

NetworkRail

Transpennine Route Upgrade Bradley Junction Compound

Biodiversity Net Gain Baseline Report and Delivery Strategy

Document Ref: 151667-TSA-00-TRU-REP-W-EN-001649

Version 2.0

Network Rail

December 2025



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1. INTRODUCTION

- 1.1.1 Waterman Infrastructure & Environment Ltd (Waterman IE) has been instructed by Network Rail (via Atkins) to undertake a baseline Biodiversity Net Gain (BNG) Baseline Assessment of a land parcel known as the former Bradleys Nursery, Huddersfield, Kirklees; central Ordnance Survey national grid reference (OSNGR) SE 17152 20090).
- 1.1.2 **Figure 1** identifies the 1.17ha red line Planning Application Boundary (i.e. the 'Site'). The wider land ownership boundary which was subject to survey is shown for context in blue.
- 1.1.3 This Biodiversity Net Gain (BNG) baseline assessment is to accompany the Ecological Impact Assessment (EclA) as part of a planning application for a new construction compound and associated facilities within the Site. For this BNG baseline assessment, consideration has been given to the Site only.
- 1.1.4 The purpose for this report is to:
- Identify the baseline units of the Site;
 - Provide a completed Statutory Metric for the Site showing the baseline habitat units and unit losses associated with the vegetation clearance to enable the proposed works, and
 - Explain how the Statutory Metric has been used to calculate BNG; and
 - Explain how the planning application for the Site will meet the statutory requirements for BNG.

2. Legislation and Policies

2.1.1 The following planning policies are considered relevant to this assessment, full details of which are provided in Appendix A:

- The Environment Act, 2021 ¹ ;
- National Planning Policy: National Planning Policy Framework, 2021 ² ;
- Local Planning Policy.

Since the implementation of secondary regulations on 12th February 2024 associate with the Environment Act 2021, it is mandatory requirement for most developments in England to achieve a minimum of 10% net gain for biodiversity. This can be delivered on or off-site (where onsite deliver is not possible).

¹ HMSO (2021): The Environment Act. Schedule 7A

² Department of Communities and Local Government. (2021): National Planning Policy Framework.

3. Methodology

- 3.1.1 This assessment has been produced in accordance with the BNG Good Practice Principles³ and follows the methodology set out in the following guidance documents which form part of the legal requirements for BNG:
- The Statutory Biodiversity Metric – User Guide⁴; and
 - The Statutory Biodiversity Metric - Condition Assessment Sheets and Methodology⁵.
- 3.1.2 The methodology set out in Table 1 below defines a simplified version of the method used to carry out the BNG assessment. For full details including rules and methodology refer to the guidance documents referenced above.
- 3.1.3 A Field Survey was undertaken on 20th May 2024 by Zinnia Pennington (Ecologist Qualified CIEEM, FISC 3⁶) and Erin Nolan (Ecology Apprentice). The survey was completed in accordance with methodology outlined in the UK Habitat (UKHab) Classification User Manual⁷, with the type and extent of each habitat present within the Site recorded. Survey conditions were optimum and was conducted during an appropriate time of year (April to September) when flowering plants are most visible. More detail on the survey methodology is presented in the EclA Report. The condition, strategic significance of each habitat and the associated distinctiveness of these habitats, are discussed in greater detail below.
- 3.1.4 There was no line of trees, rivers, or ditches present on Site and no calculations in relation to these features are required.
- 3.1.5 It should be noted that vegetation clearance works took place between the 22nd of October to the 1st of November 2024, however the baseline presented on this report is as recorded in May 2024.
- 3.1.6 Table 1 below sets out the methodology for calculating the baseline values.

Table 1: Methodology for assessing factors within the Metric.

Factor	Baseline
Habitat type	Habitat types were recorded and mapped using UKHab (Figure 2)
Area	<p>Habitats were separated into parcels: geographically discrete or a change in habitat condition across a single location. Each parcel was recorded and calculated separately within the Metric.</p> <ul style="list-style-type: none"> • Areas were calculated in hectares to two decimal places using digital mapping in ArcGIS⁸. • Area habitats are measured in hectares.
Distinctiveness	<ul style="list-style-type: none"> • Distinctiveness value is automatically generated by the Metric based on habitat type. The overall distinctiveness categories used for habitat areas is shown within the User Guide, habitats will be defined as Very Low, Low, Medium, High or Very High.

³ CIEEM (2019) Biodiversity Net Gain. Good practice principles for development. London, UK

⁴ Natural England (2024) The Statutory Biodiversity Metric: User Guide. Natural England.

⁵ Natural England (2024) The Statutory Biodiversity Metric - Condition Assessment Sheets and Methodology.

⁶ Field Identification Skills Certificate – Botanical Society of Britain and Ireland.

⁷ UKHAB Ltd (2023). Version 2.0(at ukhab – UK Habitat Classification).

⁸ ESRI. ArcGIS online <https://www.arcgis.com/index.html>

Factor	Baseline
Condition	<p>Habitat condition is a score based on the quality of the habitat, judged against the perceived ecological optimum state for that particular habitat. It is, therefore, a means of measuring variation in the quality of patches of the same habitat type rather than a measure of quality between habitat types.</p> <p>The 'condition assessment'⁹ involves assessing each habitat type / parcel against criteria in the associated condition sheet, resulting in a condition score (Good, Moderate or Poor) which is then input into the Metric.</p> <ul style="list-style-type: none"> • Some intensively managed habitats have a pre-defined condition score; and for other very low distinctiveness habitats no assessment is required. • A condition assessment was carried out during the field survey. • A pragmatic approach to habitat establishment was adopted as per guidelines.
Strategic Significance	<ul style="list-style-type: none"> • Strategic significance utilises relevant published documents to identify local priorities for targeting biodiversity and nature improvement. It works at a landscape scale and gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. • A Local Nature Recovery Strategy (LNRS) is collaboratively being prepared for West Yorkshire; however, this has not yet published. In accordance with the guidance set out within the User Guide, the following strategic documents have been utilised to determine the strategic significance of the habitats identified on Site: <p>Local Planning Authority Local Ecological Networks</p> <ul style="list-style-type: none"> • Biodiversity Action Plans • Species conservation and protected sites strategies • Green Infrastructure Strategies <p>Strategic significance has been defined as below:</p> <ul style="list-style-type: none"> • High strategic significance has been assigned to habitats described as locally ecologically important within a specific location, within the strategic documents specified above. • Medium strategic significance has been assigned to habitats which are ecologically important within a specific location but have not been included within the strategic documents specified above. • Low strategic significance has been assigned to habitats which are not considered ecologically important, are not described within nor deliver the specific actions outlined within the strategic documents specified above.

3.1.7 All habitat interventions must take into consideration the trading rules as defined in the Statutory Metric User Guide. The type of trading depends on the distinctiveness and condition of the habitat. As such it is prohibited to enhance a habitat across 'broad habitat groups' if the distinctiveness or condition is not also enhanced.

⁹ Defra. Statutory Biodiversity Metric. Habitat Condition Assessment Sheets and Instructions

- 3.1.8 There were no 'irreplaceable habitats' present on Site. For reference however, these habitats cannot be accounted for in the Metric and require separate consideration¹⁰.

Limitations and Assumptions

- 3.1.9 Baseline habitats have been mapped using a 'Minimum Mappable Unit' area of 25m² applied in line with UKHab methodology. As such some small areas of habitats have been excluded from the BNG assessment. This will not significantly affect the metric calculations undertaken as part of this assessment.
- 3.1.10 It is assumed all vegetation which has been cleared is to become sealed surface post-development due to the nature of the proposals as a compound.
- 3.1.11 For reference, proposed habitats which are deemed to be significant interventions need to be subject to a management regime of a minimum of 30 years; as per best practice guidance and in line with s100(2)(b) of the Environment Act 2021.
- 3.1.12 It is important to note that this report does not define the full detailed methodology for BNG assessment, and the guidance documents should be referred to where relevant and if necessary.

¹⁰ National Planning Policy Framework (2023) Glossary provides a definition and examples of irreplaceable habitats

4. Baseline Habitat Distinctiveness, Condition and Strategic Significance

4.1.1 The BNG metric results should be read in conjunction with the Metric calculator¹¹ and the condition assessment proforma (**Appendix B**).

4.1.2 The habitat types recorded on Site are described below should be read in association with **Figure 2**. For a summary of the habitats identified on Site, their area, assessed condition and their generated baseline habitats units, please see **Table 2**. A full description, species list and photographs can be found in the EclA Report.

Mixed scrub h3h

4.1.3 Two areas of mixed scrub were located within the Site. Both mixed scrub habitats have been allocated moderate condition on the basis that only three out of the five condition criteria were passed. See Table 2 for the condition criteria. Low strategic significance has been allocated to this habitat.

Bramble Scrub

4.1.4 Five areas of very dense bramble scrub were located within the Site. It is not possible to allocate a condition assessment to this feature; this is assigned automatically by the Metric. Low strategic significance has been allocated to this habitat.

Modified grassland g4

4.1.5 Four areas of modified grassland were located within the Site. All these habitats have been allocated moderate condition on the basis of achieving four or five out of seven criteria. Low strategic significance has been allocated to this habitat.

Ruderal/ Ephemeral (Secondary code 81)

4.1.6 Sparsely vegetated land was the most dominant habitat present on site, with five areas. Three of these areas were allocated good condition and two were allocated moderate condition. Low strategic significance has been allocated to this habitat.

Other woodland, broadleaved w1g

4.1.7 Two areas of other woodland, broadleaved are present on-Site. These two woodlands were given poor conditions achieving 25 and 19 points out of 39. Low strategic significance has been allocated to this habitat.

Developed land-sealed surface u1b

4.1.8 A large area of the Site was comprised of hardstanding. It is not possible to allocate a condition assessment to this feature; this is allocated automatically in the Metric. Low strategic significance has been allocated to this feature.

¹¹ WIE15642-231-1-1-1-Bradleys BNG Metric

Table 2: Summary of habitat baseline

UKHab Classification	Condition Assessment Score	Condition Score	Area (ha)	Habitat Units*
Mixed scrub	3 out of 5	Moderate	0.080	0.74
Bramble scrub	N/A	N/A	0.164	0.72
Modified grassland	5 out of 7	Moderate	0.121	0.48
Ruderal/Ephemeral	3 out of 3	Good	0.506	3.04
Ruderal/Ephemeral	2 out of 3	Moderate	0.148	0.59
Other, broadleaved woodland	25 and 19 points out of 39	Poor	0.048	0.21
Developed land; sealed surface	NA	NA - Other	0.121	0.00
Built linear features	NA	NA - Other	0.008	0.00
Total habitat area	-	-	1.197	5.78

*Metric rounds to two decimal places

5. Habitat Loss and Retention

Table 3: Summary of Habitat units post-development

Habitat	Area retained	Area Lost	Condition	Habitat units retained	Habitat Units lost
Mixed scrub	0.045	0.035	Moderate	0.41	0.32
Bramble scrub	0.054	0.110	N/A	0.24	0.48
Modified grassland	0.061	0.060	Moderate	0.24	0.24
Ruderal/Ephemeral	0.024	0.482	Good	0.14	2.89
Ruderal/Ephemeral	0.00	0.148	Moderate	0.00	0.59
Other, broadleaved woodland	0.035	0.013	Poor	0.15	0.06
Developed land; sealed surface	0.121	0.00	NA - Other	0.00	0.00
Built linear features	0.008	0.00	NA - Other	0.00	0.00
Total habitat area	-	-	-	1.18	4.58

- 5.1.1 Completed vegetation removal is indicated in Figure 3 alongside the post development habitats. As no plans are currently in place to create or enhance habitats on site the proposals predict a loss of 4.59 habitat units (please note due to the rounding of decimals to 2 places, the above table indicates 4.58 units however the correct output as per the metric is 4.59 (see Appendix D).
- 5.1.2 Due to the nature of the Works, it is assumed not feasible to deliver Net Gain within the Site footprint, as all areas cleared of vegetation will constitute sealed surface post compounds development.

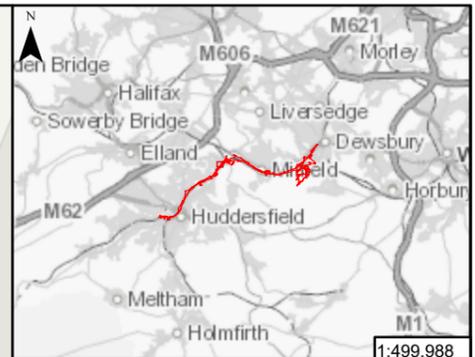
6. Delivery Strategy

- 6.1.1 Opportunities for the off-site delivery of biodiversity gains for the TRU Scheme has been progressed through consultation with Kirklees council. This included a series of site-based meetings at a selection of Council-owned opportunity areas for the delivery of biodiversity gains for the TRU Scheme in 2025. This included a site-based meeting at Riddings Wood, Deighton on 18th June 2025 (including attendees from Waterman (Leila Payne, Senior Associate Director of Ecology, Miranda Cowan, Principal Ecologist), TRU Alliance (Gareth Williams and Jim Pearson) and Kirklees Council woodland development officers (Joe Robertson and Ruth Parry).
- 6.1.2 A BNG feasibility report is currently in preparation for Riddings Wood, and significant gains in biodiversity units have been identified through intervention and long-term management to enhance the woodland present on site. These gains would accommodate the required 6.36 habitat units required to meet the mandatory 10% BNG target. This would predominantly comprise an enhancement of existing other broadleaved woodland which would meet trading requirements for low distinctiveness habitats (ruderal/ephemeral and modified grassland) and for the losses of woodland. Additionally small areas of scrub can be created to deliver the 0.81 units of scrub required to meet trading rules and address the losses of scrub at Bradleys Nursery.
- 6.1.3 Communication is currently ongoing between TRU Alliance and Kirklees Council regarding the next steps and mechanism for legally securing 6.36 habitat units for Bradleys Nursery, (as well as additional habitat units for the wider TRU scheme) through enhancement and long-term management at Riddings Wood.

7. Summary

- 7.1.1 The baseline biodiversity unit values (and subsequent predicted losses) present within the Site, as detailed in Appendix D (Table A1 – A3) comprise **5.78 habitat units**.
- 7.1.2 In order to achieve a 10% net gain for biodiversity a total of 6.36 habitat units (i.e. total of post-intervention biodiversity units) should be provided.
- 7.1.3 Offsite delivery for this has been explored with Kirklees Council and a council-owned woodland Riddings Wood has been identified as being suitable for the delivery of 6.36 habitat units. This would enable Bradleys Nursery to meet the target 10% net gain in biodiversity.

Figures



Application Boundary Area



P03	17/03/21	DATA UPDATE	KKK	AJC	PB
P02	11/10/19	DATA UPDATE	LM	SW	PB
P01	10/10/19	FIRST ISSUE	LM	SW	PB
Rev	Date	Description of Revisions	Drwn	Chkd	Appr
Status					Suitability
SHARED					



Project
TRANSPENNINE ROUTE UPGRADE

Contract No.
151667

Scheme Title
THE NETWORK RAIL (HUDDERSFIELD TO WESTTOWN (DEWSBURY) IMPROVEMENTS) ORDER

Drawing Title
TRU BRADLEY JUNCTION COMPOUND

Designed	J.Hurter	Signed Electronically	Date	04/11/2024
Drawn	J.Hurter	Signed Electronically	Date	04/11/2024
Checked	A.Harding	Signed Electronically	Date	04/11/2024
Approved	---	Signed Electronically	Date	04/11/2024

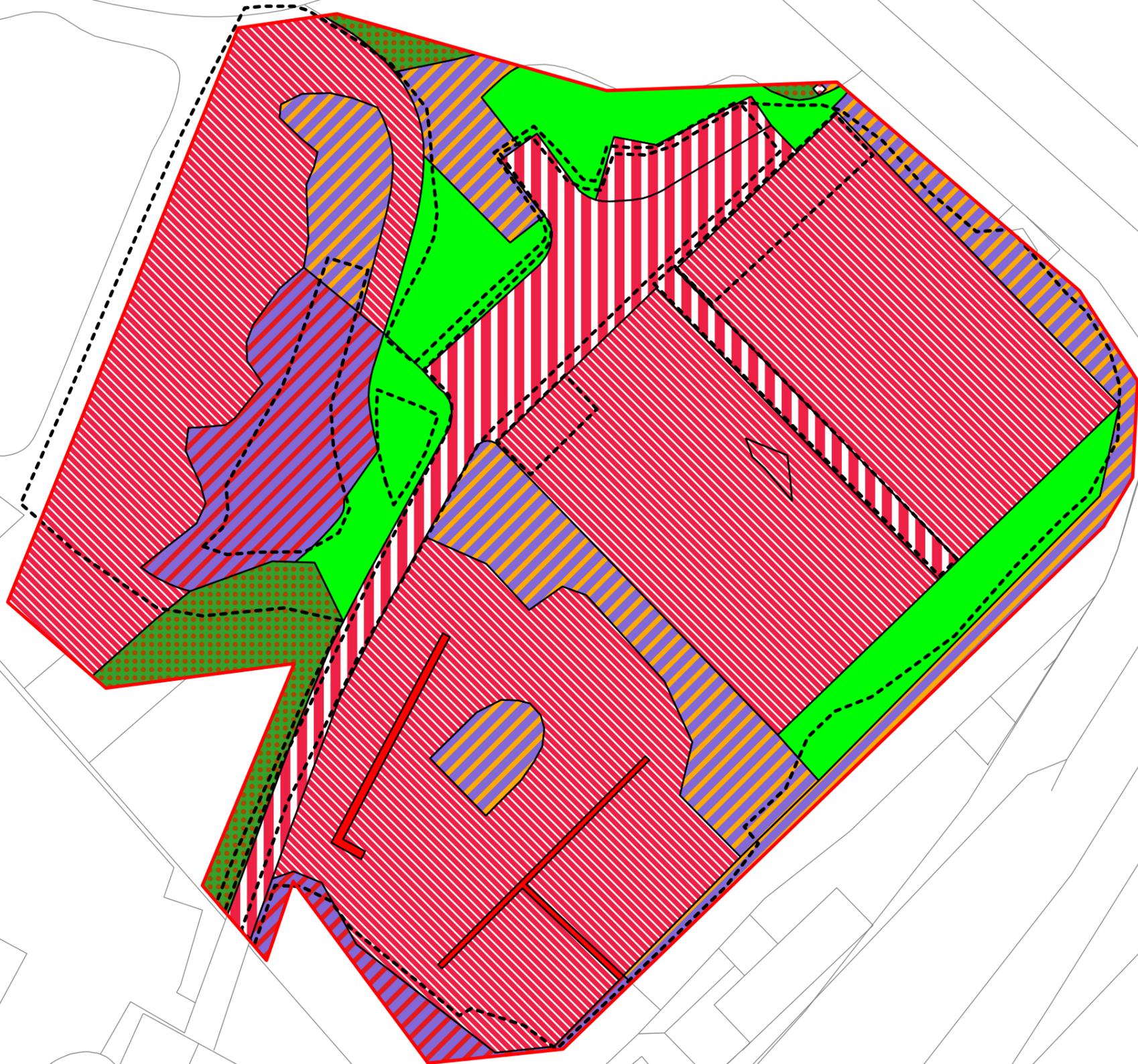
Scale(s)
1:1,250

Alternative Reference

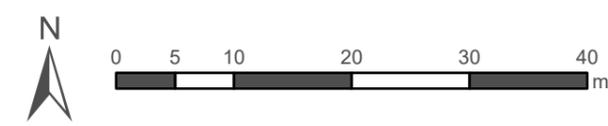
Drawing Number
151667-TSA-00-TRU-REP-W-EN-001635

Revision
P01

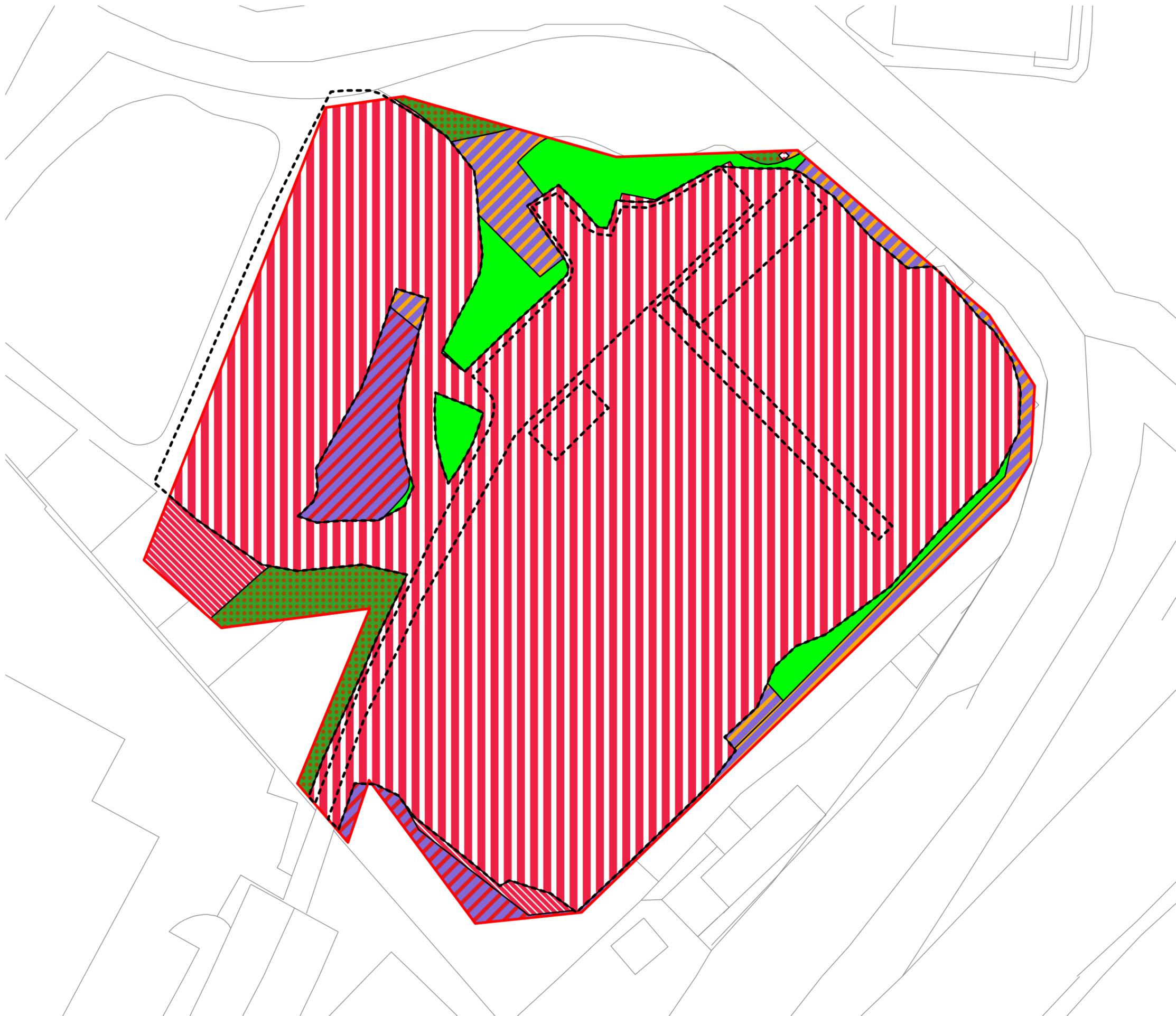
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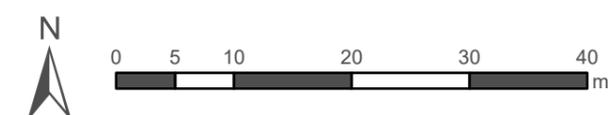
- Site Boundary (1.197Ha)
- De-vegetation October 2024 (0.847Ha within Boundary)
- Baseline Habitats**
- g4 - Modified grassland (0.121Ha)
- h3d - Bramble scrub (0.164Ha)
- h3h - Mixed scrub (0.080Ha)
- u1b - Developed land; sealed surface (0.122Ha)
- u1b5 - Buildings (0.000Ha)
- u1e - Built linear features (0.008Ha)
- SC81 - Ruderal Ephemeral (0.654Ha)
- w1g - Other woodland; broadleaved (0.048Ha)



Project Details	WIE15642-204: TRU – Bradley Junction Compound
Figure Title	Figure 2: On-Site Habitats and Areas
Figure Ref	WIE15642-204_GIS_BNGBN_2C
Date	November 2024
File Location	C:\Users\CSDC.WATERLOO\Waterman Group plc\WIEGIS - Documents\Projects\WIE15642\GIS\WIE15642-204_GIS_EC1
	www.watermangroup.com



- Site Boundary (1.197Ha)
- De-vegetation October 2024 (0.847Ha within Boundary)
- Proposed Habitats**
- g4 - Modified grassland (0.061Ha)
- h3d - Bramble scrub (0.054Ha)
- h3h - Mixed scrub (0.045Ha)
- u1b - Developed land; sealed surface (0.978Ha)
- u1b5 - Buildings (0.000Ha)
- SC81 - Ruderal Ephemeral (0.024Ha)
- w1g - Other woodland; broadleaved (0.035Ha)



Project Details	WIE15642-204: TRU – Bradley Junction Compound
Figure Title	Figure 3: Post Development Habitats and Areas
Figure Ref	WIE15642-204_GIS_BNGBN_3A
Date	November 2024
File Location	C:\Users\CSDC.WATERLOO\Waterman Group plc\WIEGIS - Documents\Projects\WIE15642\GIS\WIE15642-204_GIS_EC1
	www.watermangroup.com

Appendices

Appendix A. Legislation and Policy

Environment Act 2021

The Environment Bill was given Royal Assent in November 2021 and is now the Environment Act 2021. The Act includes a target to halt the decline of nature by 2030 and to strengthen the existing biodiversity duty through the introduction of a mandatory requirement to achieve at least 10% biodiversity net gain (BNG) for new developments in England. These requirements commenced on 12th February 2024. The BNG requirement is framed as a pre-commencement condition and that BNG information will need to be provided by the applicant as part of the planning application submission.

The act is supported by secondary legislation comprising six statutory instruments:

- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024;
- The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024;
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024;
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024;
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024; and,
- The Biodiversity Gain Site Register Regulations 2024.

National Planning Policy

National Planning Policy Framework, 2023

The National Planning Policy Framework (NPPF) was published in 2012 and last updated December 2023¹². Section 15 (outlined below) of the NPPF, 'Conserving and Enhancing the Natural Environment', is of relevance to this report. No significant changes to Section 15 are noted between the 2021¹³ and 2023 update. The Government Circular 06/2005¹⁴ - Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within the Planning System, remains valid and is still referenced within the NPPF.

Of particular significance with respect to biodiversity in the NPPF revision, is the amendment to para 175(d) of the NPPF 2019 (now para 180(d) of the NPPF 2021), which now requires opportunities to incorporate biodiversity improvements in and around Proposed Development, rather than simply making it optional. This demonstrates further steps taken by the government towards achieving the 25 Year Environment Plan (2018). Otherwise, there have been no further changes to the wording of "Conserving and enhancing the natural environment" Chapter of the NPPF.

¹² Department for Levelling Up, Housing and Communities (2023): National Planning Policy Framework

¹³ Ministry of Housing, Communities and Local Government (2021): National Planning Policy Framework

¹⁴ Department of Communities and Local Government (2005): Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

The NPPF encourages the planning system to contribute to and enhance the natural and local environment. This should be achieved by:

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

The NPPF also stipulates that Local Planning Authorities (LPAs), when determining planning applications, should apply the following principles:

- “If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative Site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the Site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and
- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

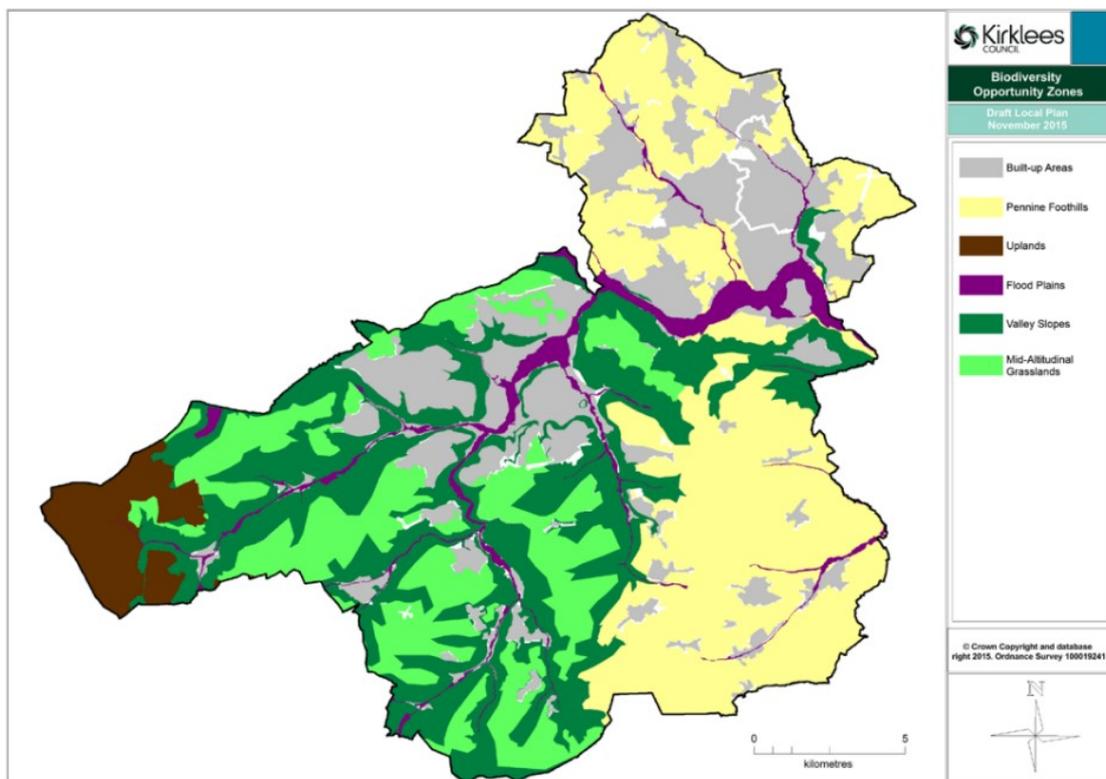
National Planning Practice Guidance, 2024

The Government’s National Planning Practice Guidance¹⁵ (NPPG) is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter, which explains key issues in implementing policy to protect biodiversity, including local requirements. In addition, to the biodiversity net gain guidance¹⁶ which requires development to have a positive impact (‘net gain’) on biodiversity by delivering at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on Site habitat.

Local Planning Policy

Biodiversity Opportunity Zones and Wildlife Habitat Network

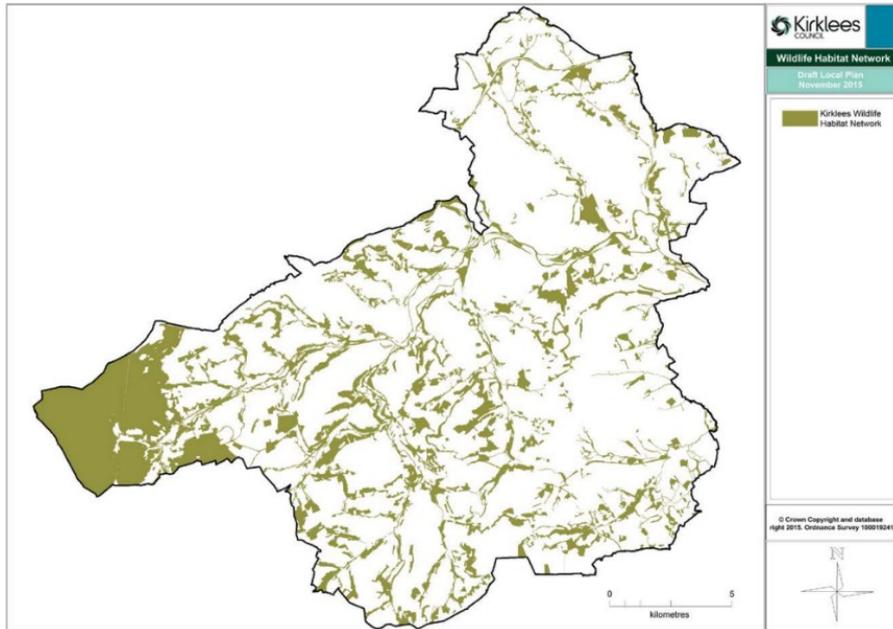
Kirklees Council are currently developing the Local Nature Recovery Strategy. It is understood that this will be informed by the biodiversity opportunity zones and wildlife habitat network which are under review. **Kirklees Biodiversity Opportunity Zones**



Kirklees Biodiversity Opportunity Zones

¹⁵ Department for Communities and Local Government. (2024). *National Planning Practice Guidance*. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance#full-publication-update-history>.

¹⁶ Department for Communities and Local Government. (2024). *National Planning Practice Guidance*. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain>.



Local Biodiversity Action Plan

At a local level, the Site is covered by the Kirklees Biodiversity Action Plan 2009.

This Biodiversity Action Plan identifies six broad habitat types which have individual action plans enabling these to be prioritised in biodiversity work. 19 UK Habitats of Principal Importance are identified within this BAP, and three Local Habitats of Principal Importance. Scrub habitats are identified amongst these three, and are present within the site. However, these are mentioned with regards to primarily scrub in Valley Slopes and Pennine Foothills or amongst Open Mosaic Habitats on Previously Developed Land hosting the most importance.

Relevant Local Planning Policies

Biodiversity and Development

Development must:

- Avoid significant biodiversity loss through avoidance, mitigation, or compensation;
- Minimize impacts and provide net biodiversity gains with enhancements and habitat creation;
- Protect and enhance the Kirklees Wildlife Habitat Network, including creating new links where feasible;
- Integrate enhancements for priority species and habitats aligned with local Biodiversity Opportunity Zones.

LP31 - Strategic Green Infrastructure Network

The council prioritizes safeguarding and enhancing the Strategic Green Infrastructure Network and its assets.

Development within and near the Green Infrastructure Network must:

- Preserve or replace green infrastructure functions and connectivity.
- Integrate new or improved green infrastructure, such as greenspaces, woodlands, and street trees.
- Connect to existing and planned cycling, walking, and bridle routes, including the Core Walking and Cycling Network.
- Protect and enhance biodiversity and ecological links, particularly those connecting to the Kirklees Wildlife Habitat Network.

The council supports proposals for new or improved green infrastructure, provided they align with other Local Plan policies.

Appendix B. Condition Assessment Proforma

Site ID(s): Former Bradleys Nursery				
Local Planning Authority: Kirklees Council	Site Name: Bradleys Nursery	Site ha: 1.197	Survey Date: 20/05/2024	Baseline Habitat Units: 5.78
National Character Area: NCA 37 – Yorkshire Southern Pennine Fringe	Grid Reference: SE 17152 20090	Habitat Type(s): Modified grassland (g4), ruderal/ephemeral (secondary code 81), mixed scrub, bramble scrub, other broadleaved woodland (w1g) and developed land; sealed surface (u1b), and built linear features		Baseline Hedgerow Units: 0.00
Baseline Habitat Description:				
<p>The Site is a former plant nursery amongst an industrial estate within the town of Bradley. The Site was subject to site clearance and demolition in early 2022. Since then, the Site has been left untouched. Now, the Site contains a mixture of scrub, broadleaved woodland, early successional herb communities interspersed with bare ground and open standing water collectively hosting diverse vegetation and structural complexity, this shows characteristics of Open Mosaic on Previously Developed Land; however, this Site does not quite meet the criteria.</p> <p>Other habitats present amongst the site includes include urban infrastructure, of developed land, a small compound and a small derelict building (of an area less than 25m² and henceforth has not been discussed further).</p> <p>The surrounding area includes a nearby woodland, a line of trees, the surrounding industrial estate and a railway line.</p>				
Ecological Constraints: See WIE15642-231-1-2-6-EcIA for further information.				
Supporting Documents:				
Strategic Significance	<p>A Scrub Habitat Action Plan has been produced by Kirklees Council, which the Site does not reside within.</p> <p>The Kirklees Biodiversity Action Plan 2009 identifies scrub habitats as Local Habitat of Principal Importance. However, these are mentioned with regards to primarily scrub in Valley Slopes and Pennine Foothills, or amongst Open Mosaic Habitats on Previously Developed Land.</p>			

Condition assessment result (out of 5 criteria) Passes 5 criteria = Good, passes 3 or 4 criteria = Moderate, passes 2 or fewer criteria = Poor

Modified Grassland Condition Assessment

Criteria	Condition Assessment	Pass / Fail
Criteria A – There are 6-8 vascular plant species per m² present, including at least 2 forbs. (essential for achieving moderate condition)	MG 1 - 6 species per m ²	Pass
	MG 2 - 6 species per m ²	Pass
	MG 3 – 6 species per m ²	Pass
	MG 4 – Less than 6 species per m ² . Dominated by hogweed, common nettle, willowherb, ragwort	Pass
Criteria B – Sward height is varied.	MG 1 – No	Fail
	MG 2 - No	Fail
	MG 3 - No	Fail
	MG 4 – No	Fail
Criteria C – Any scrub present accounts for less than 20% of the total grassland area.	MG 1 -.Less than 20% scrub	Pass
	MG 2 - Less than 20% scrub	Pass
	MG 3 – Some bramble <20%	Pass
	MG4 – Less than 20% scrub	Pass
Criteria D – Physical damage is evident in less than 5% of total grassland area.	MG 1 – Unmanaged site since clearance in XYZ	Pass
	MG 2 - Unmanaged site since clearance in XYZ	Pass
	MG 3 - Unmanaged site since clearance in XYZ	Pass
	MG4 – Unmanaged site since clearance in XYZ	Pass
Criteria E – Cover of bare ground is between 1% and 10%.	MG 1 - No bare ground was identified during the Field Survey	Fail
	MG 2 - No bare ground was identified during the Field Survey	Fail
	MG 3 - No bare ground was identified during the Field Survey	Fail
	MG4 – No bare ground was identified during the Field Survey.	Fail
Criteria F – Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	MG 1 - There is no bracken present	Pass
	MG 2 - There is no bracken present	Pass
	MG 3 - There is no bracken present	Pass

	MG4 – There is no bracken present	Pass
Criteria G – Invasive Non-Native Species (INNS)	MG 1 - There are no INNS species present	Pass
	MG 2 - There are no INNS species present	Pass
	MG 3 - There are no INNS species present	Pass
	MG4 – There are no INNS species present	Pass
Overall Baseline Condition	Parcel 1: Moderate (4)	
	Parcel 2: Moderate (4)	
	Parcel 3: Moderate (5)	
	Parcel 4: Moderate (5)	
<i>Condition assessment result (out of 7 criteria) Passes 6 or 7 criteria including passing criteria A = Good, passes 4 or 5 criteria (excluding criteria A) = Moderate, passes 3 or fewer criteria or 4 to 6 criteria (excluding criteria A) = Poor</i>		

Condition assessment result (out of 5 criteria) Passes 5 criteria = Good, passes 3 or 4 criteria = Moderate, passes 2 or fewer criteria = Poor

Mixed Scrub Condition Assessment

Criteria	Condition Assessment	Pass / Fail
Condition A - Adherence to UKHab Definition	MS 1 – good native mix	Pass
	MS 2 – good native mix	Pass
Criteria B – Age variation	MS 1 – No mature shrubs were present therefore, all age classes were not present. Occasional sapling, occasional birch and lee ray willow	Fail
	MS 2 – No mature shrubs were present therefore, all age classes were not present. Some alder and ash sapling, prune and willow saplings	Fail
Criteria C – Invasive Non-Native Species (INNS)	MS 1 – There were no invasive species present within the scrub	Pass
	MS 2 – There were no invasive species present within the scrub	Pass
Criteria D – Edge formation	MS 1 – Yes, sparsely vegetated grassland adjacent	Pass
	MS 2 – Yes, sparsely vegetated grassland adjacent	Pass
Criteria E – Clearing, glades and rides	MS 1 – The area was too small to contain sufficient clearing, glades and rides	Fail
	MS 2 – The area was too small to contain sufficient clearing, glades and rides	Fail
Overall Baseline Condition	Parcel 1: Moderate (3)	
	Parcel 2: Moderate (3)	

Condition assessment result (out of 5 criteria) Passes 5 criteria = Good, passes 3 or 4 criteria = Moderate, passes 2 or fewer criteria = Poor

Ruderal/Ephemeral Condition Assessment		
Criteria	Condition Assessment	Pass / Fail
Criteria 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.	RE1 – Yes	Pass
	RE2 – Yes	Pass
	RE3 – Yes	Pass
	RE4 – Yes	Pass
	RE5- Yes	Pass
Criteria 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.	RE1 – Needs more info	Fail
	RE2 -Yes	Pass
	RE3 – Yes	Pass
	RE4 – needs more info	Fail
	RE5- Yes	Pass
Criteria C – Invasive non-native plant species (listed on Schedule 9 of WCA¹) and others which are to the detriment of native wildlife (using professional judgement)² cover less than 5% of the total vegetated area³. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).	RE1 – No INNS	Pass
	RE2 – No INNS	Pass
	RE3 – No INNS some bramble	Pass
	RE4 – No INNS some bramble	Pass
	RE5- No INNS	Pass
Overall Baseline Condition	Parcel 1: Moderate (2)	
	Parcel 2: Good (3)	
	Parcel 3: Good (3)	
	Parcel 4: Moderate (2)	
	Parcel 5: Good (3)	
<i>Condition assessment result (out of 3 criteria) Passes all 3 criteria = Good, passes 2 criteria = Moderate, passes 1 or none = Poor</i>		

Broadleaved Woodland Condition Assessment		
Criteria	Condition Assessment	Points (1 low, 2 moderate, 3 good)
Criteria A – Age Distribution	Mostly young and semi-mature trees present.	2 Points
	Mostly young and semi-mature trees present.	2 Points
Criteria B – Wild domestic and feral herbivore damage	No significant browsing damage evident in woodlands	3 Points
	No significant browsing damage evident in woodlands	3 Points
Criteria C – Invasive plant species	No invasive species were within the woodland	3 Points
		1 Points
Criteria D – Number of native tree species	Ash, elder, whitebeam, sycamore, cherry, hornbeam and poplar species identified. Therefore, greater than 5 native tree species.	3 Points
	Cherry lovell, maple and birch species	1 Points
Criteria E – Cover of native tree and shrub species	Tree species as above, shrub species; dogwood, bramble, guelder rose, hogweed, hazel and hawthorn dominating the shrub layer	2 Points
	No shrub	1 Points
Criteria F – Open space within woodland	Less than 20% open space within woodlands present	1 Points
		1 Points
Criteria G – Woodland regeneration	Multiple young tree species with <7cm dbh tree species presen	2 Points
		1 Points
Criteria H – Tree health	Trees mostly young or semi-mature showing no signs of poor health. All in good condition	3 Points
	Trees mostly young or semi-mature showing no signs of poor health. All in good condition	3 Points
Criteria I – Vegetation and flora		1 Points
		1 Points
Criteria J – Woodland vertical structure	Two storeys across all plots. Tree canopy layer being a similar height then a lower shrub layer.	1 Points

	Two storeys across all plots. Tree canopy layer being a similar height then a lower shrub layer.	1 Points
Criteria K – Veteran trees	No veteran trees present	1 Point
	No veteran trees present	1 Points
Criteria L – amount of deadwood	Limited deadwood seen on species aside from ash or some weather damage (<25%)	2 Points
	Limited deadwood seen on species or some weather damage (<25%)	2 Points
Criteria M – Woodland disturbance	No nutrient enrichment or damaged ground evident.	1 Points
	No nutrient enrichment or damaged ground evident.	1 Points
Overall Baseline Condition	Poor (25 points)	
	Poor (19 points)	
<i>Condition assessment result (score out of 39 criteria) Score of 33-39 = Good, Score of 26-32 = Moderate, Score less than 26 (13-25) = Poor</i>		

Species List

Habitat ID: Urban Tree

Common Name	Scientific Name			
Scots pine	<i>Pinus sylvestris</i>			
Alder	<i>Alnus glutinosa</i>			
Rowan	<i>Sorbus aucuparia</i>			

Species List

Habitat ID: Line of trees

Common Name	Scientific Name	Canopy Layer		
Hornbeam	<i>Carpinus betulus</i>	O		
Whitebeam	<i>Sorbus aria</i>	O		
Ash	<i>Fraxinus excelsior</i>	O		
Birch	<i>Betula pendula</i>	O		

Species List

Habitat ID: Introduced Shrub

Common Name	Scientific Name	Ground Layer	Shrub Layer
Wilson's honeysuckle	<i>Lonicera nitida</i>	-	D
Cotoneaster	<i>Cotoneaster sorensii</i>	-	D
Cock's-foot	<i>Dactylis glomerata</i>	O	-
Tufted hair-grass	<i>Deschampsia cespitosa</i> subsp. <i>cespitosa</i>	O	-
Nettle	<i>Urtica dioica</i>	R	-
Hogweed	<i>Heracleum sphondylium</i>	R	-
Bramble	<i>Rubus fruticosus</i> agg.	A	-
Broad-leaved Willowherb	<i>Epilobium montanum</i>	R	R

Species List

Habitat ID: Sparsely Vegetated ground

Common Name	Scientific Name	Ground Layer	Shrub Layer	Canopy Layer
Broad-leaved Willowherb	<i>Epilobium montanum</i>	O	-	-
Common nettle	<i>Urtica dioica</i>	O	-	-
Creeping thistle	<i>Cirsium arvense</i>	O	-	-
Common ragwort	<i>Senecio jacobaea</i>	O	-	-
Ribwort plantain	<i>Plantago lanceolata</i>	R	-	-
Rosebay willowherb	<i>Chamaenerion angustifolium</i>	R	-	-
Bramble	<i>Rubus fruticosus</i> agg.	R	-	-
Hogweed	<i>Heracleum sphondylium</i>	O	-	-
Broad-leaved dock	<i>Rumex obtusifolius</i>	O	-	-

Species List

Habitat ID: Woodland

Common Name	Scientific Name	Ground Layer	Shrub Layer	Canopy Layer
Hornbeam	<i>Capinus betulus</i>	-	-	O
Whitebeam	<i>Sorbus aria</i>		-	A
Ash	<i>Fraxinus excelsior</i>			O
Elder	<i>Sambucus nigra</i>			O
Sycamore	<i>Acer pseudoplatanus</i>		R	
White Poplar	<i>Populus alba</i>			R
Wild cherry	<i>Prunus avium</i>		R	
Birch	<i>Betula pendula</i>			O
Dogwood	<i>Cornus sanguinea</i>		F	
Dog rose	<i>Rosa canina</i>		F	
Hawthorn	<i>Crataegus monogyna</i>		R	
Blackthorn	<i>Prunus spinosa</i>		R	
Hazel	<i>Corylus avellana</i>		O	
Guelder-rose	<i>Viburnum opulus</i>		F	
Creeping buttercup	<i>Ranunculus repens</i>	O		
Cock's-foot	<i>Dactylis glomerata</i>	F	-	-
Broadleaf dock	<i>Rumex obtusifolius</i>	O		
Yorkshire fog	<i>Holcus lanatus</i>	O		
Spear thistle	<i>Cirsium vulgare</i>	R		
Creeping thistle	<u><i>Cirsium arvense</i></u>	R		
Ribwort plantain	<i>Plantago lanceolata</i>	O	-	-
False oat-grass	<u><i>Arrhenatherum elatius</i></u>	O		-
Teazel	<i>Dipsacus fullonum</i>	O	-	-

Species List

Habitat ID: Modified grassland

Common Name	Scientific Name	Ground Layer	Shrub Layer
Perennial rye-grass	<i>Lolium perenne</i>	A	-
Yorkshire fog	<i>Holcus lanatus</i>	A	-
Cock's-foot	<i>Dactylis glomerata</i>	F	-
White clover	<i>Trifolium repens</i>	O	-
Woundwort	<i>Stachy sp.</i>	D	-
Bramble	<i>Rubus fruticosus agg.</i>	O	O
Creeping thistle	<i>Cirsium arvense</i>	O	-
Common ragwort	<i>Senecio jacobaea</i>	F	-
Spear thistle	<i>Cirsium vulgare</i>	R	-
Selfheal	<i>Prunella vulgaris</i>	A	-
Ribwort plantain	<i>Plantago lanceolata</i>	O	-
Rosebay willowherb	<i>Chamaenerion angustifolium</i>	O	-
Greater plantain	<i>Plantago major</i>	R	-
Common knapweed	<i>Centaurea nigra</i>	O	-

Appendix C. Good Practice Principles

The Scheme has been guided by the 10 Biodiversity Net Gain Good Practice Principles¹⁷ and will continue to do so when seeking to provide suitable off-site BNG delivery.

Table 4: Good practice BNG Principles

Principle	Definition
Principle 1. Apply the Mitigation Hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.
Principle 3. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.
Principle 4. Address risks	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.
Principle 5. Make a measurable Net Gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
Principle 6. Achieve the best outcomes for biodiversity	<p>Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:</p> <ul style="list-style-type: none"> Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses. Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation. Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels Enhancing existing or creating new habitat Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity
Principle 7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
Principle 8. Create a Net Gain legacy	<p>Ensure Net Gain generates long-term benefits by:</p> <ul style="list-style-type: none"> Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity; Planning for adaptive management and securing dedicated funding for long-term management; Designing Net Gain for biodiversity to be resilient to external factors, especially climate change; Mitigating risks from other land uses; Avoiding displacing harmful activities from one location to another; and

¹⁷ Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016.

Principle	Definition
	Supporting local-level management of Net Gain activities
Principle 9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
Principle 10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

Appendix D. Biodiversity Net Gain Headline Results

Headline Results		results menu	
Scroll down for final results 			
On-site baseline	Habitat units	5.78	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	1.19	
	Hedgerow units	0.00	
	Watercourse units	0.00	
On-site net change (units & percentage)	Habitat units	-4.59	-79.35%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change (units & percentage)	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)	Habitat units	-4.59	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

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