercup *Ranunculus repens* and cleavers *Galium aparine* were all locally frequent. There was a general lack of species diversity or notable ground flora species due to the lack of suitable woodland management.

**Photograph 1:** Woodland W1 in the north-west of the Site (11.04.2025).

**Photograph 2:** Woodland W1 (11.04.2025).

[10] Lowland Mixed Deciduous Woodland, UK Biodiversity Action Plan; Priority Habitat Descriptions. BRIG (ed. Ant Maddock) 2008
[11] Lowland Mixed Deciduous Woodland, Natural England document: https://publications.naturalengland.org.uk/file/4687590768771072, accessed 05.08.2024
[12] UKHab (2023) The UK Habitat Classifications – Habitat Definitions Version 2.0

**Photograph 3:** Woodland W2 in the south-east of the Site (11.04.2025).

**Photograph 4:** Woodland (11.04.2025).

3.10 Based on the above and professional judgement, it was deemed that onsite woodland parcels W1 and W2 would best meet the definition of Other Broadleaf Woodland w1g[13], which is not a Habitat of Principle Importance (HPI).

3.11 In terms of the metric, the areas mapped as Priority Habitat were still assigned high strategic significance as '*Formally identified in local strategy*' but were classified as 'Other broadleaved woodland' in terms of habitat type.

3.12 The areas outside of this were assigned the strategic significance of *'Area / compensation not in local strategy / no local strategy*'.

**Baseline Summary**

3.13 From the Statutory Metric, the value of the existing Site habitats is **14.86 Biodiversity Habitat Units** (BHU).

## 4.0 BIODIVERSITY IMPACT ASSESSMENT

4.1 In accordance with the NPPF (December 2024)[14] and Policy LP30 of the Kirklees Local Plan[15], the development must provide a measurable net gain for biodiversity. The Environment Act 2021[16] (which became mandatory on 12th February 2024) requires a minimum 10% net gain for biodiversity.

4.2 The Biodiversity Gain Hierarchy[17] (which does not apply to irreplaceable habitats) sets out a list of priority actions:

- first, in relation to onsite habitats which have a medium, high and very high distinctiveness (a score of four or more according to the statutory biodiversity metric),

[13] UKHab (2023) The UK Habitat Classifications – Habitat Definitions Version 2.0
[14] Ministry of Housing, Communities & Local Government (December 2024). National Planning Policy Framework. London
[15] https://www.kirklees.gov.uk/beta/planning-policy/pdf/local-plan-strategy-and-policies.pdf
[16] https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted
[17] https://www.gov.uk/guidance/biodiversity-net-gain?utm_medium=email&utm_campaign=govuk-notifications-topic&utm_source=406bfa99-898d-4dc6-b383-067c9ed1a773&utm_content=immediately#phased-development

the avoidance of adverse effects from the development and, if they cannot be avoided, the mitigation of those effects; and

- then, in relation to all onsite habitats which are adversely affected by the development, the adverse effect should be compensated by prioritising in order, where possible, the enhancement of existing onsite habitats, creation of new onsite habitats, allocation of registered offsite gains and finally the purchase of biodiversity credits.

4.3 Figure 2 outlines the habitat areas post development across the Application Site.

**Degraded Habitats**

4.4 An area of woodland (shown as felled woodland on Figure 1) had been degraded prior to the baseline survey visit. The landowner is currently in discussions with the Forestry Commission with regards to restocking the Site. The development footprint falls largely within the degraded area.

**Retained / Enhanced Habitats**

4.5 The remaining broadleaved woodland within the Site (W1 and W2) are to be retained and enhanced over a 30-year management period. This will target selective removal of sycamore and the management of woodland ground flora to target Lowland Mixed Deciduous Woodland HPI. Individual trees (T1-T4) will be retained within Public Open Space (POS).

**Created Habitats**

4.6 The Development Area has been assumed as a 70:30 split between [Urban: Developed land; sealed surface] and [Urban: Vegetated gardens]. This accounts for the proposed houses / roads / built development and the private gardens, road verges and Public Open Space (POS) amenity grassland. The areas without existing woodland cover will be restocked [Woodland and forest; Other woodland; broadleaved] to help compensate for previous woodland losses / degradation. Nine small, individual trees [Individual tree; Urban tree] are proposed within POS. There will also be 28 small, individual trees planted within private gardens; however, these have been excluded from the metric calculation as they cannot be secured for the 30-year management period.

**SUMMARY**

4.7 Post development, the on-site habitat enhancements and creation (Figure 2) with long-term management (for a minimum of 30 years) will achieve **12.80 Biodiversity Habitat Units**, which is a net loss of **-2.06 Biodiversity Habitat Units**, equating to a -**13.85% net percentage loss.**

4.8 The proposals for the Site do not satisfy the area habitat trading rules. This is due to the net loss of habitats, namely woodland and scrub. As a result, the rule for medium distinctiveness habitats has not been met. The rule of medium distinctiveness habitats required habitats to be replace *'Same broad habitat or a higher distinctiveness habitat required'*.

**Table 2: Summary of Headline Results**

| | Baseline Units | Proposed Units | Net Unit Change | Net Percentage Change | Trading Rules Satisfied? |
|---|---|---|---|---|---|
| **Habitat Units** | **14.86** | **12.80** | **-2.06** | **-13.85** | **No** |
| **Hedgerow Units** | **0** | **0** | **N/A** | **N/A** | **N/A** |
| **Watercourse Units** | **0** | **0** | **N/A** | **N/A** | **N/A** |

## Additional Enhancements

4.9 The above calculation does not account for the following additional enhancement measures that will be provided within the development as these cannot be quantified using the BM calculator. The inclusion of the following biodiversity enhancements with what has already been outlined above would be considered a benefit to biodiversity.

- Provision of bat and bird boxes throughout the Site;
- Installation of gaps for hedgehogs within boundary treatments;
- Log piles to act as refugia for a range of species within areas of greenspace;
- Twenty-eight trees planted within private gardens.

## Recommendations

4.10 As the development proposals cannot deliver a net gain onsite in habitat units, there is a requirement to secure a net gain via an alternative mechanism.

4.11 In order to achieve a 10% net gain in onsite Habitat Units, the Site must have a Habitat Unit value of 16.35 (+1.49) post-development. However, the Site, as proposed, currently has a deficit of -2.06 Habitat Units. The Site proposals also did not satisfy the habitat area trading rules for medium distinctiveness habitats due to the loss of woodland and scrub.

4.12 Habitat units have been maximised within the Site, but the previous habitat degradation means that offsite compensation will be necessary. There are two mechanisms in which developers can secure a net gain, and a combination of the two can be used. The mechanisms for net gain delivery include are:

a) Delivery through enhancing and restoring biodiversity offsite. Developers can either make offsite biodiversity gains on their own land outside the RLB of the development site or buy offsite biodiversity units (**3.54 BHU**) on the market.

b) Purchasing Statutory Biodiversity Credits (SBC)[18, 19]. However, this must be a last resort.

[18] Statutory Biodiversity Credit Guidance. Available at: https://www.gov.uk/guidance/statutory-biodiversity-credits Accessed: July 2025
[19] Statutory biodiversity credit prices. Guidance. Last updated June 2025. Available at: https://www.gov.uk/guidance/statutory-biodiversity-credit-prices Accessed: July 2025

a. SBCs are different from offsite biodiversity units sold in the offsite private market.

b. SBCs are priced in tiers. Different habitats are grouped in tiers to reflect the cost to create, maintain and monitor different habitat types. Prices of SBCs are reviewed every six months. Tiers 'A1' to 'A5' refer to area habitats (A1 being lower value habitats and A5 higher value), tier 'H' refers to hedgerow, and 'W' to watercourse habitats. The SBM automatically calculates the required number of SBCs and sorts the biodiversity habitat deficit into the right pricing tiers.

c. A spatial risk multiplier is also applied to the SBCs to ensure they do not compete with biodiversity units in the offsite market. Therefore, one credit is worth 0.5 biodiversity units. The spatial risk multiplier is applied automatically and factored into the unit shortfall summary.

    - The unit shortfall for the Site is as follows:
        - A1: 1.63 biodiversity unit shortfall.
        - Therefore, 3.27 Tier A1 SBCs are required.
        - A2: 1.91 biodiversity unit shortfall.
        - Therefore, 3.82 Tier A2 SBCs are required.

## Good Practice Principles for Development

4.13 The CIEEM Good Practice Principles for Development[20] provide an industry-standard to demonstrate that development projects have followed best practice. Table 3 below provides a summary of how these principles have been followed throughout this project.

**Table 3: Biodiversity Net Gain Good Practice Principles for Development[21] Summary**

| Principle | Justification of measures in place to achieve each Principle |
|---|---|
| **Principle 1: Apply the Mitigation Hierarchy**<br>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. | Habitat degradation has already taken place onsite, with woodland removal in February 2024, prior to the initial Site visit. Restocking the lost woodland on suitable areas outside the development area will be undertaken to help offset this loss.<br>The proposals themselves will retain the remaining woodland onsite, with enhancements over the 30-year management period.<br>Gains have been maximised onsite, but offsite provision / payment will be necessary to achieve a 10% net gain overall. |
| **Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere**<br>Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain. | No irreplaceable habitat onsite, e.g. no veteran trees so offsetting is possible. |

[20] https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf
[21] https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf

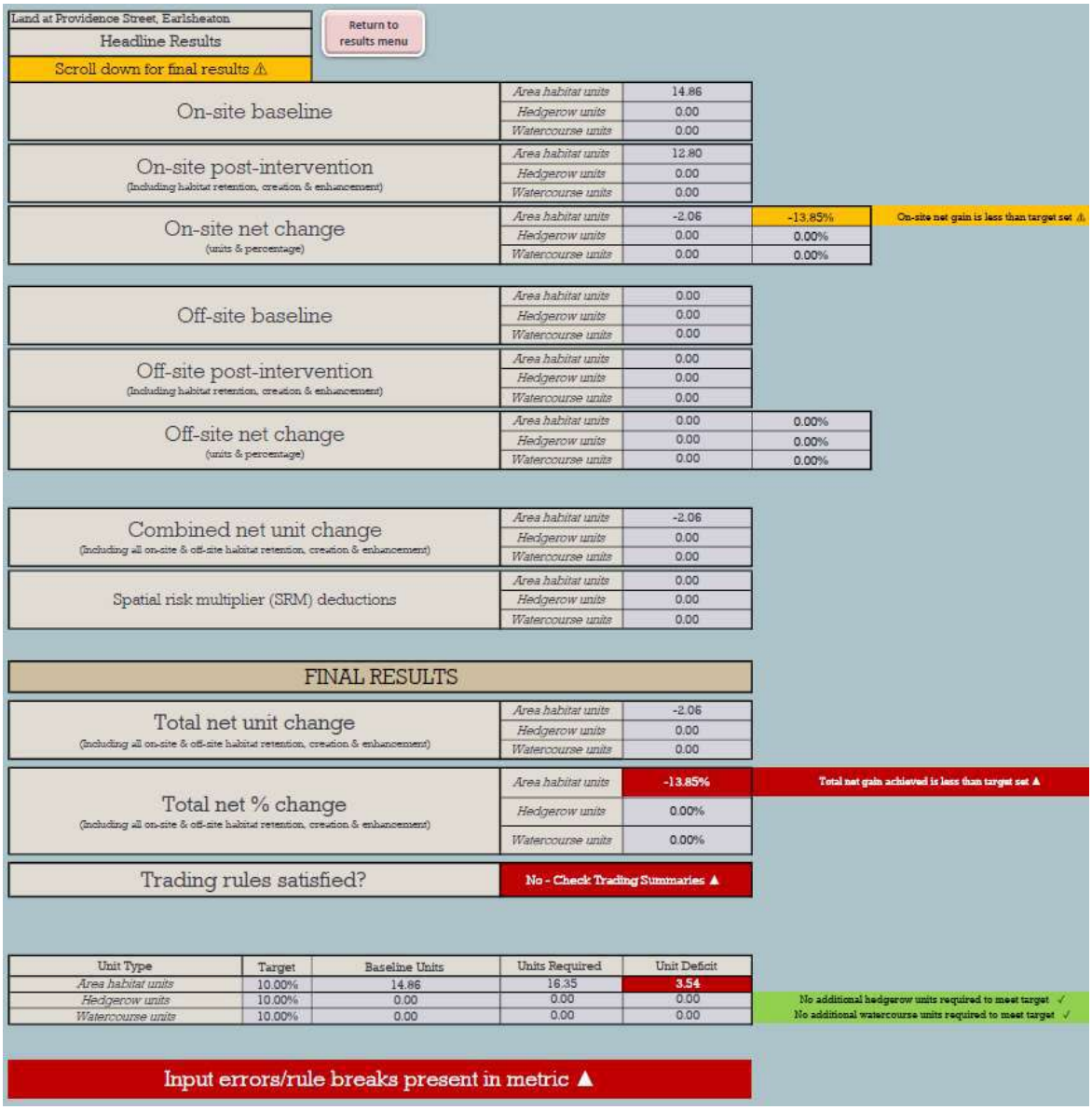
| Principle | Justification of measures in place to achieve each Principle |
|---|---|
| **Principle 3: Be inclusive and equitable**<br>Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders. | The design team were informed of the net gain requirements for the Site. Collaborative work with the client optimised the biodiversity outcomes for the Site. |
| **Principle 4: Address risks**<br>Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised. | The post-development habitats have been assumed to achieve 'Moderate' condition, which removes a lot of the risk when calculating the resultant net gains. The exception is the enhanced areas of Other Broadleaved Woodland, which will be enhanced from 'Moderate' to 'Good' condition, which is deemed achievable given the habitat present, assuming suitable management for a minimum of 30 years to achieve their target condition, with remediation undertaken if required over that time. |
| **Principle 5: Make a measurable Net Gain contribution**<br>Achieve a measurable, overall gain1 for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities. | Offsite biodiversity units will be secured to offset losses onsite and achieve an overall 10% net gain. |
| **Principle 6: Achieve the best outcomes for biodiversity**<br>Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:<br>• Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses<br>• Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation<br>• Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels<br>• Enhancing existing or creating new habitat<br>• Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity | Habitat provision has been optimised to provide various habitats for wildlife, including new tree planting, and woodland. |
| **Principle 7: Be additional**<br>Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway). | Offsite biodiversity units will be secured to offset losses onsite and achieve an overall 10% net gain. |

| Principle | Justification of measures in place to achieve each Principle |
|---|---|
| **Principle 8: Create a Net Gain legacy**<br>Ensure Net Gain generates long-term benefits by:<br>• Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity[22]<br>• Planning for adaptive management and securing dedicated funding for long-term management<br>• Designing Net Gain for biodiversity to be resilient to external factors, especially climate change<br>• Mitigating risks from other land uses<br>• Avoiding displacing harmful activities from one location to another<br>• Supporting local-level management of Net Gain activities | Long-term management of the habitats created will be secured under a planning condition or legal agreement. |
| **Principle 9: Optimise sustainability**<br>Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy | The proposed enhancements within the redline boundary will be of benefit for residents and the local community. |
| **Principle 10: Be transparent**<br>Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders | Net gain information has been communicated in a transparent and timely manner. |

[22] Biodiversity compensation should be planned for a sustained Net Gain over the longest possible timeframe. For development in the UK, the expectation is that compensation sites will be secured for at least the lifetime of the development (e.g. often 25-30 years) with the objective of Net Gain management continuing in the future.

## APPENDIX A: STATUTORY BIODIVERSITY METRIC CALCULATION TOOL

The headline results are provided below. Please see the accompanying SBM (excel document) for further details.



Land at Providence Street, Earlsheaton

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Headline Results

Scroll down for final results ⚠

| | | | | |
|---|---|---|---|---|
| On-site baseline | *Area habitat units* | 14.86 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| On-site post-intervention (Including habitat retention, creation & enhancement) | *Area habitat units* | 12.80 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| On-site net change (units & percentage) | *Area habitat units* | -2.06 | -13.85% | On-site net gain is less than target set ⚠ |
| | *Hedgerow units* | 0.00 | 0.00% | |
| | *Watercourse units* | 0.00 | 0.00% | |
| Off-site baseline | *Area habitat units* | 0.00 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| Off-site post-intervention (Including habitat retention, creation & enhancement) | *Area habitat units* | 0.00 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| Off-site net change (units & percentage) | *Area habitat units* | 0.00 | 0.00% | |
| | *Hedgerow units* | 0.00 | 0.00% | |
| | *Watercourse units* | 0.00 | 0.00% | |
| Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Area habitat units* | -2.06 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |
| Spatial risk multiplier (SRM) deductions | *Area habitat units* | 0.00 | | |
| | *Hedgerow units* | 0.00 | | |
| | *Watercourse units* | 0.00 | | |

FINAL RESULTS

| | | | |
|---|---|---|---|
| Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement) | *Area habitat units* | -2.06 | |
| | *Hedgerow units* | 0.00 | |
| | *Watercourse units* | 0.00 | |
| Total net % change (Including all on-site & off-site habitat retention, creation & enhancement) | *Area habitat units* | -13.85% | Total net gain achieved is less than target set ▲ |
| | *Hedgerow units* | 0.00% | |
| | *Watercourse units* | 0.00% | |
| Trading rules satisfied? | No - Check Trading Summaries ▲ | | |

| Unit Type | Target | Baseline Units | Units Required | Unit Deficit | |
|---|---|---|---|---|---|
| *Area habitat units* | 10.00% | 14.86 | 16.35 | 3.54 | |
| *Hedgerow units* | 10.00% | 0.00 | 0.00 | 0.00 | No additional hedgerow units required to meet target ✓ |
| *Watercourse units* | 10.00% | 0.00 | 0.00 | 0.00 | No additional watercourse units required to meet target ✓ |

Input errors/rule breaks present in metric ▲

## APPENDIX B: HABITAT CONDITION ASSESSMENTS

| Survey Cover Sheet | | | |
|---|---|---|---|
| **Survey date/s** | 11th April 2024 | **Site name or location** | land at Providence Street, Earlsheaton, Kirklees, West Yorkshire |
| **Weather conditions** | Dry, clear | **Project or development name** | Land at Providence Street, Earlsheaton |
| **Surveyor name** | M. Baker | **On-site or off-site** | Onsite |
| **Survey reference** | Baseline | **Reason for assessment (if not baseline condition survey)** | |
| **Notes** | | | |
| | | | |

**Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)**

**UK Habitat Classification (UKHab) Habitat Type**

**Grassland - Modified grassland**

**Habitat Description**

ukhab – UK Habitat Classification

| | | | |
|---|---|---|---|
| **On-site or off-site, site name and location** | Onsite | **Survey date and Surveyor name** | 11.04.2024, M. Baker |
| | | **Survey reference (if relating to a wider survey)** | |
| **Limitations (if applicable)** | | **Habitat parcel reference** | Poor semi-improved grassland |
| | | **Grid reference** | |

| | Condition Assessment Criteria | Criterion passed (Yes or No) | Notes (such as justification) |
|---|---|---|---|
| A | There are 6-8 vascular plant species per $m^2$ present, including at least 2 forbs (these may include those listed in Footnote 1). **Note - this criterion is essential for achieving Moderate or Good condition.**<br><br>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 $m^2$ (excluding those listed in Footnote 1), 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. | N | <6-8 species per m2 |
| 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. | Y | |
| C | Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* agg. may be present).<br><br>Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type. | Y | |
| 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. | Y | |
| E | Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)[2]. | Y | |
| F | Cover of bracken *Pteridium aquilinum* is less than 20%. | Y | |
| G | There is an absence of invasive non-native plant species[3] (as listed on Schedule 9 of WCA[4]). | Y | |
| | **Essential criterion achieved (Yes or No)** | No | |
| | **Number of criteria passed** | 6 | |

| Condition Assessment Result (out of 7 criteria) | Condition Assessment Score | Score Achieved ×/✓ |
|---|---|---|
| Passes 6 or 7 criteria including passing essential criterion A | Good (3) | |
| Passes 4 or 5 criteria including passing essential criterion A | Moderate (2) | |
| Passes 3 or fewer criteria;<br>OR<br>Passes 4 - 6 criteria (excluding criterion A) | Poor (1) | X |

**Suggested enhancement interventions to improve condition score**

**Footnotes**

**Footnote 1** – Creeping thistle *Cirsium arvense* , spear thistle *Cirsium vulgare* , curled dock *Rumex crispus* , broad-leaved dock *Rumex obtusifolius* , common nettle *Urtica dioica* , creeping buttercup *Ranunculus repens* , greater plantain *Plantago major* , white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris* .

**Footnote 2** – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

**Footnote 3** – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

**Footnote 4** – Wildlife and Countryside Act 1981 (as amended).

**Condition Sheet: INDIVIDUAL TREES Habitat Type**

**Habitat Types**

**Individual trees – Urban trees**
**Individual trees – Rural trees**
Complete a condition sheet for each tree or block of trees.

**Please see separate Line of trees condition sheet for a line of Rural trees.**

**Habitat Description**

**Individual trees (description applied to the urban or rural environment):**
Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.

**Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only):**
Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies must overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.

| | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| **On-site or off-site, site name and location** | Onsite | **Survey date and Surveyor name** | 11.04.2024, M. Baker | | | | | | | | |
| | | **Survey reference (if relating to a wider survey)** | | | | | | | | | |
| **Limitations (if applicable)** | | **Habitat parcel reference** | | | | | | | | | |
| | | T1 - medium | T2 - medium | T3 - small | T4 - small | | | | | | |
| | | **Grid reference** | | | | | | | | | |
| | | | | | | | | | | | |

| | **Condition Assessment Criteria** | **Criterion passed (Yes or No)** | | | | | | | | | | **Notes (such as justification)** |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | The tree is a native species (or at least 70% within the block are native species). | N | N | Y | N | | | | | | | |
| B | The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion). | Y | Y | Y | Y | | | | | | | |
| C | The tree is mature (or more than 50% within the block are mature)[1]. | Y | Y | Y | Y | | | | | | | |
| D | There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height. | Y | Y | Y | Y | | | | | | | |
| E | Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark. | Y | Y | Y | Y | | | | | | | |
| F | More than 20% of the tree canopy area is oversailing vegetation beneath. | Y | Y | Y | Y | | | | | | | |
| | **Number of criteria passed** | 5 | 5 | 6 | 5 | | | | | | | |

| **Condition Assessment Result (out of 6 criteria)** | **Condition Assessment Score** | **Score Achieved ×/✓** | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Passes 5 or 6 criteria | Good (3) | X | X | X | X | | | | | | | |
| Passes 3 or 4 criteria | Moderate (2) | | | | | | | | | | | |
| Passes 2 or fewer criteria | Poor (1) | | | | | | | | | | | |
| Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type. | | | | | | | | | | | | |

| Suggested enhancement interventions to improve condition score[2] |
| --- |
| |

**Condition Sheet: URBAN Habitat Type**

**Habitat Types**

**Sparsely vegetated land - Ruderal/Ephemeral**
**Sparsely vegetated land - Tall forbs**
**Urban - Allotments**
**Urban - Biodiverse green roof**
**Urban - Bioswale**
**Urban - Cemeteries and churchyards**
**Urban - Facade-bound green wall**
**Urban - Ground based green wall**
**Urban - Intensive green roof**
**Urban - Open mosaic habitats on previously developed land**
**Urban - Rain garden**
**Urban - Sustainable drainage system (SuDS)**
**Urban - Vacant or derelict land**
**Urban - Bare ground**

**Habitat Description**

| | | | |
|---|---|---|---|
| See the Statutory Biodiversity Metric User Guide for green roofs and UK Habitat Classification (UKHab) for other habitats: | | | UKHab – UK Habitat Classification |
| **On-site or off-site, site name and location** | Onsite | **Survey date and Surveyor name** | 11.04.2024, M. Baker |
| **Limitations (if applicable)** | | **Survey reference (if relating to a wider survey)** | |
| **Grid reference** | | **Habitat parcel reference** | Tall ruderal vegetation (tall forbs) |

| | **Condition Assessment Criteria** | **Criterion passed (Yes or No)** | **Notes (such as justification)** |
|---|---|---|---|
| Core Criteria - must be assessed for **all urban habitat types**: | | | |
| A | Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area. | N | Limitied structural diversity |
| B | The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year. | N | Limited diversity |
| C | Invasive non-native plant species (listed on Schedule 9 of WCA[1]) and others which are to the detriment of native wildlife (using professional judgement)[2] cover less than 5% of the total vegetated area[3].<br><br>**Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).** | Y | No INNS noted |
| Additional Criterion - must be assessed for **Open mosaic habitat on previously developed land** only: | | | |
| D | The parcel shows spatial variation and forms a mosaic of bare substrate PLUS:<br><br>- At least four early successional communities (a) to (i);<br><br>Communities: (a) annuals; (b) mosses/liverworts; (c) lichens; (d) ruderals; (e) inundation species; (f) open grassland; (g) flower-rich grassland; (h) heathland, (i) pools. | | |
| Additional Criteria - must be assessed for **Bioswale and SuDS** habitat types only: | | | |
| E1 | Plant species are mostly native. If non-native species are present, they should not be detrimental to the habitat or native wildlife[4]. | | |
| E2 | The vegetation is comprised of plant species suited to wetland or riparian situations. | | |
| Additional Criterion - must be assessed for **Intensive green roofs** only: | | | |

| | | | |
|---|---|---|---|
| F | The roof has a minimum of 50% native and non-native wildflowers.<br>70% of the roof area is soil and vegetation (including water features). | | |
| Additional Criterion - must be assessed for **Biodiverse green roofs** only: | | | |
| G | The roof has a varied depth of 80 – 150 mm; at least 50% is at 150 mm and is planted and seeded with wildflowers and sedums or is pre-prepared with sedums and wildflowers.<br><br>**Note – to achieve Good condition some additional habitat, such as sand piles, stones, logs etc. are present.** | | |
| | | **Essential criteria relevant for habitat type achieved (Yes or No)** | Yes |
| | | **Number of criteria passed** | 1 |

| **Condition Assessment Result** | **Condition Assessment Score** | **Score Achieved ×/✓** |
|---|---|---|
| Results for habitats requiring assessment of **3 core criteria** only **(all listed urban habitats except Open mosaic habitat on previously developed land, Bioswale, SuDS and Green roofs)**: | | |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C. | Good (3) | |
| • Passes 2 of 3 core criteria;<br>OR<br>• Passes 3 of 3 core criteria but does not meet the requirements for Good condition within criterion C. | Moderate (2) | |
| • Passes 0 or 1 of 3 core criteria. | Poor (1) | X |
| Results for **Green roofs** and **Open mosaic habitat on previously developed land**<br>(requiring assessment of **4 criteria** only - core criteria plus additional criterion specified for habitat type): | | |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C;<br>AND<br>• Passes additional criterion relevant to specific habitat type (D, F or G). | Good (3) | |
| • Passes 2 or 3 of 4 criteria;<br>OR<br>• Passes 4 of 4 criteria but does not meet the requirements for Good condition within criterion C. | Moderate (2) | |
| • Passes 0 or 1 of 4 criteria. | Poor (1) | |
| Results for **Bioswale or SuDS** (requiring assessment of **5 criteria** - core criteria plus additional criteria specified for habitat type): | | |
| • Passes all 3 core criteria;<br>AND<br>• Meets the requirements for Good condition within criterion C;<br>AND<br>• Passes all additional criteria relevant to specific habitat type (Group E) | Good (3) | |
| • Passes 3 or 4 of 5 criteria;<br>OR<br>• Passes 5 of 5 criteria but does not meet the requirements for Good condition within criterion C. | Moderate (2) | |
| • Passes 2 or fewer of 5 criteria. | Poor (1) | |

**Suggested enhancement interventions to improve condition score**

**Footnotes**

**Condition Sheet: WOODLAND Habitat Type**

**UK Habitat Classification (UKHab) Habitat Types**

**Woodland and forest - Lowland beech and yew woodland**
**Woodland and forest - Lowland mixed deciduous woodland**
**Woodland and forest - Native pine woodlands**
**Woodland and forest - Other coniferous woodland**
**Woodland and forest - Other Scot's pine woodland**
**Woodland and forest - Other woodland; broadleaved**
**Woodland and forest - Other woodland; mixed**
**Woodland and forest - Upland birchwoods**
**Woodland and forest - Upland mixed ashwoods**
**Woodland and forest - Upland oakwood**
**Woodland and forest - Wet woodland**

**Habitat Description**

ukhab – UK Habitat Classification

This condition sheet is based on the England Woodland Biodiversity Group (EWBG) Woodland Condition Survey Method, available here:

Woodland Wildlife Toolkit (sylva.org.uk)

IMPORTANT: This biodiversity metric woodland condition assessment must be used to assess woodland being input into the biodiversity metric. The outputs of this condition assessment are not equivalent to, nor are they comparable with the scores from the EWBG condition assessment, because the EWBG assessment has been adapted for the biodiversity metric, including the removal of EWBG Indicator 7 (Proportion of favourable land cover around woodland) and Indicator 14 (Size of woodland), and minor changes to other indicators.

| | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **On-site or off-site, site name and location** | Onsite | **Survey date and Surveyor name** | 11.04.2024, M. Baker | **Habitat parcel reference** | | | | | | | | | | |
| | | | | W1 | W2 | Felled | | | | | | | | |
| **Limitations (if applicable)** | An area had been felled prior to the site visit in Feb 2024, assumptions of post-degradation condition | **Survey reference (if relating to a wider survey)** | | **Grid reference** | | | | | | | | | | |
| | | | | | | | | | | | | | | |

**Condition Assessment Criteria**

| | Indicator | Good (3 points) | Moderate (2 points) | Poor (1 point) | Score per indicator | | | | | | | | | Notes (such as justification) |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| A | **Age distribution of trees** | Three age-classes[1] present. | Two age-classes[1] present. | One age-class[1] present. | 1 | 2 | 2 | | | | | | | |
| B | **Wild, domestic and feral herbivore damage** | No significant browsing damage evident in woodland[2]. | Evidence of significant browsing pressure is present in less than 40% of whole woodland[2]. | Evidence of significant browsing pressure is present in 40% or more of whole woodland[2]. | 3 | 3 | 3 | | | | | | | |
| C | **Invasive plant species** | No invasive species[3] present in woodland. | Rhododendron *Rhododendron ponticum* or cherry laurel *Prunus laurocerasus* not present, and other invasive species[3] <10% cover. | Rhododendron or cherry laurel present, or other invasive species[3] ≥10% cover. | 2 | 3 | 3 | | | | | | | |
| D | **Number of native tree species** | Five or more native tree or shrub species[4] found across woodland parcel. | Three to four native tree or shrub species[4] found across woodland parcel. | Two or less native tree or shrub species[4] across woodland parcel. | 3 | 3 | 3 | | | | | | | |
| E | **Cover of native tree and shrub species** | >80% of canopy trees and >80% of understory shrubs are native[5]. | 50 - 80% of canopy trees and 50 - 80% of understory shrubs are native[5]. | <50% of canopy trees and <50% of understory shrubs are native[5]. | 2 | 2 | 2 | | | | | | | |
| F | **Open space within woodland** | 10 - 20% of woodland has areas of temporary open space[6]. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted[7]. | 21 - 40% of woodland has areas of temporary open space[6]. | <10% or >40% of woodland has areas of temporary open space[6]. But if woodland <10ha has <10% temporary open space, please see Good category[7]. | 3 | 1 | 3 | | | | | | | |
| G | **Woodland regeneration** | All three classes present in woodland[8]; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth. | One or two classes only present in woodland[8]. | No classes or coppice regrowth present in woodland[8]. | 2 | 2 | 2 | | | | | | | |

| | | | | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| **H** | **Tree health** | Tree mortality 10% or less, no pests or diseases and no crown dieback[9]. | 11% to 25% tree mortality and or crown dieback or low-risk pest or disease present[9]. | Greater than 25% tree mortality and or any high-risk pest or disease present[9]. | 3 | 3 | 3 | | | | | | | | |
| **I** | **Vegetation and ground flora** | Recognisable NVC plant community[10] at ground layer present, strongly characterised by ancient woodland flora specialists. | Recognisable woodland NVC plant community[10] at ground layer present. | No recognisable woodland NVC plant community[10] at ground layer present. | 1 | 1 | 2 | | | | | | | | |
| **J** | **Woodland vertical structure** | Three or more storeys across all survey plots, or a complex woodland[11]. | Two storeys across all survey plots[11]. | One or less storey across all survey plots[11]. | 2 | 2 | 2 | | | | | | | | |
| **K** | **Veteran trees** | Two or more veteran trees[12] per hectare. | One veteran tree[12] per hectare. | No veteran trees[12] present in woodland. | 1 | 1 | 1 | | | | | | | | |
| **L** | **Amount of deadwood** | 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities[13]. | Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13]. | Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities[13]. | 2 | 2 | 2 | | | | | | | | |
| **M** | **Woodland disturbance** | No nutrient enrichment or damaged ground evident[14]. | Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground[14]. | 1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground[14]. | 2 | 2 | 2 | | | | | | | | |
| | | | | **Total Score (out of a possible 39)** | 27 | 27 | 30 | | | | | | | | |

| **Condition Assessment Result** | **Condition Assessment Score** | **Result Achieved** | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|
| Total score >32 (33 to 39) | Good (3) | | | | | | | | | | |
| Total score 26 to 32 | Moderate (2) | X | X | X | | | | | | | |
| Total score <26 (13 to 25) | Poor (1) | | | | | | | | | | |

**Suggested enhancement interventions to improve condition score**


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Telephone: 01623 749709

## Key

- Site Boundary
- Priority_Habitat_Inventory_England

Pre-development Habitats

- Buildings [Urban: Developed land; sealed surface]
- Hardstanding [Urban: Developed land; sealed surface]
- SI Poor semi-improved grassland [Grassland: Modified grassland]
- Other tall herb and fern - ruderal [Sparsley vegetated land: Ruderal/Ephemeral]
- Scrub - dense/continuous [Heathland and shrub: Bramble scrub]
- Broadleaved woodland - semi-natural [Woodland and forest: Other broadleaved woodland]
- Broadleaved woodland - recently felled [Woodland and forest: Other broadleaved woodland]

Pre-development Trees

- Broadleaved tree [Individual tree: Urban tree]

| | | | | | |
|---|---|---|---|---|---|
| Client: | Precious Holdings | Plan Reference: | FE385_01 | Author: | KEH |
| Project: | Land at Providence Street, Earlsheaton | Project Reference: | FE385 | Date: | 22/7/2025 |
| Title: | Figure 1 - Baseline Habitat Plan | Report Reference: | FE385/BIA01 | Scale: | 1:1,000 |

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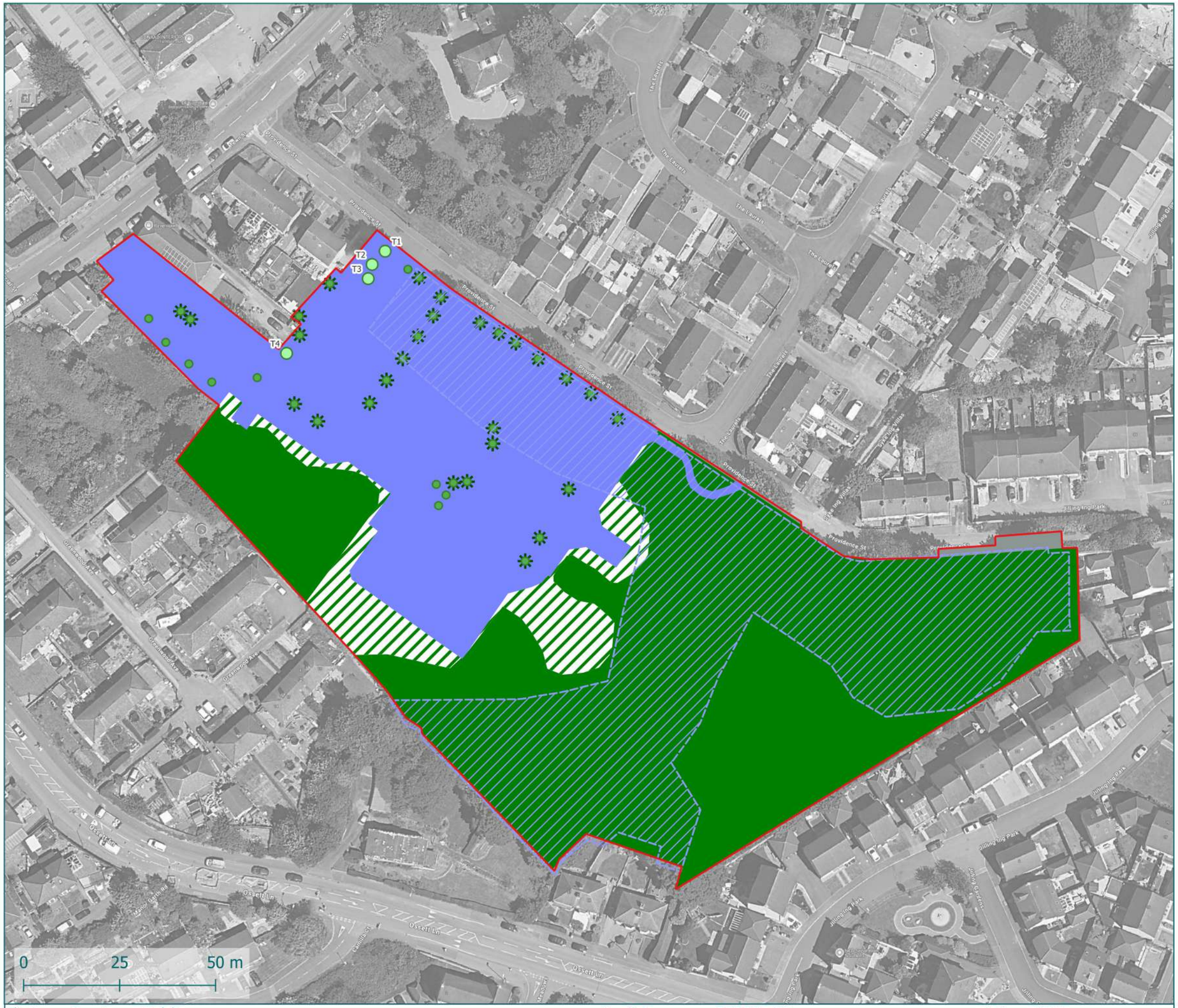


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## Key

- Site Boundary
- Priority_Habitat_Inventory_England

Post-development Habitats

- Retained Hardstanding along Providance Street [Urban: Developed land; sealed surface]
- Retained Broadleaved woodland - semi-natural [Woodland and forest: Other broadleaved woodland]
- Broadleaved woodland - restocking area [Woodland and forest: Other woodland; broadleaved]
- Development Area 70:30 split [Urban: Developed land; sealed surface] : [Urban: Vegetated gardens]
- Small individual tree within Public Open Space (POS) [Individual tree: Urban tree]
- Small individual tree within private gardens [Excluded from metric]
- Retained tree [Individual tree: Urban tree]

| | | | | | |
|---|---|---|---|---|---|
| Client: | Precious Holdings | Plan Reference: | FE385_02 | Author: | KEH |
| Project: | Land at Providence Street, Earlsheaton | Project Reference: | FE385 | Date: | 1/9/2025 |
| Title: | Figure 2 - Proposed Habitat Plan | Report Reference: | FE385/BIA01 | Scale: | 1:1,000 |

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