

SF3282 | CLIFF HILL, DENBY DALE

BIODIVERSITY NET GAIN ASSESSMENT

January 2023 | For Planning

SMEEEDEN FOREMAN

Landscape Architecture • Ecology • Arboriculture

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1.0 INTRODUCTION

- 1.1 Smeeden Foreman Limited has been commissioned by the Urban Group to produce a Biodiversity Net Gain (BNG) assessment for their site at Cliff Hill, Denby Dale (central grid reference SE2286908707), hereafter referred to as the 'site'.
- 1.2 This report outlines details of a BNG assessment which has been completed for the above scheme in order to demonstrate whether it is possible for current proposals to achieve positive gains in biodiversity through use of the DEFRA Biodiversity v3.1 Metric. Site proposals are for residential development.
- 1.3 The principle of 'net gain' is set out in the National Planning Policy Framework (NPPF July 2021):
- Paragraph 174: *'Planning policies and decisions should contribute to and enhance the natural and local environment by:...*
- d) minimising impacts on and providing **net gains for biodiversity**, including by establishing coherent ecological networks that are more resilient to current and future pressures;'*
- Paragraph 179: *'To protect and enhance biodiversity and geodiversity, plans should:*
- b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable **net gains for biodiversity**.'*
- Paragraph 180: *When determining planning applications, local planning authorities should apply the following principles:*
- d) development whose primary objective is to conserve or enhance biodiversity be supported; while opportunities to incorporate biodiversity improvements in and around developments should be integrated as part of their design, especially where this can secure measurable **net gains for biodiversity** or enhance public access to nature where this is appropriate.*
- 1.4 The requirement for developers to secure a minimum biodiversity net gain of 10% is currently progressing through the legislative process within the Environment Bill and is due to become a mandatory requirement in November 2023.
- 1.5 Kirklees Council Local Plan includes Policy LP30 (Biodiversity and Geodiversity) which requires development proposals to *"provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation"* (Kirklees Council Technical Advice Note, June 2021). In the absence of legislation Kirklees Council state a minimum of 10% net gain in biodiversity is required through the use of the Defra approved biodiversity metric. Policy LP30 has been introduced for use in the intervening period prior to the introduction of the Environment Bill. In summary, development proposals will be required to:

- (i) 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;
- (ii) minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- (iii) 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;
- (iv) establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and
- (v) incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

1.6 It is understood that a Biodiversity Net Gain design should improve the extent or condition of biodiversity affected by a project. It should not result in lost or damaged features being replaced by features of lower biodiversity value. The mitigation hierarchy principle of avoid – minimise – remediate – compensate should be followed within the design process with irreplaceable features retained.

2.0 THE SITE

- 2.1 The proposals site is located to the northern edge of the village of Denby Dale, approximately 5.3km north of Penistone, refer to *Figure 01: Site Location Plan* (appended).
- 2.2 The site consists of a field of rank grassland with areas of scattered and dense scrub, remnant outgrown hedgerows and occasional trees. The site is bound by stone walling and fencing to the west and east, with existing residential housing forming part of the north-eastern, eastern, southern and western boundaries. Development for new housing is under construction immediately adjacent to the south-eastern boundary. Fields are located adjacent to the site to the north and south and a public right of way runs parallel with the western site boundary.
- 2.3 The River Dearne flows approximately 170m south of site, separated from the site by residential housing and road infrastructure. Open countryside comprising agricultural land, woodland, small watercourses, ponds (closest being more than 500m from the site) and hedgerow networks surrounds the site. Arable and pasture farmland dominate the landscape surrounding the village of Denby Dale.

3.0 BASELINE ASSESSMENT

- 3.1 The DEFRA Biodiversity Metric v3.1 has been used to carry out the calculation with reference made to *The Biodiversity Metric 3.1 User Guide* (Panks *et al.* April, 2022a) and *Technical Supplement* (April, 2022b). The Metric has been developed by Natural England, the Department for Environment, Food and Rural Affairs (DEFRA) and the Environment Agency with input from various environmental NGOs, developers, councils and other interested parties.
- 3.2 For the purposes of this BNG assessment, the site habitat baseline has been determined in accordance with the UK Habitat Classification System v1.1 (Butcher *et al.*, 2020a; 2020b) using ecological information obtained from the initial site survey and a review of the condition assessment sheets included within the Natural England technical supplement (JP039, Panks *et al.* April 2022a). Values for distinctiveness are pre-set within the Metric spreadsheet.
- 3.3 The site was subject to ecological assessment in May and June 2022 (Smeeden Foreman, 2022), with habitat types and key species presented in accordance with the UK Habitats Classification System (*Version 1.1 UKHabs*, September 2020). The walkover survey was undertaken during the optimal survey season for recording flowering plants. The majority of grassland on site was identified to support an average of 6.7 species per m² following a randomised quadrat survey and considering the land's former use for agricultural purposes, this habitat is assessed to be modified grassland of low distinctiveness. A small area of other neutral grassland (medium distinctiveness) is present to the east of site, with an average of 12 species per m² identified. The grassland on site has been subjected to some site clearance and damage from tracking of machinery, soil buildup, chipped vegetation and storage of materials/waste debris, in association with the adjacent development during its construction (refer to *Appendix 03* of the Ecological Impact Assessment for photographs). In line with BNG guidance (*User Guide*, April 2022), an assumption of damaged grassland being fully intact has therefore been made to provide a more accurate representation of the habitat baseline value pre-development.
- 3.4 Strategic significance has been allocated as high for all habitats within the site boundary (with reference to Table 5-4 of the Biodiversity Metric 3.1 User Guide, Panks *et al.* 2022b) due to the whole site being located within the Kirklees Wildlife Habitat Network (KWHN) and the Biodiversity Opportunity Zone – Pennine Foothills. The site also falls within the Strategic Green Infrastructure Area – River Dearne Corridor. These areas have been identified by Kirklees Council within the Kirklees region for targeting conservation efforts with respect to biodiversity. Refer also to paragraph 1.5 in section 1.0 of this report for relevant local policies used to inform this allocation of strategic significance.
- 3.5 Habitats on site comprise the following when assessed using the UKHabs classification system. This system includes the use of secondary (2°) codes to provide further information on the habitat parcels identified, where relevant.

Habitats

- Reference 1: Modified grassland (g4 73: 2° bare ground)
- Ref. 2: Other neutral grassland (g3c)
- Ref. 3: Ruderal/ephemeral (g3c 17: 2° ruderal/ephemeral)

- Ref: 4: Bramble scrub (h3d)
- Ref. 5: Mixed scrub (h3h)
- Ref. 6: Individual trees
- Ref. 7: Vegetated garden

Linear features

- Ref. H1: Native species-rich hedgerow
- Refs. H2 and H3: Native hedgerow
- Ref D1: Drainage ditch (r 117: 2° dry)

3.6 The above habitats are summarised in Table 01 along with the measurements for each habitat type. The extents and locations of on-site baseline habitats have been measured using scaled GIS drawings and are provided in *Figure 02: Existing Habitats Plan* (appended). Refer to the corresponding Ecological Impact Assessment (SF3282 Smeeden Foreman, 2022) for a detailed condition assessments for each habitat.

Table 01: Site Habitats Baseline Summary

Ref No.	UKHAB Habitat Type	UKHAB Code	Area (hectares) / Length (km)	Distinctiveness (pre-set)	Condition	Strategic significance	Baseline Biodiversity Units	Justification/notes
Area-based Habitats								
1	Grassland - modified grassland	g4 73	1.27ha	Low	Moderate	High	5.84	Condition Assessment Sheet 5 – Grassland of Low Distinctiveness Passes 3 of 7 criteria, failures due lack of varied sward height, >5% physical damage (including tracking of machinery, soil buildup, recently chipped vegetation and storage of materials/waste debris across the north of site.
2	Grassland - other neutral grassland	g3c	0.02ha	Medium	Moderate	High	0.18	Condition Assessment Sheet 6 – Grassland of Medium/High/Very High Distinctiveness Passes 4 of 5 criteria, failure due to evidence of soil disturbance from machinery tracking and soil buildup.
3	Grassland - other neutral grassland	g3c 17	0.08ha	Medium	Poor	High	0.37	Condition Assessment Sheet 6 – Grassland of Medium/High/Very High Distinctiveness Passes 1 of 5 criteria, area dominated by species indicative of sub-optimal condition including nettles and creeping thistle. Damage from tracking of machinery.

Ref No.	UKHAB Habitat Type	UKHAB Code	Area (hectares) / Length (km)	Distinctiveness (pre-set)	Condition	Strategic significance	Baseline Biodiversity Units	Justification/notes
4	Heathland and shrub - bramble scrub	h3d	0.26ha	Medium	Condition Assessment N/A	High	1.2	Condition pre-fixed to Poor. No condition assessment required.
5	Heathland and shrub - mixed scrub	h3h	0.3ha	Medium	Moderate	High	2.76	Condition Assessment Sheet 19 - Scrub Passes 4 of 5 criteria, failure due to poor age range.
6	Urban trees	/	0.0764ha	Medium	Moderate	High	0.7	Condition Assessment Sheet 22 – Urban Trees Single large tree of moderate condition. Street Tree Helper tool within Metric used to calculate equivalent site areas
7	Urban trees	/	0.2383ha	Medium	Good	High	3.29	Condition Assessment Sheet 22 – Urban Trees 3x small, 2x medium and 2x large trees of good condition. Street Tree Helper tool within Metric used to calculate equivalent site areas.
8	Urban - vegetated garden	/	0.004ha	Low	Condition Assessment N/A	High	0.01	No condition assessment required.
Pre-development area habitat biodiversity score							14.35	
Linear Habitats								
H1	Native Species-rich hedgerow	h2a	0.042km	Medium	Good	High	0.58	Condition Assessment Sheet 8 – Hedgerow Fails no more than 2 attributes and does not fail both attributes in more than one functional group. Failures due to evidence of nutrient enrichment and >90% of damage caused by human activities.
H2	Native hedgerow	h2a	0.07km	Low	Moderate	High	0.32	Condition Assessment Sheet 8 – Hedgerow Fails no more than 4 attributes and does not fail both attributes in more than one functional group. Failures due to <1m of undisturbed ground (gardens and soil disturbance), evidence of nutrient enrichment and damage from human activities.
H3	Native hedgerow	h2a	0.035km	Low	Good	High	0.24	Condition Assessment Sheet 8 – Hedgerow Fails no more than 2 attributes and does not fail both attributes in more than one functional group. Failures due to evidence of nutrient enrichment and >90% of damage caused by human activities.
D1	Ditch	r 117	0.046km	Medium	Poor	Low	0.14	Condition Assessment Sheet 4 - Ditch No water present at time of survey. Three criteria not applicable due to no water present. Passes 3 of remaining 5 criteria, failures due to insufficient water levels, physical damage from makeshift footbridges and buildup of grass cuttings.

3.7 Inputting the above site habitat baseline information into the Metric Calculation Tool (*SF3282 Biodiversity Metric 3.1 Calculation Tool, January 2023*) provides the excerpts shown below in Tables 02, 03 and 04.

3.8 Area and linear-based habitats to be retained/enhanced are circled in blue.

Table 02: A-1 Habitat Baseline On-site – Metric Calculation Tool

Habitat and area		Area (hectares)	Distinctiveness	Score	Condition	Score	Strategic significance			Suggested action to address habitat losses	Ecological baseline	Retention category biodiversity value					Species composition agreed for unacceptable losses	Comments	
Ref	Broad Habitat	Habitat Type					Strategic significance	Strategic significance	Strategic significance		Total habitat units	Area retained	Area enhanced	Baseline units	Baseline enhanced	Area habitat lost	Units lost		
1	Grazland	Modified grazland	1.27	Low	2	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Some distinctive or better habitat required	5.94		0.00	0.00	1.27	5.94		Majority of grazland on site (coverage 6.7 species per m2)
2	Grazland	Other neutral grazland	0.02	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Some broad habitat or a higher distinctiveness	0.18		0.00	0.00	0.02	0.18		Small area supporting average 12 species per m2
3	Grazland	Other neutral grazland	0.09	Medium	4	Poor	1	Formally identified in local strategy	High strategic significance	1.15	Some broad habitat or a higher distinctiveness	0.37		0.00	0.00	0.09	0.37		Stands of tall ruderal vegetation
4	Heathland and scrub	Bramble scrub	0.26	Medium	4	Condition Assessment	1	Formally identified in local strategy	High strategic significance	1.15	Some broad habitat or a higher distinctiveness	1.20		0.00	0.00	0.26	1.20		Doesn't include scrub area
5	Heathland and scrub	Mixed scrub	0.3	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Some broad habitat or a higher distinctiveness	2.76		0.00	0.00	0.30	2.76		Multiple areas of mixed scrub across site
6	Urban	Urban Tree	0.0764	Medium	4	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Some broad habitat or a higher distinctiveness	0.70		0.00	0.00	0.00	0.70		Single large tree of moderate condition. Street Tree Helpertal within Metric used to calculate equivalent site area
7	Urban	Urban Tree	0.2383	Medium	4	Good	3	Formally identified in local strategy	High strategic significance	1.15	Some broad habitat or a higher distinctiveness	3.29	0.1894	2.61	0.00	0.00	0.67		2 or small, 2 or medium and 2 or large trees of good condition. Street Tree Helpertal within Metric used to calculate equivalent site area
8	Urban	Vegetated garden	0.004	Low	2	Condition Assessment	1	Formally identified in local strategy	High strategic significance	1.15	Some distinctive or better habitat required	0.01		0.00	0.00	0.00	0.01		Partial section of residential garden to facilitate site entrance and visibility play
Total habitat area			2.25								14.35								
												Total area lost (excluding area of Urban trees and Green walls)					1.93		

Table 03: B-1 Hedgerow Baseline On-site – Metric Calculation Tool

UK Habitats - existing habitats		Habitat distinctiveness	Habitat condition	Strategic significance			Suggested action to address habitat losses	Ecological baseline	Retention category biodiversity value								
Baseline ref	Hedge number	Hedgerow type	Length (km)	Distinctiveness	Score	Condition	Score	Strategic significance	Strategic significance	Strategic position multiplier	Total hedgerow units	Length retained	Length enhanced	Units retained	Units enhanced	Length lost	Units lost
1	H1	Native Species Fitch Hedgerow	0.042	Medium	4	Good	3	Formally identified in local strategy	High strategic significance	1.15	Like for like or better			0.00	0.00	0.04	0.58
2	H2	Native Hedgerow	0.07	Low	2	Moderate	2	Formally identified in local strategy	High strategic significance	1.15	Same distinctiveness	0.06		0.28	0.00	0.01	0.05
3	H3	Native Hedgerow	0.035	Low	2	Good	3	Formally identified in local strategy	High strategic significance	1.15	Same distinctiveness			0.00	0.00	0.04	0.24
4																	
5																	
6																	
7																	
8																	
Total			0.15								1.14	0.06	0.00	0.28	0.00	0.09	0.87

Table 04: C-1 River Baseline On-site – Metric Calculation Tool

C-1 Site River Baseline										Retention category biodiversity value					
Existing river type			Habitat distinctiveness	Habitat condition	Strategic significance	Watercourse encroachment	Riparian encroachment	Suggested action	Ecological baseline	Length retained	Length enhanced	Units retained	Units enhanced	Length Lost	Units Lost
Baseline ref	River type	Length (km)	Distinctiveness	Condition	Strategic significance	Extent of encroachment	Extent of encroachment		Total river units						
1	Ditches	0.046	Medium	Poor	Low potential action not identified in any plan	Minor	Minor	Restore	0.14		0.016	0.00	0.05	0.03	0.03
2															
3															
4															
5															
6									0.14						
		0.05								0.00	0.02	0.00	0.05	0.03	0.03

3.9 On-site baseline units calculated within the Metric equate to a total of **14.35 habitat units** for area-based habitats, **1.14 hedgerow units** and **0.14 ditch units**. A total of 0.016km of existing ditch will be subject to enhancement measures.

Table 06: B-2 Habitat Creation on Site: HEDGEROW Linear Habitat – Metric Calculation Tool

B-2 Site Hedge Creation											
Condense / Show Columns			Condense / Show Rows								
Main Menu			Instructions								
Baseline ref	New hedge number	Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty risk multipliers	Hedge units delivered	Assessor comments
		Habitat type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation		
1	H1	Native Species Rich Hedgerow	0.11	Medium	Moderate	Formally identified in local strategy	Standard time to target condition applied	5	Low	0.85	Mixed native planting (5 species)
2	H2	Native Hedgerow	0.37	Low	Poor	Location ecologically desirable but not in local strategy	Standard time to target condition applied	1	Low	0.79	Garden/street hedgerows
3											
4											
5											
6											
7											
			0.48							1.63	

Table 07: C-2 River Creation on Site: DITCH Linear Habitat – Metric Calculation Tool

C-2 Site River Creation												
Condense / Show Columns			Condense / Show Rows									
Main Menu			Instructions									
Baseline ref	Proposed habitats		Habitat distinctiveness	Habitat condition	Strategic significance	Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	River units delivered	Assessor comments
	River type	Length (km)	Distinctiveness	Condition	Strategic significance	Standard or adjusted time to target condition	Final time to target condition/years	Final difficulty of creation	Extent of encroachment	Extent of encroachment		
1	Ditches	0.054	Medium	Poor	Low potential/action not identified in any plan	Standard time to target condition applied	1	Low	Minor	Minor	0.16	Length of ditch to be reinstated for drainage purposes in addition to that to be enhanced to the east of site
2												
3												
4												
5												
		0.05									0.16	

Table 08: C-3 River Enhancement on Site: DITCH Linear Habitat – Metric Calculation Tool

C-3 Site River Enhancement															
Condense / Show		Condense / Show Rows													
Main Menu		Instructions													
Baseline ref	Baseline habitats	Proposed River Type (Pre-populated can be overridden)	Change in distinctiveness and condition		Length (km)	Habitat distinctiveness		Strategic significance	Temporal multiplier		Difficulty multipliers	Watercourse encroachment	Riparian encroachment	River units delivered	Assessor comments
			Distinctiveness movement	Condition movement		Distinctiveness	Condition		Standard or adjusted time to target condition	Final time to target condition/years					
1	Ditches	Ditches	Medium - Medium	Poor - Moderate	0.016	Medium	Moderate	Low potential/action not identified in any plan	Standard time to target condition applied	4	Medium	Minor	Minor	0.08	Functionality reinstated from a dry ditch to a wet ditch and enhanced with proposed aquatic planting
					0.02									0.08	

Table 09: Headline Results – Metric Calculation Tool

Land at Cliff Hill, Denby Dale		
Headline Results		Return to results menu
On-site baseline	Habitat units	14.35
	Hedgerow units	1.14
	River units	0.14
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	9.36
	Hedgerow units	1.91
	River units	0.24
On-site net % change <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	-34.75%
	Hedgerow units	66.95%
	River units	68.27%
Off-site baseline	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00
	Hedgerow units	0.00
	River units	0.00
Total net unit change <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-4.99
	Hedgerow units	0.77
	River units	0.10
Total on-site net % change plus off-site surplus <small>(including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-34.75%
	Hedgerow units	66.95%
	River units	68.27%
Trading rules Satisfied?	No - Check Trading Summary ▲	

5.0 BIODIVERSITY NET GAIN SUMMARY

- 5.1 Kirklees Council Local Plan includes Policy LP30 (Biodiversity and Geodiversity) which requires development proposals to “provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation” (Kirklees Council Technical Advice Note, June 2021). In the absence of legislation Kirklees Council state a minimum of 10% net gain in biodiversity is required through the use of the Defra approved biodiversity metric and in line with the Local Plan requirements (Policy LP30: Biodiversity and Geodiversity).
- 5.2 Units obtained for the site post-development, based on retained habitats and habitat creation / enhancement included within the landscape proposals (*Appendix 01*) indicate that a net gain in respect to habitat areas is unlikely to be achieved with the current scheme with **a potential biodiversity net loss of -4.99 habitat units (-34.75% net change)**. **Indicated gains of 0.77 hedgerow units (+66.95% net change) and 0.10 river/ditch units (+68.27% net change)** are also considered likely.
- 5.3 Proposals are for a residential housing development, with the retention of mature trees and partial enhancement of the existing vegetated ditch to the northern boundary along with the hedgerow to the eastern boundary. Emphasis on maintaining a vegetated corridor to the north of site has been incorporated within the development design where feasible, with this area identified to be most utilised on site by wildlife following results of further protected species surveys completed in 2022. Landscape proposals include new tree/hedgerow planting with creation of wildflower grassland proposed to site boundaries and across the development where appropriate including within areas of public open space. Residential gardens are to be vegetated in part, such as planting of individual fruit trees and lawn seeding to rear gardens. The creation of new linear features in connection with adjacent existing and new development aims to maintain links with favourable foraging habitat offsite.
- 5.4 It is noted that the requirement to trade habitats like-for-like has not been satisfied (Table 09) due to the proposed loss of medium distinctiveness habitat on site (bramble and mixed scrub) and the area of modified grassland (low distinctiveness) not being sufficiently mitigated by habitats of equal or higher distinctiveness within the development scheme. Overall, the current scheme will result in the loss of scrub, grassland and hedgerow habitats in order to facilitate the development. Due to nature and scale of the current proposals, opportunities to address the shortfall in habitat units on-site are limited in addition to habitat retention/creation/enhancements already proposed. To improve biodiversity net gain in habitat units, consideration could be given to providing off-site compensation, which could be achieved through one or a combination of the following:
- sourcing of available land within the developer’s ownership (subject to ecological survey to inform the Metric and long-term management);
 - agreement with the local planning authority or,
 - use of a third-party Environment Bank.
- 5.5 To date, the Metric does not accommodate biodiversity enhancements with respect to species and biodiversity net gains attributed to these enhancements are not reflected within the measurable results obtained from the Metric. Use of the site by bats for foraging and commuting purposes

was identified to be mainly concentrated to the north of site in association with existing scrub and hedgerow planting. Inclusion of a sympathetic lighting plan, strengthening of existing linear features with native planting, retention of mature trees and enhancement of the existing ditch will aim to maintain use of this corridor for wildlife as recommended within the Ecological Impact Assessment (Smeeden Foreman, 2022). Mitigation with respect to species offers biodiversity gains within the site, aiming to provide roosting, breeding and sheltering opportunities for wildlife in conjunction with on-site habitat provision, promoting connectivity across the development and contributing to the local green infrastructure network. Recommendations for such mitigation are detailed within the corresponding ecology report (*SF3282 Ecological Impact Assessment_December 2022 Rev A*) including the following:

- Bat, bird, hedgehog and insect boxes to provide nesting, roosting and sheltering opportunities for species associated with urban development, including for species of known conservation concern such as swift, starling and house sparrow;
- Incorporation of hedgehog highways to provide passage for hedgehogs across the development and into surrounding suitable habitat;

5.5.1 Finalised landscape proposals should be implemented in accordance with an appropriate landscape specification and Construction Environmental Management Plan: Biodiversity (CEMP: Biodiversity) which will detail measures to avoid accidental impacts on retained habitats. Commitment to long term future management of the site will be required to achieve the habitat conditions aimed for and should be undertaken in accordance with a site-specific Biodiversity and Ecological Management Plan (BEMP). The provision of these details can typically be provided by condition.

6.0 REFERENCES

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FIGURES

Figure 01: Site Location Plan

Figure 02: Existing Habitats Plan

Figure 03: Post-Development Habitats

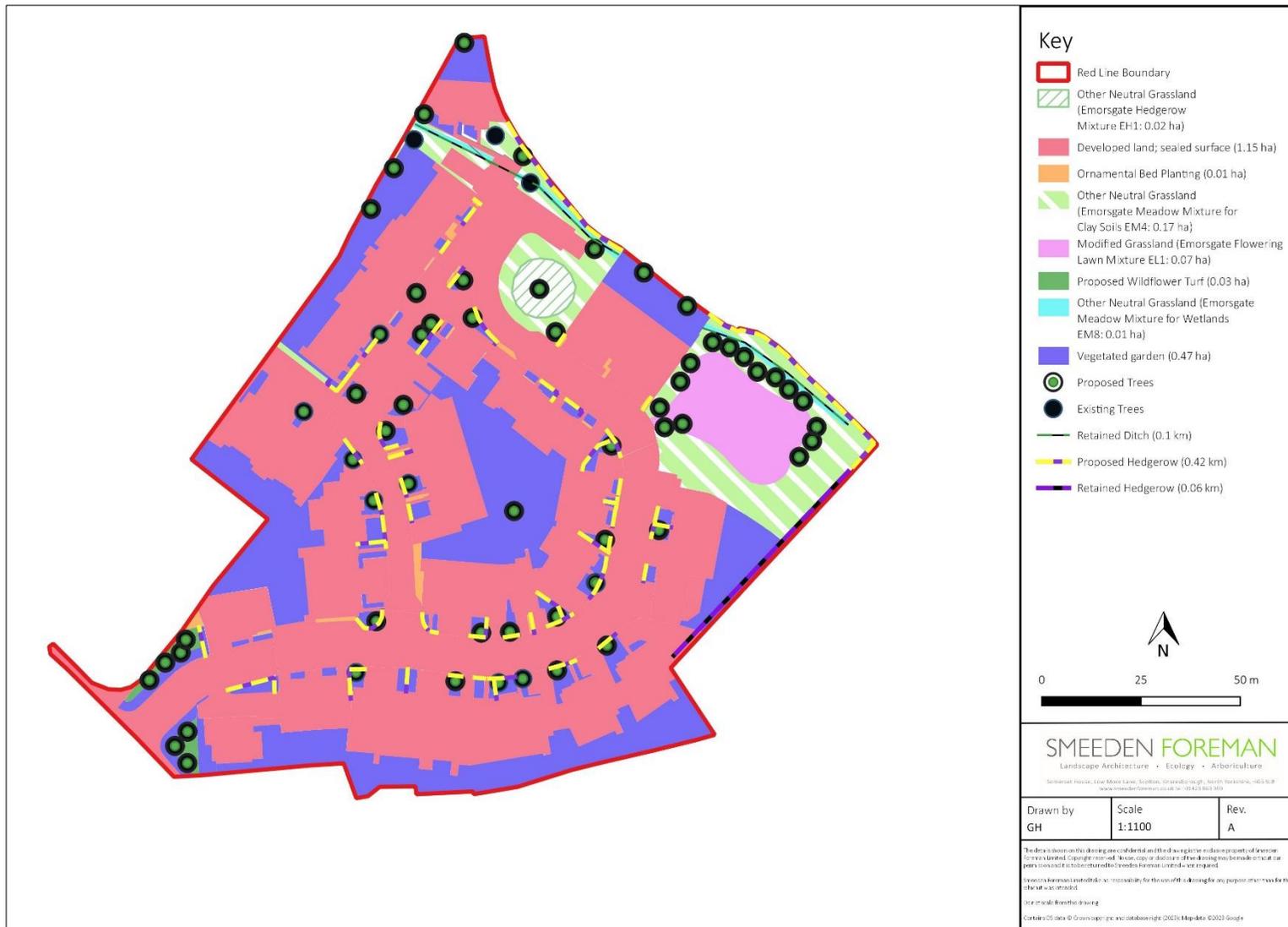
FIGURE 01: SITE LOCATION PLAN



FIGURE 02: EXISTING HABITATS PLAN



FIGURE 03: POST-DEVELOPMENT HABITAT PLAN



APPENDICES

Appendix 01: Landscape Proposals (*SF3282 LL01 Rev A*)

