

**BIODIVERSITY ACCOUNTING  
ASSESSMENT REPORT**

at

**444 Huddersfield Road  
Mirfield  
West Yorkshire  
WF14 0EE**

**Client:**

**Mr Andrew Shaw**

**Client Address:**

**444 Huddersfield Road  
Mirfield  
WF14 0EE**

**JCA Ref:**

**22649/ADo**

**Date of Report:**

**07/02/2025**



## Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
001	N/A	N/A	29/01/25	Alex Donovan	04/02/25	Alex Donovan	05/02/25	Grace Bramley
							06/02/25	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*.

<b>Risk Assessment Completed</b>	
<b>Bio-security Procedure Completed</b>	
<b>Lone Worker Procedure Completed</b>	



## Executive Summary

JCA Limited was instructed by **Mr Andrew Shaw** to carry out a Biodiversity Accounting Assessment (BAA) of **444 Huddersfield Road**, (hereafter referred to as the 'site') to inform a planning application for the change of use of a care home building to apartments and adding additional parking spaces ('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 Statutory Biodiversity Metric (February 2024) 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 site has a baseline value of **0.67** habitat BU. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a **net gain** of **+0.08** habitat BU, equivalent to a **net gain** of **11.93%**, however, the Proposed Development has **not satisfied** the trading rules due to a net loss of **-0.05** BU for medium distinctiveness woodland and forest habitats.

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

<b>1. Introduction .....</b>	<b>5</b>
1.1 Purpose of the Report .....	5
1.2 Terms of Reference .....	5
1.3 Site Description .....	5
1.4 Details of Proposed Development.....	5
<b>2. Biodiversity Accounting in Context .....</b>	<b>6</b>
2.1 Background .....	6
2.2 Biodiversity Net Gain Principles .....	6
2.3 Biodiversity Offsetting Standards .....	7
<b>3. Policy and Legislation .....</b>	<b>9</b>
3.1 Introduction .....	9
3.2 National Policy and Guidance .....	9
3.3 Regional Policy and Guidance .....	10
3.4 Local Policy and Guidance.....	10
<b>4. Methodology.....</b>	<b>14</b>
4.1 Background .....	14
4.2 Baseline Data.....	14
4.3 Impact Assessment .....	14
4.4 Habitat Creation and Enhancement .....	15
4.5 Residual Effects .....	15
<b>5. Statutory Biodiversity Metric .....</b>	<b>16</b>
5.1 Introduction .....	16
5.2 Irreplaceable Habitats .....	16
5.3 Habitat Degradation .....	16
5.4 Existing Site Value .....	16
<b>6. Proposed Development Impact Assessment.....</b>	<b>19</b>
6.1 Description of the Proposed Development.....	19
6.2 Habitats to be Retained.....	19
6.3 Habitats to be Enhanced.....	20
6.4 Habitats to be Lost .....	20
6.5 Proposed Habitat Creation.....	21
6.6 Proposed Development Summary of Net Impacts .....	24
<b>7. Conclusion.....</b>	<b>25</b>
<b>8. References.....</b>	<b>26</b>
<b>Appendix 1: Baseline Habitat Map.....</b>	<b>28</b>
<b>Appendix 2: Proposed Habitat Map .....</b>	<b>30</b>
<b>Appendix 3: Proposed Development Plan .....</b>	<b>32</b>
<b>Appendix 4: Good Practice Principles for Development.....</b>	<b>34</b>
<b>Appendix 5: Author Qualifications .....</b>	<b>35</b>



## 1. Introduction

### 1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **Mr Andrew Shaw** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **444 Huddersfield Road**, (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 Terms of Reference

1.2.1 The principal source documents used to inform this BAA include:

- Proposed Site Location Plan & Car Park Layout Plan (Dwg No: 121850-05).

### 1.3 Site Description

1.3.1 The site is located at Ordnance Survey (OS) National Grid Reference **SE 18696 20879**, with nearby postcode **WF14 0EE**. The site is bordered to the north by urban residential areas, to the west by urban industrial areas, and to the east and south by parcels of grassland and woodland, including sports fields. The River Calder is also to the south of the site.

### 1.4 Details of Proposed Development

1.4.1 The development proposed at the site is the change of use of a care home building to apartments and adding additional parking spaces.



## 2. Biodiversity Accounting in Context

### 2.1 Background

- 2.1.1 Biodiversity is complex and so it is impossible to measure in its entirety. Therefore metrics, which incorporate measures of different biodiversity attributes, are used to provide surrogate measures of overall biodiversity. This report uses the ‘Statutory Biodiversity Metric’, which was designed by DEFRA (2024) to define the biodiversity impacts and compensation requirements associated with development proposals. The metric works by providing a comparative measure of each habitat on-site in biodiversity units (BU) by multiplying its area (hectares), distinctiveness (habitat type) and current condition (quality). The relative impacts (habitat loss) of the development, taking into account any additional on-site habitat creation or enhancement, can then be calculated to determine if a measurable biodiversity net gain will be achieved on-site. If a measurable net gain is unable to be achieved on-site, then the process of biodiversity offsetting must be undertaken.
- 2.1.2 Biodiversity offsets are conservation activities designed to deliver biodiversity benefits in compensation for residual losses, in a measurable way. Biodiversity offsetting is distinguished from other forms of compensation by the requirement for measurable outcomes. This is achieved by quantifying net biodiversity impacts caused by development; using the same metric to assess direct and indirect negative impacts to habitats and the value of any on-site compensation, to set the framework of off-site compensation (offset) requirements and the biodiversity net gain generated by these offsets. Biodiversity offsetting ensures that off-site compensation proposed is both proportionate to the development concerned and that a measurable net gain for biodiversity can be achieved.
- 2.1.3 Biodiversity offsetting, like other forms of compensation, is the last step of the mitigation hierarchy (first avoid, then reduce, and finally, compensate) and is applied as a last resort to otherwise policy-compliant development proposals. ‘Offsetting’ – i.e. creating or restoring new wildlife habitat in a measurable way and in a different place to where it was lost.
- 2.1.4 In addition to providing a mechanism for quantifiable compensation and net gain, biodiversity offsets provide reliable biodiversity outcomes as they are long-term (30 years), monitored and enforceable with adaptable management plans for optimised success.

### 2.2 Biodiversity Net Gain Principles

- 2.2.1 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.

## 2.3 Biodiversity Offsetting Standards

2.3.1 Good practice standards for biodiversity offsetting are set out by the Business and Biodiversity Offsets Programme (BBOP, 2012). These standards inform the approach for selection and development of suitable Offset Sites and projects. Of these standards, the following provide the most relevant UK framework for the preliminary offset site search:

- The proposed offset site should be identified as suitable for the creation and/or enhancement of a target habitat within the vicinity of where the impact occurs;
- The site must be available and managed for a minimum specified term (typically 30 years).
- The landowner must agree to an enforceable delivery mechanism to secure the long-term management.
- The site must be available for monitoring to ensure appropriate management is being undertaken and to report biodiversity progress back to the local planning authority.



2.3.2 Further standards, with regards to offset site surveys and ensuring that appropriate target habitats and units can be achieved, will form part of the detailed site search that will precede the preliminary site search.

2.3.3 In addition to biodiversity net gains achieved on-site, off-site enhancements can also achieve positive outcomes for nature in the local area.



## 3. Policy and Legislation

### 3.1 Introduction

3.1.1 Planning guidelines, international commitments, legislation and planning policies relevant to the protection, conservation and enhancement of nature conservation interests are detailed below.

### 3.2 National Policy and Guidance

3.2.1 Specific habitats and species of relevance to the site receive legal protection in the United Kingdom under various pieces of policy and legislation, including:

- The **Environment Act 2021** mandates that all planning applications will be required to demonstrate how a development will enhance biodiversity and protect habitats from February 2024. This is to be achieved through a measurable 10% Biodiversity Net Gain (BNG), in association with development through the use of the most up to date DEFRA Metric (currently Statutory Biodiversity Metric);
- **National Planning Policy Framework (NPPF, as revised 2024)** sets out how planning policies and decisions should contribute to and enhance the natural and local environment through amongst other things, ensuring BNG through development and protect ecological important sites and networks;
- The **Conservation of Habitats and Species Regulations 2017 (as amended)** (retained in UK law by **CHSR (Amendment) (EU Exit) 2019**) details the regulations for the protection of European Protected Habitat and Species. Such European Protected Species (EPS) of animals (**Schedule 2**) and plants (**Schedule 5**) include all species of bats, great crested newt *Triturus cristatus*, dormouse *Muscardinus avellanarius*, and European otter *Lutra lutra*, amongst others;
- The **Wildlife and Countryside Act (WCA) 1981 (as amended)** covers the legislation for endangered species in England and the framework for the designation of Sites of Special Scientific Interest (SSSIs);
- The **Countryside and Rights of Way (CROW) Act 2000** reinforces the wildlife legislation listed in the WCA and places a duty of government departments to consider biodiversity, and provides governmental department powers for the protection and maintenance of SSSIs;
- The **Natural Environment and Rural Communities Act (NERC) 2006** places a duty upon local authorities to promote and enhance biodiversity in all their functions. Specifically, habitats and species of principal importance to the conservation of biodiversity in regards to the planning process;
- The **Hedgerow Regulations 1997** provides protection by prohibiting the destruction or damage to important countryside hedges; and



- The **Protection of Badgers Act 1992** includes the protected of badgers under the act and that it is unlawful to wilfully kill, injure, take, possess or cruelly ill-treat badgers or attempt to do so.

3.2.2 Where relevant, this appraisal takes account of the legislative protection afforded to specific habitats and species.

### 3.3 Regional Policy and Guidance

#### 3.3.1 Kirklees Biodiversity Action Plan (KBAP)

3.3.2 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*.

### 3.4 Local Policy and Guidance

#### 3.4.1 Kirklees Local Plan 2013 – 2031 (Kirklees Council, Adopted February 2019)

Policy LP24: Design, Policy LP30: Biodiversity and Geodiversity and Policy LP31: Strategic Green Infrastructure Network, of the Kirklees Local Plan apply to the Proposed Development.

#### 3.4.2 Policy LP24: Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the

townscape, heritage assets and landscape;

- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining

appropriate distances between buildings and the creation of development-free buffer zones

between housing and employment uses incorporating means of screening where necessary;



c. extensions are subservient to the original building, are in keeping with the existing buildings in

terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d. high levels of sustainability, to a degree proportionate to the proposal, through:

- i. The re-use and adaptation of existing buildings, where practicable;
  - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
  - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
  - iv. Where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
  - v. providing charging points to encourage the use of electric and low emission vehicles;
  - vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
  - vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
  - viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
- f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places; any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;
- g. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;



- h. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
- i. the provision of public art where appropriate.

#### 3.4.3 Policy LP30: Biodiversity and Geodiversity

Proposals the council will support proposals that seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network. that protect and enhance features of ecological and geological interest and provide net gains in biodiversity will be supported.

Proposals will be required to:

result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;

- ix. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- x. safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
- xi. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

#### 3.4.4 Policy LP31: Strategic Green Infrastructure Network

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:-

- i. the function and connectivity of green infrastructure networks and assets are retained or replaced;
- ii. new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace,



woodland and street trees;

- iii. the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;
- iv. (iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.



## 4. Methodology

### 4.1 Background

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

### 4.2 Baseline Data

4.2.1 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 Alex Donovan (Assistant Ecologist, JCA Limited) on 29/01/25.

4.2.2 To undertake the Statutory Biodiversity Metric calculations, the following information was recorded for each habitat parcel and/or linear feature:

- Habitat type;
- Area/Length (ha/km) (using the Minimum Mappable Unit of 25m<sup>2</sup> and 5m);
- Habitat condition;
- Strategic significance; and
- Whether that habitat will be lost, retained, enhanced, succeeded and/or created, and at what scale.

4.2.3 The habitat map for the site was digitised and interpreted using QGIS Version 3.38.0-Grenoble to calculate habitat area.

### 4.3 Impact Assessment

4.3.1 The existing baseline habitat plan for the site was overlain with the Proposed Site Location Plan & Car Park Layout Plan (Dwg No: 121850-05) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

4.3.2 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.



## 4.4 Habitat Creation and Enhancement

- 4.4.1 The area of any retained/enhanced or created habitats proposed on-site as part of the Proposed Development was mapped using the Proposed Site Location Plan & Car Park Layout Plan (Dwg No: 121850-05) 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.
- 4.4.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

## 4.5 Residual Effects

- 4.5.1 The residual effects of the Proposed Development scheme were calculated using the Statutory Biodiversity Metric 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.
- 4.5.2 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, S41), 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.
- 4.5.3 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.



## 5. Statutory Biodiversity Metric

### 5.1 Introduction

5.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the site's ecological assessment survey carried out on 29/01/25.

### 5.2 Irreplaceable Habitats

5.2.1 No irreplaceable habitats occur on-site.

### 5.3 Habitat Degradation

5.3.1 No habitat degradation has occurred on-site since 30 January 2020.

### 5.4 Existing Site Value

5.4.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in **Table 1**. Existing on-site habitats can be found in **Appendix 1**.

**Table 1:** Baseline habitats on-site and their ecological value as categorised by the Statutory Biodiversity Metric calculator.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Modified grassland	0.0279	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.06
2	Mixed scrub	0.007	Medium	Poor	Area/compensation not in local strategy/ no local strategy	0.03
3	Artificial unvegetated, unsealed surface	0.0066	V.Low	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.00
4	Developed land, sealed surface	0.1901	V.Low	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.00
5	Introduced shrub	0.0075	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	0.02
6	Other woodland, broadleaved	0.0266	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.21
7	Urban trees	0.0204	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.16
8	Urban trees	0.0163	Medium	Good	Area/compensation not in local strategy/ no local strategy	0.20



Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
					no local strategy	
	Total (area excl. trees)	0.27	-	-	-	0.67

5.4.2 The modified grassland was classified as **poor** as it passed **4 out of 7** criteria, but failed essential criteria A. The following criteria were failed:

- Criteria A – There are 6-8 vascular plant species per m<sup>2</sup> present, including at least 2 forbs. **Note - this criterion is essential for achieving Moderate or Good condition.**
- 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 vertebrates and invertebrates to live and breed.
- Criteria E – Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).

5.4.3 The mixed scrub was classified as **poor** as it passed **2 out of 5** criteria. The following criteria were failed:

- Criteria B – Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.
- Criteria D – The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.
- Criteria E – There are clearings, glades or rides present within the scrub, providing sheltered edges.

5.4.4 The other broadleaved woodland was classified as **moderate** as it scored **27 out of 39**. The habitat achieved a score of poor (1) or moderate (2) score for the following condition assessment criteria (see **Table 4** for full details of assessment criteria):

- Criteria A – Age distribution of trees: 2
- Criteria D – Number of native tree species: 2
- Criteria E – Cover of native tree and shrub species: 2
- Criteria G – Woodland regeneration: 2
- Criteria I – Vegetation and ground flora: 1



- Criteria J – Woodland vertical structure: 1
- Criteria K – Veteran trees: 1
- Criteria L – Amount of deadwood: 1

5.4.5 Two of three individual trees (T2 and T3) were classified as **moderate** as they passed **4 out of 6** criteria. The following criteria were failed:

- Criteria C – The tree is mature (or more than 50% within the block are mature).
- Criteria E – Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

5.4.1 One of three individual trees (T1) was classified as **good** as it passed **5 out of 6** criteria. The following criteria was failed:

- Criteria E – Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.

5.4.2 The site lies outside the West Yorkshire Wildlife Habitat Network (WYWHN) and no on-site habitats are listed on the KBAP, therefore, all habitats are listed as 'Area/compensation not in local strategy/ no local strategy' in the Strategic Significance section.

5.4.3 To ensure a 10% net gain in biodiversity is achieved as part of the Proposed Development the following measures can be employed:

- Habitat retention; and/or
- Habitat enhancement; and/or
- Habitat creation.



## 6. Proposed Development Impact Assessment

### 6.1 Description of the Proposed Development

6.1.1 The Proposed Development involves the change of use of a care home building to apartments and adding additional parking spaces.

6.1.2 The Proposed Development will see the partial removal of modified grassland, introduced shrub, and other broadleaved woodland habitats to facilitate the development.

6.1.3 The result of the metric calculation indicates that a total of **0.13** habitat units lost as a result of the development, with **0.54** habitat units retained and **0.00** units enhanced (**Table 2**).

**Table 2:** Summary of baseline habitat biodiversity value through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Modified grassland	0.0193	0.04	0.00	0.00	0.01	0.02
2	Mixed scrub	0.006	0.02	0.00	0.00	0.00	0.00
3	Artificial unvegetated, unsealed surface	0.00	0.00	0.00	0.00	0.01	0.00
4	Developed land, sealed surface	0.186	0.00	0.00	0.00	0.00	0.00
5	Introduced shrub	0.0027	0.01	0.00	0.00	0.0048	0.01
6	Other woodland, broadleaved	0.0143	0.11	0.00	0.00	0.01	0.10
7	Urban trees	0.0204	0.16	0.00	0.00	0.00	0.00
8	Urban trees	0.0163	0.20	0.00	0.00	0.00	0.00
	<b>Total (area excl. trees)</b>	<b>0.23</b>	<b>0.54</b>	<b>0.00</b>	<b>0.00</b>	<b>0.04</b>	<b>0.13</b>

### 6.2 Habitats to be Retained

6.2.1 Any development should apply the Mitigation Hierarchy (British Standards Institution (BSI), 2013; shown below in Figure 1).



6.2.2 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.

**Figure 1:** The mitigation hierarchy (BSI, 2013)



6.2.3 The Proposed Development will see the retention of mixed scrub and individual trees and the partial retention of modified grassland, introduced shrubs, and other broadleaved woodland habitats on-site to facilitate the development.

### 6.3 Habitats to be Enhanced

6.3.1 The Proposed Development will not see the enhancement of any habitats on-site to facilitate the development.

### 6.4 Habitats to be Lost

6.4.1 The Proposed Development will see the partial loss of modified grassland, introduced shrub, and other broadleaved woodland habitats on-site to facilitate the development. This will result in the loss of poor condition, low distinctiveness habitat and moderate condition, medium distinctiveness habitat. The loss of woodland area is considered to be a significant negative impact of the scheme.



## 6.5 Proposed Habitat Creation

6.5.1 It is proposed that the following habitats be created as part of the Proposed Development:

- Modified grassland
- Mixed scrub
- Developed land, sealed surface
- Introduced shrub
- Other woodland, broadleaved
- Urban trees – 12x small-sized trees

6.5.2 The proposed habitats on-site can be found within **Appendix 2**.

6.5.3 **Table 3** below summarises the value of all habitats that are to be created as part of the Proposed Development.

6.5.4 In total, **+0.21** BU for habitats are to be created within the Proposed Development.

**Table 3:** Summary value of on-site habitat proposals.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Target Habitat Type	Total Area on-site (Ha)	Distinctiveness	Target Condition	Strategic Significance	Biodiversity Unit Value
1	Modified grassland	0.0016	Low	Poor	Area/compensation not in local strategy/ no local strategy	<0.005
2	Mixed scrub	0.0011	Medium	Poor	Area/compensation not in local strategy/ no local strategy	<0.005
3	Developed land; sealed surface	0.0223	V.Low	N/A – Other	Area/compensation not in local strategy/ no local strategy	0.00
4	Introduced shrub	0.0021	Low	Condition Assessment N/A	Area/compensation not in local strategy/ no local strategy	<0.005
5	Other woodland; broadleaved	0.0103	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.05
6	Urban tree	0.0489	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.15
	<b>Total (area excl. trees)</b>	<b>0.04</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.21</b>



6.5.5 The modified grassland has a target condition of **poor**, meaning no specific management is required as long as the UKHab Version 2.01 habitat description is met: Species-poor vegetation (<9 species per m<sup>2</sup>) dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of Rye-grasses *Lolium spp.* and White Clover *Trifolium repens*. Most broadleaved species present will be associated with high fertility.

6.5.6 The mixed scrub has a target condition of **poor**, meaning no specific management is required as long as the UKHab Version 2.01 habitat description is met: Dense scrub comprising a mixture of species without a single species dominant or stands with a dominant species not listed in h3a-h3k (blackthorn, hazel, sea buckthorn, bramble, gorse, hawthorn, rhododendron, willow, and juniper).

6.5.7 The other broadleaved woodland has a target condition of **moderate**, this can be achieved by getting a score of **26 to 32 out of 39** from the following criteria:

**Table 4:** Condition assessment criteria for woodlands, taken from the Statutory Biodiversity Metric Condition Assessment spreadsheet (Tab 24A).

Condition Assessment Criteria - Woodlands				
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)
A	Age distribution of trees	Three age-classes present.	Two age-classes present.	One age-class present.
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland.	Evidence of significant browsing pressure is present in less than 40% of whole woodland.	Evidence of significant browsing pressure is present in 40% or more of whole woodland.
C	Invasive plant species	No invasive species present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species <10% cover.	Rhododendron or cherry laurel present, or other invasive species ≥10% cover.
D	Number of native tree species	Five or more native tree or shrub species found across woodland parcel.	Three to four native tree or shrub species found across woodland parcel.	Two or less native tree or shrub species across woodland parcel.
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native.	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native.	<50% of canopy trees and <50% of understory shrubs are native.
F	Open space within woodland	10 - 20% of woodland has areas of temporary open space. Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted.	21 - 40% of woodland has areas of temporary open space.	<10% or >40% of woodland has areas of temporary open space. But if woodland <10ha has <10% temporary open space, please see Good category.
G	Woodland regeneration	All three classes present in woodland; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland.	No classes or coppice regrowth present in woodland.
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback.	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present.	Greater than 25% tree mortality and or any high-risk pest or disease present.
I	Vegetation and ground flora	Recognisable NVC plant community at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community at ground layer present.	No recognisable woodland NVC plant community at ground layer present.



<b>J</b>	<b>Woodland vertical structure</b>	Three or more storeys across all survey plots, or a complex woodland.	Two storeys across all survey plots.	One or less storey across all survey plots.
<b>K</b>	<b>Veteran trees</b>	Two or more veteran trees per hectare.	One veteran tree per hectare.	No veteran trees present in woodland.
<b>L</b>	<b>Amount of deadwood</b>	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.	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.	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.
<b>M</b>	<b>Woodland disturbance</b>	No nutrient enrichment or damaged ground evident.	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground.	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground.
<b>Condition Assessment Result</b>				<b>Condition Assessment Score</b>
Total score >32 (33 to 39)				Good (3)
Total score 26 to 32				Moderate (2)
Total score <26 (13 to 25)				Poor (1)

6.5.8 The individual urban trees each have a target condition of **moderate**, meaning meeting **3 or 4 out of 6** of the following criteria:

- Criteria A – The tree is a native species (or at least 70% within the block are native species).
- Criteria B – The tree canopy is predominantly continuous, with gaps in canopy cover making gap <10% of total area and no individual gap being >5m wide (individual trees automatically pass this criterion).
- Criteria C – The tree is mature (or more than 50% within the block are mature).
- Criteria 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.
- Criteria E – Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy, or loose bark.
- Criteria F – More than 20% of the tree canopy area is oversailing vegetation beneath.

6.5.9 The site lies outside the WYWHN, and no proposed habitats are listed on the KBAP, therefore, all habitats are listed as 'Area/compensation not in local strategy/ no local strategy' in the Strategic Significance section.



## 6.6 Proposed Development Summary of Net Impacts

6.6.1 **Table 5** below summarises the BU value of the Proposed Development together with the unit value of any biodiversity impacts or on-site habitat creation/enhancement proposals.

6.6.2 This shows that on balance, the Proposed Development would result in a **net gain** of **+0.08** habitat BU, equivalent to a **net gain** of **+11.93%**.

6.6.3 The Proposed Development **does not** satisfy the Trading Rules as unit deficits have been generated across distinctive units. A net loss of **-0.05** BU has been generated for medium distinctiveness woodland and forest habitats.

**Table 5:** Summary of Biodiversity Metric results for habitats and hedgerows

Biodiversity Units (BU)	
Existing site habitat biodiversity value	0.67
Value of gross habitat biodiversity loss	0.13
Value of retained and proposed on-site habitat creation and enhancement	0.75
Net habitat biodiversity balance	+0.08



## 7. Conclusion

- 7.1.1 In accordance with the NPPF, where a biodiversity impact cannot be avoided or mitigated then compensation measures must be provided. If this cannot be achieved on-site through further avoidance, mitigation or compensatory habitat creation or enhancement measures, then off-site compensation measures will be required.
- 7.1.2 The BAA identified that the Proposed Development would have a **net gain** of **+0.08** habitat BU, equivalent to a **net gain** of **+11.93%**, however, the Proposed Development **does not** satisfy Trading Rules due to a net loss of **-0.05** BU of medium distinctiveness woodland and forest habitat. As such, the client should seek to undertake one or a combination of the following recommendations to achieve an overall biodiversity net gain in habitat BU and hedgerow BU:
- A. Incorporate onsite habitat creation/enhancement to compensate for habitat loss and achieve a minimum of 10% net gain whilst satisfying the Trading Rules. **0.05** BU of medium distinctiveness woodland and forest habitat or any other higher distinctiveness habitat is required to satisfy the Trading Rules. Landscaping redesign to include one or more of the following elements:
- Decrease level of developed land; sealed surface to retain more of the existing woodland parcel, or to allow for additional woodland planting to take place;
- B. If on-site habitat creation/enhancement is not possible, then off-site habitat creation/enhancement will be required to mitigate against deficits in habitat BU. This can be achieved by the purchase of additional land designated as a compensatory biodiversity offset site to compensate for onsite losses, reach 10% net gain, and satisfy the Trading Rules.
- C. If neither onsite nor offsite compensation is possible, statutory biodiversity credits will need to be purchased as a last resort. If using Statutory Credits are used, then **0.10** BU worth of Tier A2 credits will be required. Guidance can be found at <https://www.gov.uk/guidance/statutory-biodiversity-credits>.
- 7.1.3 Further details of the Statutory Biodiversity Metric calculations and associated condition assessments can be found within the Statutory Biodiversity Metric Calculator Tool excel spreadsheet and the Statutory Biodiversity Metric Habitat Condition Assessment Sheets accompanying this report.
- 7.1.4 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.



## 8. References

### Biodiversity Metric Guidance:

*Business and Biodiversity Offsets Programme (BBOP)*. (2012). *Standard on Biodiversity Offsets*. [https://www.forest-trends.org/wp-content/uploads/bbop/bbop\\_standard\\_on\\_biodiversity\\_offsets\\_1\\_feb\\_2013-pdf.pdf](https://www.forest-trends.org/wp-content/uploads/bbop/bbop_standard_on_biodiversity_offsets_1_feb_2013-pdf.pdf).

*The British Standards Institution (BSI)*. (2013). *Biodiversity — Code of practice for planning and development*. <https://www.omegawestdocuments.com/media/documents/43/43.35%20BSI%20Biodiveristy%20Code%20of%20Practice.pdf>.

*CIEEM, CIRIA & IEMA*. (2016). *Biodiversity Net Gain: Good practice principles for development*. <https://cieem.net/resource/biodiversity-net-gain-good-practice-principles-for-development/>.

DEFRA (2023). *Statutory biodiversity metric tools and guides*. Includes User Guides, Metric Calculation tools, and Condition Assessment sheets. <https://www.gov.uk/government/publications/statutory-biodiversity-metric-tools-and-guides>

*Department for Levelling Up, Housing and Communities & Ministry of Housing, Communities and Local Government*. (2019). *Guidance: Natural environment*. Available at: <https://www.gov.uk/guidance/natural-environment>.

*Ministry for Housing Communities and Local Government*. (2021). *National Planning Policy Framework*. Available at: <https://www.gov.uk/government/publications/national-planning-policy-framework--2>.

*UKHab*. (2023). *The UKHab Classification System Version 2.01*. Available at: <https://ukhab.org/>.

### Relevant Legislation:

Wildlife and Countryside Act (WCA) 1981 (as amended)

- <http://jncc.defra.gov.uk/page-3614>
- <https://www.legislation.gov.uk/ukpga/1981/69/contents>

The Conservation of Habitats and Regulations (CHSR) 2017.

- <https://www.legislation.gov.uk/uksi/2017/1012/contents/made>

The Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019.

- <https://www.legislation.gov.uk/uksi/2019/579/contents/made>

Natural Environment and Rural Communities (NERC) Act 2006

- <https://www.legislation.gov.uk/ukpga/2006/16/contents>

Environment Act 2011

- <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

Protection of Badgers Act 1992

- <https://www.legislation.gov.uk/ukpga/1992/51/contents>

Countryside and Rights of Way Act 2000

- <https://www.legislation.gov.uk/ukpga/2000/37/contents>



# Appendices

## Appendix 1: Baseline Habitat Map



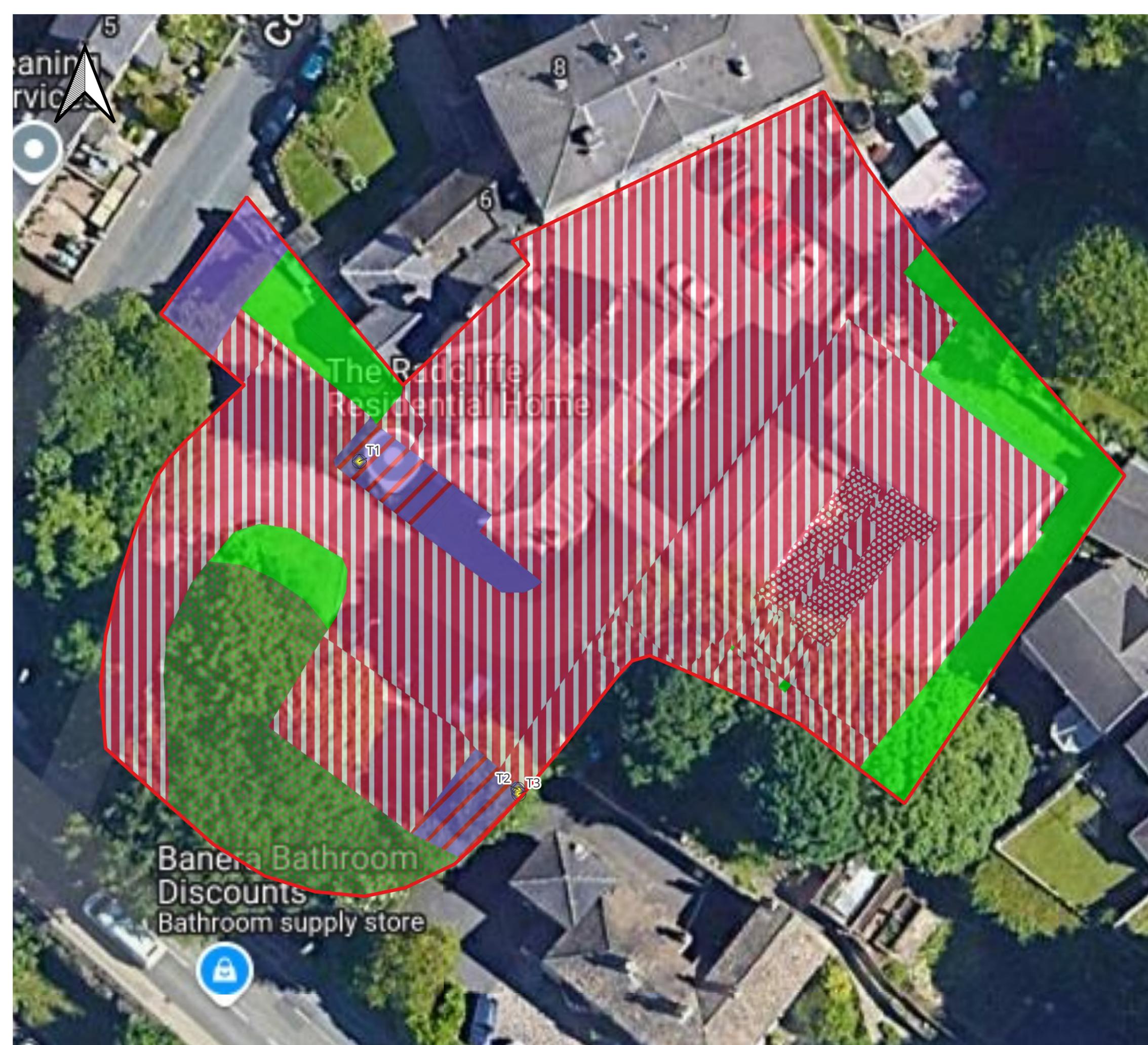
Site name & address  
**444 Huddersfield Road**  
**Mirfield**  
**WF14 0EE**

## Key

- Red Line Boundary
- HABITATS**
- Habitats - Baseline
- Artificial unvegetated, unsealed surface
- Developed land; sealed surface
- Introduced shrub
- Mixed scrub
- Modified grassland
- Other woodland; broadleaved
- INDIVIDUAL TREES**
- Individual trees - Baseline
- Existing Medium Urban Tree
- Existing Small Urban Tree



Site 444 Huddersfield Road	Client Mr Andrew Shaw
Project 22649 BAA	Author ADo
Plan ref 22649/ADo	Revision 001



## Appendix 2: Proposed Habitat Map





Site name & address  
**444 Huddersfield Road**  
**Mirfield**  
**WF14 0EE**

**Key**

- Red Line Boundary
- HABITATS**
- Habitats - Proposed
  - Developed land; sealed surface
  - Introduced shrub
  - Mixed scrub
  - Modified grassland
  - Other woodland; broadleaved
- INDIVIDUAL TREES**
- Individual trees - Proposed
  - Proposed Small Urban Tree
  - Retained Medium Urban Tree
  - Retained Small Urban Tree

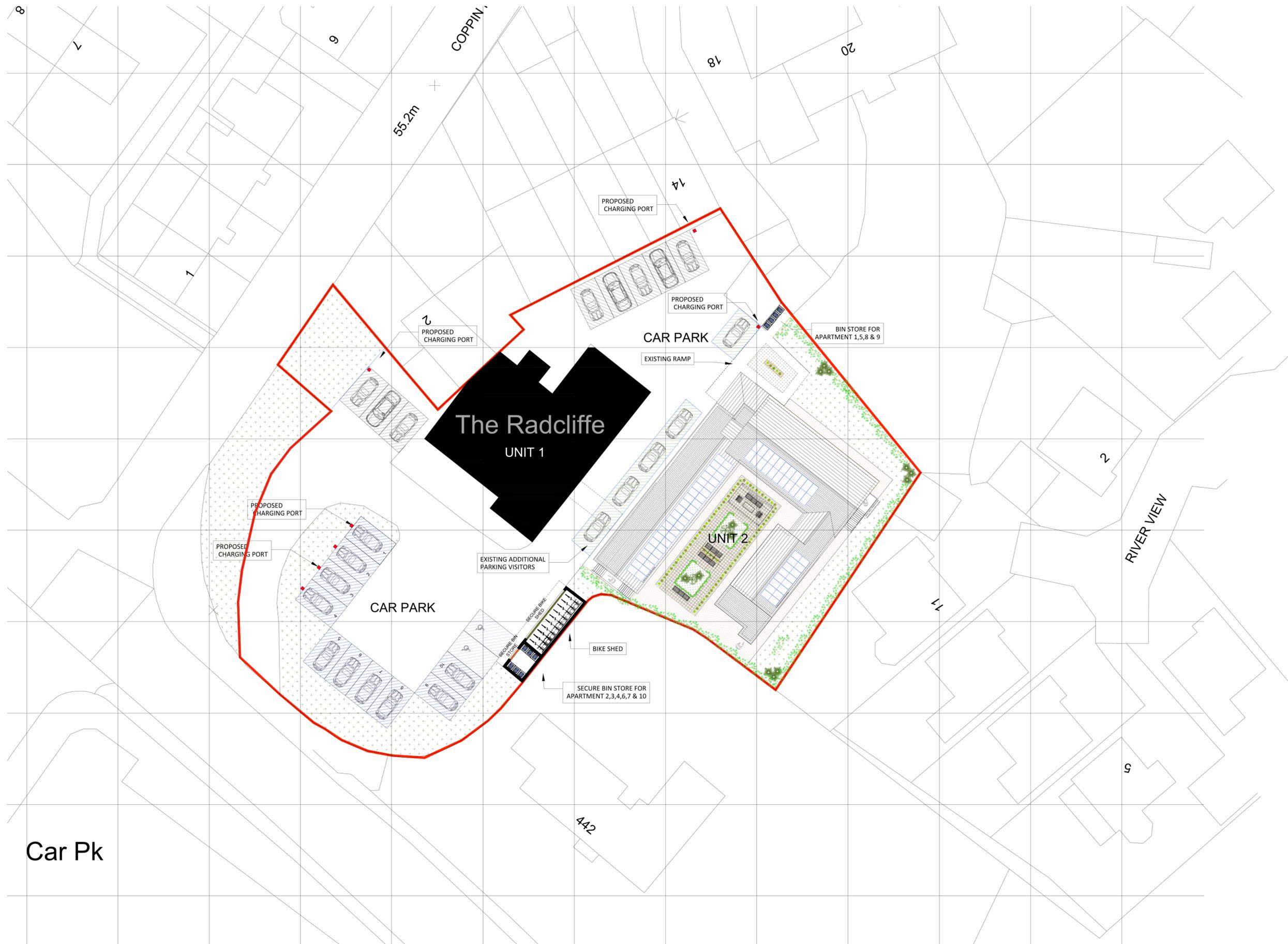


Site 444 Huddersfield Road	Client Mr Andrew Shaw
Project 22649 BAA	Author ADo
Plan ref 22649/ADo	Revision 001

Contains Ordnance Survey data © Crown copyright and database right 2024

## Appendix 3: Proposed Development Plan

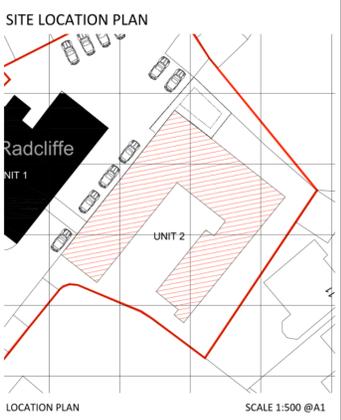




PROPOSED SITE LOCATION PLAN & CAR PARK LAYOUT PLAN SCALE 1:200 @ A1

**PLEASE NOTE**  
 THE ARCHITECTURAL DRAWINGS ARE PROTECTED UNDER COPYRIGHT LAW, THESE DRAWINGS MAY NOT BE REPRODUCED WITHOUT THE EXPRESS CONSENT OF THE ORIGINAL COPYRIGHT OWNER.

REVISION		
REV	DATE	DESCRIPTION
A	00.00.0000	XX



**PLANNING-DRAWING-121850-05**

- KEY 1**
- EXISTING CARE HOME UNIT 1 TO REMAIN
- KEY 2**
- EXISTING CARE HOME UNIT 1 - 9 PARKING SPACES
  - PROPOSED UNIT 2 - 10 PARKING SPACES
  - PROPOSED UNIT 2 - 2 DISABLED PARKING SPACES
  - EXISTING PARKING FOR UNIT 2 - 4/5 PARKING SPACES
  - PROPOSED UNIT 2 - SECURE BIKE SHED
  - PROPOSED UNIT 2 - SECURE BIN STORE
  - PROPOSED CHARGING PORT
  - EXISTING AND PROPOSED SOLAR PANELS

	<p>DRAWING REFERENCE:  <b>121850-05</b>          PROPOSED DRAWINGS</p>
--	--

**DRAWING TITLE:**  
 PROPOSED SITE LOCATION PLAN & CAR PARK LAYOUT PLAN

**PROJECT TITLE:**  
 CHANGE OF USE APPLICATION FROM CARE HOME TO 10 APARTMENTS

**CLIENT DETAILS:**  
 THE RADCLIFFE UNIT 2  
 444 HUDDERSFIELD ROAD,  
 MIRFIELD WF14 0EE

DRAWING STATUS: PLANNING-DRAWING  
 SCALE: 1:200@A1

## Appendix 4: Good Practice Principles for Development

Taken from CIEEM (2016) Biodiversity Net Gain: Good practice principles for development.

**Principal 1.** Apply the Mitigation Hierarchy.

**Principal 2.** Avoid losing biodiversity that cannot be offset by gains elsewhere.

**Principal 3.** Be inclusive and equitable.

**Principal 4.** Address risks.

**Principal 5.** Make a measurable Net Gain contribution.

**Principal 6.** Achieve the best outcomes for biodiversity.

**Principal 7.** Be additional.

**Principal 8.** Create a Net Gain legacy.

**Principal 9.** Optimise sustainability.

**Principal 10.** Be transparent.



## 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 Bachelor'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.

### Alex Donovan, Assistant Ecologist

*MBIOL, BSc Biology (Industrial).*

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology. As part of his degree programme, Alex spent an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust, assisting on various ecological surveys and projects. Alex is a registered Trainee Bird Ringer, licensed through the BTO and is experienced in conducting preliminary ecological surveys, bat roost assessments and emergence surveys, Biodiversity Net Gain, and has knowledge of wildlife legislation. Alex is a CIEEM Qualifying Member and is currently working towards a Natural England level 1 bat licence, level 1 great crested newt licence, and a barn owl survey licence.

### 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 nine years working in the automotive and then the chemical industry. She is conducting Preliminary Ecological Appraisal and Biodiversity Net Gain Assessments and working towards her protected species licenses.

### 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 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



.....  
Alex Donovan *MBIOL BSc (Hons)*

04/02/2025

Reviewed by



.....  
Grace Bramley

05/02/2025

Approved by



.....  
James Foster *BSc (Hons)*

06/02/2025



For and on behalf of **JCA Ltd**

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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



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