



Stables at West Royd Farm, Fulstone

Biodiversity Net Gain Calculation v3



A report by
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1. Introduction

This report provides a Biodiversity Net Gain calculation for a stable block at West Royd Farm, White Ley Bank, Fulstone, Holmfirth HD9 7DL. It updates previous BNG reports following changes to the layout of the proposed stables.

2. Methodology

The Biodiversity Net Gain calculation has been made using the 23 July 2024 version of the Statutory Biodiversity Metric Calculation Tool.

A UK Habitats survey of the site was undertaken on 6th March 2025. This survey data has been digitised in ArcGIS to allow area measurements of the habitat types present to be made for input into the Biodiversity Metric. The results of this digitisation are shown in Map 1.

3. The Calculation

3.1. Baseline Conditions

Table 1 shows the baseline habitat data for the development site. There are no linear habitats on site.

Table 1: Site Habitat Baseline Data

Habitats and areas			Condition	Baseline Habitat Units	Retention		
Broad habitat	Habitat type	Area (ha)			Area Retained	Area Enhanced	Units Lost
Urban	Artificial unvegetated, unsealed surface	0.0261	N/A	0.00	0.0261	0.00	0.00
Urban	Vegetated garden	0.0004	N/A	0.00	0.0004	0.00	0.00
Grassland	Modified grassland	0.1506	Poor	0.30	0.1236	0.00	0.05
Urban	Developed land; sealed surface	0.0015	N/A	0.00		0.00	0.00
Urban	Artificial unvegetated, unsealed surface	0.0018	N/A	0.00	0.0005	0.00	0.00
Urban	Introduced shrub	0.013	N/A	0.03	0.013	0.00	0.00
Urban	Artificial unvegetated, unsealed surface	0.001	N/A	0.00	0.001	0.00	0.00
Urban	Artificial unvegetated, unsealed surface	0.0095	N/A	0.00		0.00	0.00
Individual trees	Urban tree	0.0041	Poor	0.02	0.0041	0.00	0.00
	Total Area	0.21		0.34	0.17	0.00	0.05
	Total area excluding individual trees	0.20					

3.2. Post Development Conditions

Table 2 shows the post development habitats.

Table 2: Site Habitat Creation Data

Broad Habitat	Proposed habitat	Area (hectares)	Condition	Habitat Units Delivered
Urban	Artificial unvegetated, unsealed surface	0.0051	N/A	0.00
Urban	Developed land; sealed surface	0.0125	N/A	0.00
Grassland	Modified grassland	0.0013	Poor	0.00
Grassland	Modified grassland	0.0056	Poor	0.01
Heathland and shrub	Mixed scrub	0.0149	Moderate	0.11
Grassland	Other neutral grassland	0.0027	Moderate	0.02
Total area		0.04	Total Units	0.14
Total area excluding individual trees		0.04		

3.3. Results

Table 3 shows the headline results from the calculation. A net biodiversity gain of 26% is achieved by creating an area of mixed native scrub around two sides of the stable block. The scalloped edges will allow the scrub to develop moderate habitat condition.

Table 3: West Royd Farm Stables Headline Results

On-site baseline	<i>Habitat units</i>	0.34
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
On-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.43
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
On-site net % change (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	25.82%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%
Off-site baseline	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Off-site post-intervention (Including habitat retention, creation & enhancement)	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Off-site net % change	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.09
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Spatial risk multiplier deductions	<i>Habitat units</i>	0.00
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total net unit change (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	0.09
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00
Total on-site net % change plus off-site surplus (including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>	25.82%
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00%
Trading rules Satisfied?	Yes ✓	

4. Habitat Creation and Enhancement Specifications

The species mix in Table 4 should be used to create the mixed scrub. The grassland will develop naturally from the existing sward.

Table 4: Native Mixed Scrub Species Mix

Species	%	No of Trees
Hawthorn <i>Crataegus monogyna</i>	30%	7
Hazel <i>Corylus avellana</i>	20%	5
Bird cherry <i>Prunus padus</i>	15%	4
Blackthorn <i>Prunus spinosa</i>	15%	4
Sessile oak <i>Quercus petraea</i>	10%	3
Rowan <i>Sorbus aucuparia</i>	5%	2
Silver birch <i>Betula pendula</i>	5%	2

5. Photographs

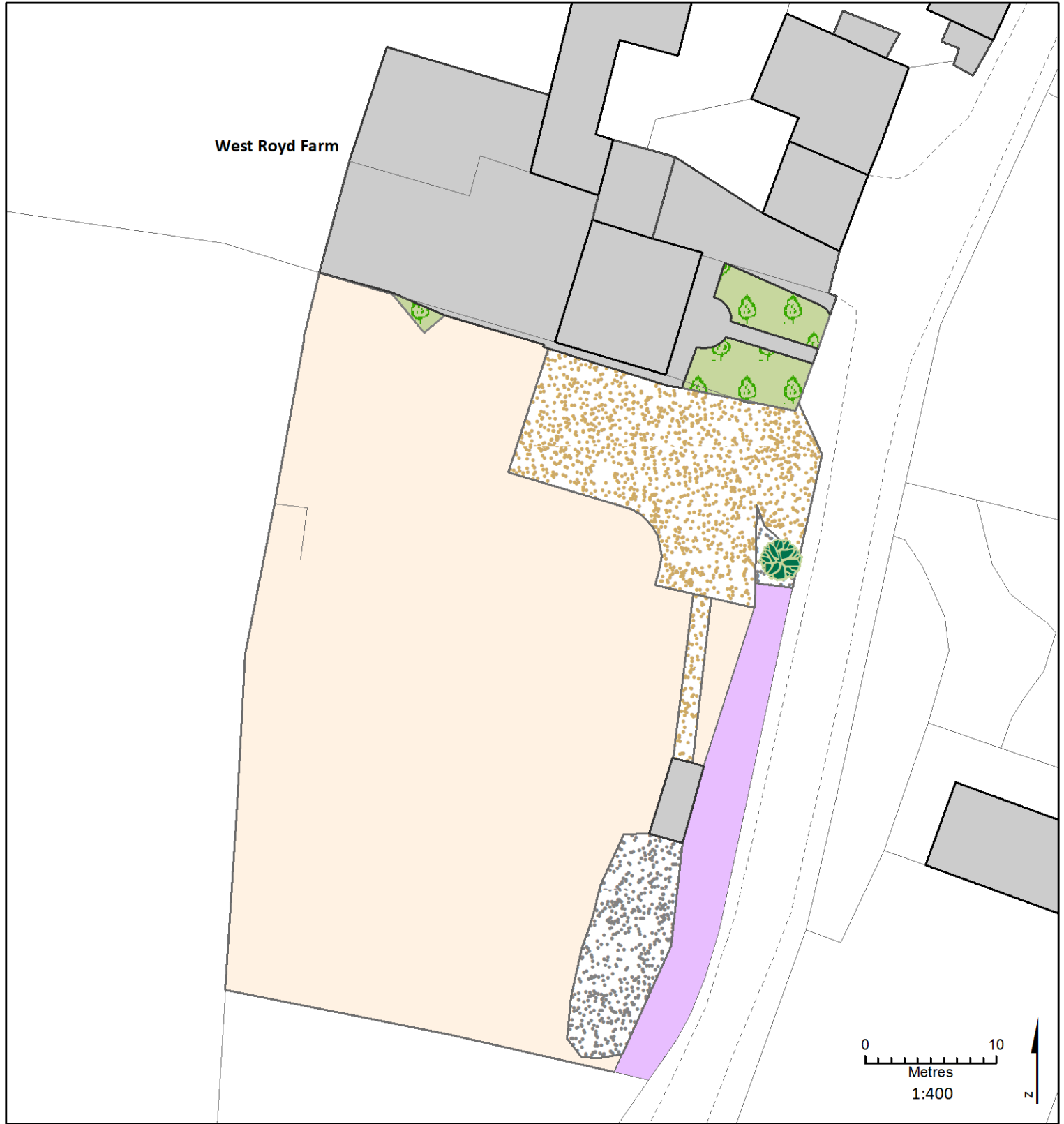


Photo 1 Stable block location showing modified grassland










Photo 2 Building rubble and container alongside stable block location

West Royd Farm



West Royd Farm, Fulstone
Map 1: Existing Habitats

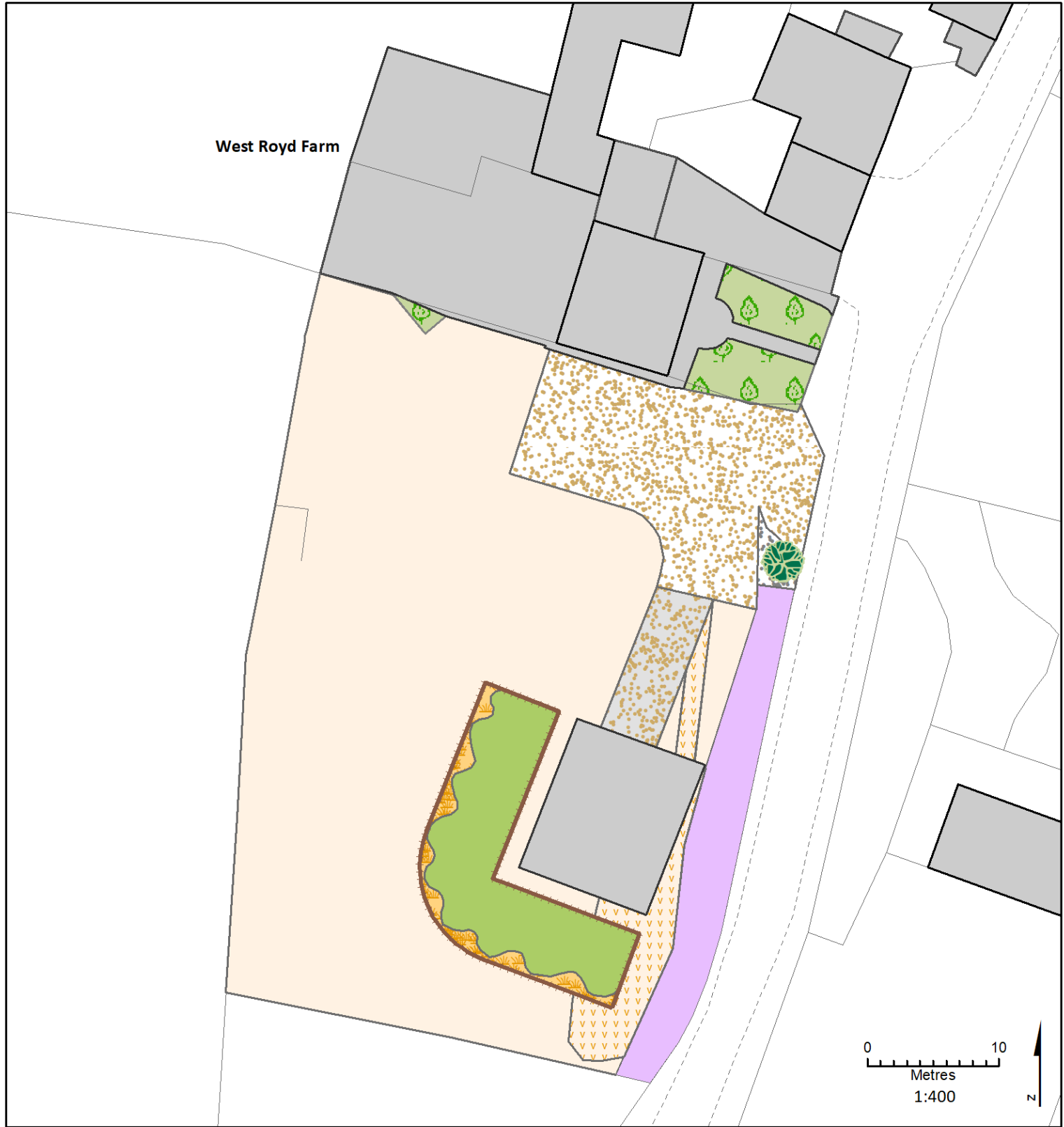
-  g4 Modified grassland
-  u1b Developed land sealed surface
-  u1c Artificial unvegetated unsealed surface
-  u1f Sparsely vegetated urban land
-  u1 Garden
-  u1 Introduced shrubs
-  Individual trees

Survey by R Jerram 6 March 2025
Drawn by R Jerram 10 March 2025









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West Royd Farm









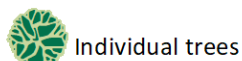
West Royd Farm, Fulstone
Map 2: Post Development Habitats

Post Development Habitats

-  g3c5 Arrhenatherum neutral grassland
-  g4 Modified grassland
-  h3h Mixed scrub
-  u1b Developed land sealed surface
-  u1c Artificial unvegetated unsealed surface
-  Fencing

Existing Habitats

-  g4 Modified grassland
-  u1b Developed land sealed surface
-  u1c Artificial unvegetated unsealed surface
-  u1f Sparsely vegetated urban land
-  u1 Garden
-  u1 Introduced shrubs



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