

Biodiversity Net Gain Assessment

Site Address:

Land off Bretton Street, Dewsbury, Kirklees WF12 9DB

Client:

Saghir Hussain

Assessment Date:

31st October 2025

Project:

This report is prepared to inform a planning application with Kirklees Metropolitan Borough Council. The proposal is described as: *Construction of a commercial unit.*

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Hannah Upshall (BSc hon, MSc); Consultant Ecologist	31/10/2025
Proof	0.2	Georgina Rennie BSc (Hons), MSc. Consultant Ecologist. Bat level 1 licence (CL17) (number available on request)	06/11/2025
Final	1.0	Hannah Upshall (BSc hon, MSc); Consultant Ecologist	11/11/2025
Amended V2	2.0	Hannah Upshall (BSc hon, MSc); Consultant Ecologist	20/11/2025
Revised	2.1	Hannah Upshall (BSc hon, MSc); Consultant Ecologist	26/11/2025
Proof	2.2	Abby Pidgen BSc (Hons) MSc, Senior Ecologist	12/12/2025
Final	3.0	Hannah Upshall (BSc hon, MSc); Consultant Ecologist	12/12/2025
Amended V3	3.1	Hannah Upshall (BSc hon, MSc); Consultant Ecologist	14/05/2026
Proof	3.1	Jonathan Stuttard BSc (Hons) MSc, Technical Manager	20/05/2026
Final	4.0	Hannah Upshall (BSc hon, MSc); Consultant Ecologist	21/05/2026

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, baseline condition assessments in **Appendix 5** and proposed condition assessment in **Appendix 6**.

The survey site is centred on National Grid Reference SE 25005 20226 and has an area of approximately 0.86ha. The site comprises an area of land, forming a mosaic of woodland, grassland and scrub. It comprises a triangular area of land bound by Bretton Street to the north, the Dewsbury-Wakefield railway line to the west and the Calder and Hebble Canal (Dewsbury Cut) to the east. The site is set down from Bretton Street, with historical evidence indicating the ground was previously utilised for grazing. The wider landscape is dominated by areas of urban land, including significant areas of commercial units, with residential development, also present.

This report should be read in conjunction with the following documents:

- ❖ Statutory BNG Metric 1 & 2 – Land off Bretton Street, Dewsbury, Kirklees WF12 9DB (Arbtech Consulting Ltd., 2025)
- ❖ Biodiversity Baseline Assessment - Land off Bretton Street, Dewsbury, Kirklees WF12 9DB (Arbtech Consulting Ltd., 2025).
- ❖ Preliminary Ecological Appraisal (PEA) (Arbtech Consulting Ltd., 2025).
- ❖ Statutory BNG Metric - Land off Bretton Street, Dewsbury, Kirklees WF12 9DB (Arbtech Consulting Ltd., 2025)
- ❖ Proposed Plans - Land off Bretton Street, Dewsbury, Kirklees WF12 9DB (Studio 413, 2025)
- ❖ River Condition Assessment - Land off Bretton Street, Dewsbury, Kirklees WF12 9DB (Arbtech Consulting Ltd., 2025)

Executive Summary

The current landscaping proposal results in a net loss of area-based habitat units (-25.82%) and a net loss of watercourse units (-3.06%). **Trading rules have not been met and there is a shortfall against the required +10%** threshold for medium distinctive area-based habitat units and watercourse units. The proposal is therefore not compliant with current legislation (Environment Act 2021) or relevant planning policy (National Planning Policy Framework, 2024).

Area-Based Habitat Units

The scheme does not currently meet the requirements of the Statutory Biodiversity Metric. The headline results indicate a deficit of approximately 1.38 habitat units. In order to achieve compliance, additional medium distinctiveness habitat units will need to be secured, preferably as woodland, to address both the overall net gain requirement and the trading rules.

- **1.38 units of medium distinctiveness habitat will need to be purchased to comply with trading rules.**

Watercourse Units

The scheme does not currently meet the requirements of the Statutory Biodiversity Metric with a shortfall of 0.08 watercourse units. In order to achieve compliance, additional watercourse units will need to be secured to address both the overall net gain requirement and the trading rules.

- **0.08 watercourse units will need to be purchased to comply with trading rules.**

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	27 th February 2025
	The baseline biodiversity value of the site has been derived from conditions observed during the Preliminary Ecological Appraisal (Arbtech Consulting Ltd., 2023). A review of historical satellite imagery (Google Earth) indicates that the habitats present have not undergone degradation since 30 th January 2020, in line with Biodiversity Statutory Metric guidance. Therefore, the current site condition is considered representative of its baseline biodiversity value.	
	 Satellite image from Google Earth 23/04/2021 Satellite image from Google Earth 26/03/2025	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.	
Metric Version & Publication Date	The Statutory Biodiversity Metric Calculation Tool (Version 4.0) has been used for this assessment. Although Version 5.0 of the metric was released on 3 rd July 2025, the BNG Part 1 assessment was initiated prior to this update. Therefore, Version 4.0 remains the appropriate and consistent version to use for this project.	
BNG Target Uplift	+10%	

National Character Area (NCA)	38: Nottinghamshire, Derbyshire and Yorkshire Coalfield. ❖ Characterised by urban and suburban development, interspersed with patches of farmland, reclaimed land, and woodland. ❖ Contains river valleys, such as the Calder, which support wet grassland, riparian habitats, and woodland corridors.	
Strategic Significance	West Yorkshire published their Local Nature Recovery Strategy (LNRS) in Spring 2026. This has been used to determine strategic significance: https://experience.arcgis.com/experience/b7f3b8fb2c9a4bca9f3d7b29e741ce03/page/LNRS-Map	
	Habitat	Justification
	Baseline Habitat	
	Modified Grassland	Low The site lies within the Nature Recovery Network; and, it is located within an area identified as high strategic priority and does fall within a Conservation Target area. In accordance with the Statutory Biodiversity Metric guidance, all baseline habitats are assigned Low strategic significance (multiplier 1.0).
	Bramble Scrub	
	Other broadleaved woodland	
	Canal	
	Post-Development Habitat	
	Other Neutral Grassland	High The site lies within the Nature Recovery Network; and it is located within an area identified as high strategic priority falling within a Conservation Target area. In accordance with the Statutory Biodiversity Metric guidance, and therefore targeted post-development habitats are assigned a high strategic significance (multiplier 1.15).
	Mixed Scrub	
	Other broadleaved woodland	
	Individual trees	
	Canal	Low The site lies within the Nature Recovery Network and is located within an area identified as a high strategic priority. However, as the canal will not be modified, or enhanced as part of the proposed works, the development will not meaningfully contribute to the delivery of strategic ecological objectives. The habitats is therefore assigned Low strategic significance (multiplier 1.0) .
Limitations		
None		

Baseline

Baseline Biodiversity Value: On-Site

Area-Based Habitats

Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Modified grassland	0.3274	The western section of the site is dominated by tall forbs, covering approximately 85% of the area, with dense stands of broad-leaved dock (<i>Rumex obtusifolius</i>), common hogweed (<i>Heracleum sphondylium</i>), ragwort (<i>Jacobaea vulgaris</i>), buddleia (<i>Buddleja davidii</i>), willowherb (<i>Epilobium</i> spp.), creeping thistle (<i>Cirsium arvense</i>), and bramble (<i>Rubus fruticosus</i> agg.), particularly near scrub patches. Small patches of common bent (<i>Agrostis capillaris</i>) and creeping buttercup (<i>Ranunculus repens</i>) occur in isolated areas. The northern section contains a small grassland area with a short, limited sward, likely due to past intensive grazing. It is dominated by perennial rye-grass (<i>Lolium perenne</i>) and false oat-grass (<i>Arrhenatherum elatius</i>), with scattered forbs such as common hogweed (<i>Heracleum sphondylium</i>), horseradish (<i>Armoracia rusticana</i>), white dead-nettle (<i>Lamium album</i>), and white clover (<i>Trifolium repens</i>). Both areas support an average of three vascular plant species per square meter. Sward height varies from 4–8 cm, with less than 20% exceeding 7 cm. Physical damage affects under 5% of the total grassland, and bare ground covers less than 10%. No invasive Schedule 9 plant species were recorded.	Condition Assessment: Poor	Low Strategic Significance
Other broadleaved woodland	0.2875	Located on the eastern and northern sections of the site, bordering Bretton Street and the Calder and Hebble Navigation (Dewsbury Cut) are sections of semi-mature, broadleaved woodland. Species present within the woodland include birch and ash (dominating the canopy layer), with occasional oak, also present. Also present within the woodland understorey and shrub layer is hawthorn, cherry and willow. The ground flora layer is also limited, with dense strands of bramble scrub dominating, with occasional soft rush, and the grass and tall forb species detailed above, also present.	Condition Assessment: Moderate	Low Strategic Significance

Baseline Biodiversity Value: On-Site				
Area-Based Habitats				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Bramble Scrub	0.2264	Located within sections of the central and western areas of dense strands of bramble scrub, with limited other species present. There are some sections of immature self-set willow also present, occasionally.	Condition Assessment: Poor. <i>The habitat is automatically conditioned</i>	Low Strategic Significance
Water-Based Habitats				
Canal	0.203 Km	Dewsbury Cut (part of the Calder and Hebble Navigation), located along the eastern site boundary. The average width of this section of the canal was 18m and as such (See River Condition Assessment, Arbtech 2025).	Condition Assessment: Poor	High Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Proposed Condition Assessment	Strategic Significance
Enhanced	Other woodland, broadleaved	0.0918	The woodland will be enhanced to achieve good condition in line with the Statutory Biodiversity Metric 4.0. Enhancement measures will include: Increasing structural diversity by selective thinning to reduce the dominance of single species and encourage natural regeneration. Strengthening the understorey through the introduction or promotion of native shrubs such as hazel (<i>Corylus avellana</i>), holly (<i>Ilex aquifolium</i>) and dogwood (<i>Cornus sanguinea</i>) to create a more varied vertical structure. Improving ground flora by reducing bramble dominance in targeted areas and allowing native woodland herbs to establish, creating a more species-rich and continuous ground layer. Retaining and creating deadwood habitats, both standing and fallen, where safe, to support invertebrates, birds and fungi. Controlling invasive or non-native species and monitoring regrowth over time. Implementing long-term management, including rotational understorey management, protection of regeneration, and maintenance of buffer zones to safeguard the woodland from adjacent activity. Through these combined measures, the woodland will develop a richer species composition, improved ground flora, and greater structural complexity, enabling it to reach good condition and deliver enhanced ecological value within the wider habitat network.	Condition Assessment: Good	High Strategic Significance

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Proposed Condition Assessment	Strategic Significance
Created (A-2)	Developed land; Sealed surface - Buildings	0.5769	Proposed development and landscaping.	Condition Assessment: condition pre-determined as 'N/A' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Mixed scrub	0.0545	The proposed mixed scrub habitat will be newly created within the site to deliver a structurally diverse, species-rich feature that strengthens ecological connectivity. The scrub will be planted using a locally appropriate mix of native species, including hawthorn (<i>Crataegus monogyna</i>), blackthorn (<i>Prunus spinosa</i>), hazel (<i>Corylus avellana</i>), dog rose (<i>Rosa canina</i>) and guelder rose (<i>Viburnum opulus</i>). With appropriate establishment and management, the scrub will develop a varied structure of dense thickets and more open patches, supporting a wide range of wildlife including nesting birds, small mammals and invertebrates. The habitat is intended to reach good condition under the Statutory Biodiversity Metric 4.0. To achieve this, ongoing management will include rotational cutting to maintain age and structural diversity, protection of young plants during establishment, control of competitive or invasive species, and retention of occasional deadwood where safe. These measures will ensure the scrub maintains a high-quality, species-rich structure and continues to deliver long-term biodiversity benefits.	Condition Assessment: Good.	High Strategic Significance

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Proposed Condition Assessment	Strategic Significance
	Other neutral grassland	0.1145	The proposed other neutral grassland will be created around the site to provide a species-rich, semi-natural grassland habitat of moderate condition, enhancing ecological connectivity and supporting pollinators and other wildlife. The sward will be established using a native wildflower and fine grass seed mix suited to local soil conditions, including species such as meadow buttercup (<i>Ranunculus acris</i>), common knapweed (<i>Centaurea nigra</i>), yarrow (<i>Achillea millefolium</i>), oxeye daisy (<i>Leucanthemum vulgare</i>), and red fescue (<i>Festuca rubra</i>). Once established, the grassland will be managed under a low-intensity regime, typically involving one to two cuts per year with arisings removed to maintain soil nutrient balance and promote floral diversity. Occasional tussocks and variation in sward height will provide structural diversity and habitat for invertebrates, amphibians, and small mammals. Regular monitoring and selective weeding of dominant or invasive species will help maintain the grassland’s moderate condition and long-term ecological value.	Condition Assessment: Moderate.	High Strategic Significance

Post-Development Biodiversity Value: On-Site

Area-Based Habitats

	Habitat	Area (ha)	Description	Proposed Condition Assessment	Strategic Significance
	Individual trees	0.0896 22 x small trees	A total of 22 small native trees will be planted across the site to enhance structural diversity, provide shade, and support local biodiversity. Species will include a mix of locally appropriate natives such as field maple (<i>Acer campestre</i>), rowan (<i>Sorbus aucuparia</i>), silver birch (<i>Betula pendula</i>), and wild cherry (<i>Prunus avium</i>). The trees will be planted at suitable spacing to allow healthy growth and long-term canopy development, with protective guards used during establishment. Ongoing maintenance will include regular watering during the first two years, replacement of any failed specimens, and selective pruning to encourage strong structure. Over time, the trees will contribute to the site's ecological connectivity and visual amenity, achieving moderate condition in line with Biodiversity Metric 4.0 criteria.	Condition Assessment: Moderate.	High Strategic Significance

Watercourse-Based

Created	Canal	0.203 Km	The proposed development will result in the removal of an area of broadleaved woodland located within 10 m of the canal. This woodland currently provides valuable riparian habitat, offering shading, shelter, and connectivity for wildlife using the canal corridor. Its removal will reduce the structural diversity and ecological function of the canal margin, leading to a loss of shading and potential increases in light levels and water temperature. Although no direct works are proposed to the canal or its banks, the clearance of woodland and replacement with grassland and developed land will decrease habitat quality and reduce the suitability of the riparian zone for wildlife. As such, the watercourse has been included in the	Condition Assessment: Poor.	Low Strategic Significance
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Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Proposed Condition Assessment	Strategic Significance
			biodiversity metric as created in advance 30+ years to account for the habitats loss along the banks.		

Change of Biodiversity Value

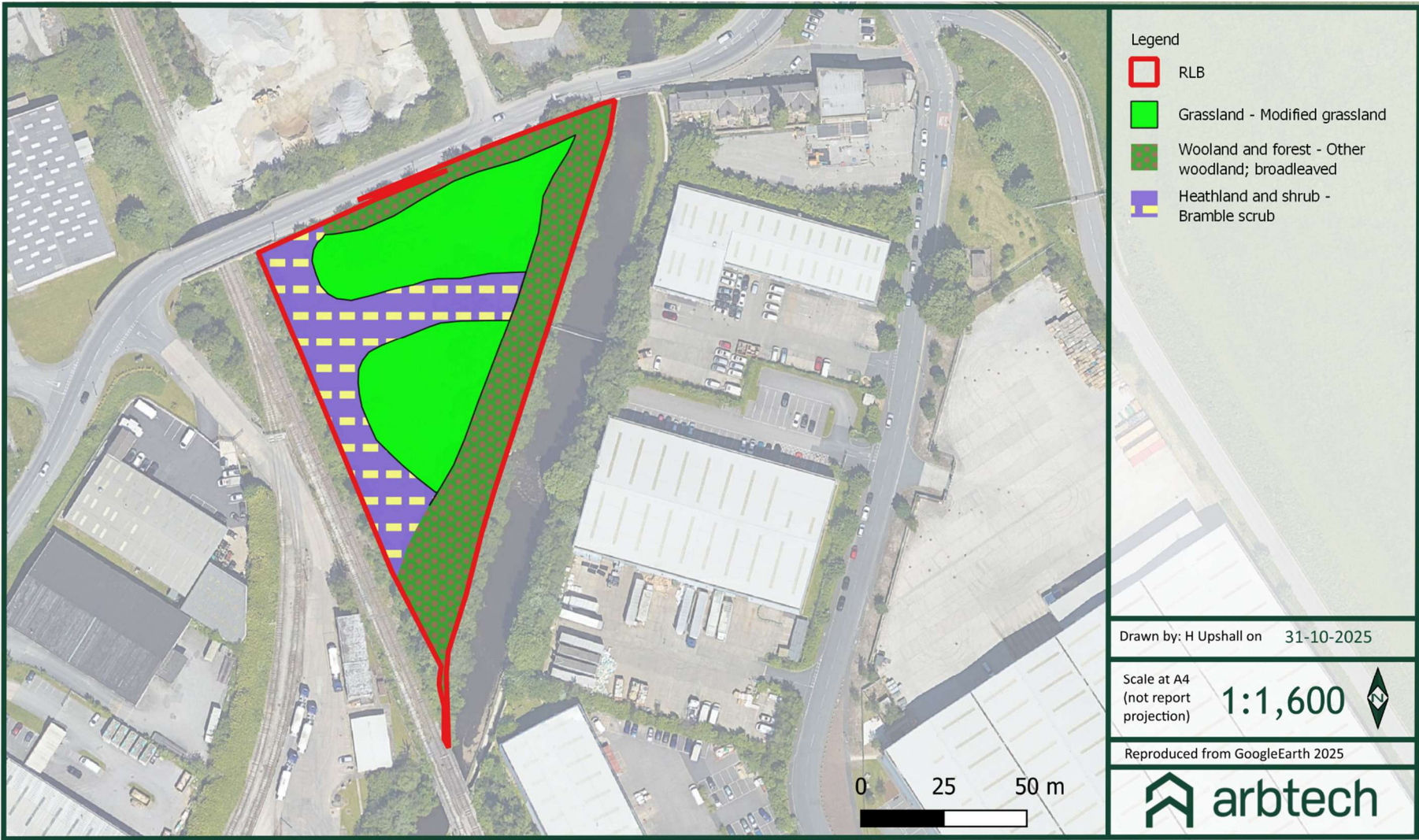
		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	3.86		0.64
		❖ Modified grassland (0.65)		
		❖ Bramble scrub (0.91)		❖ Canal (0.64)
	Post-Development	❖ Other woodland; broadleaved (2.3)		
		2.86		0.62
		❖ Enhanced - Other broadleaved woodland (0.73)		
		❖ Created – Other neutral grassland (0.88)	N/A	
		❖ Created - Mixed scrub (0.53)		❖ Canal (0.62)
		❖ Created – Developed land; sealed surface (0.00)		
		❖ Created – Individual tree (0.32)		
	Overall Net Change			
		-1.00 (-25.82%)		-0.02 (-3.06%)

Results, Discussion, and Next Steps

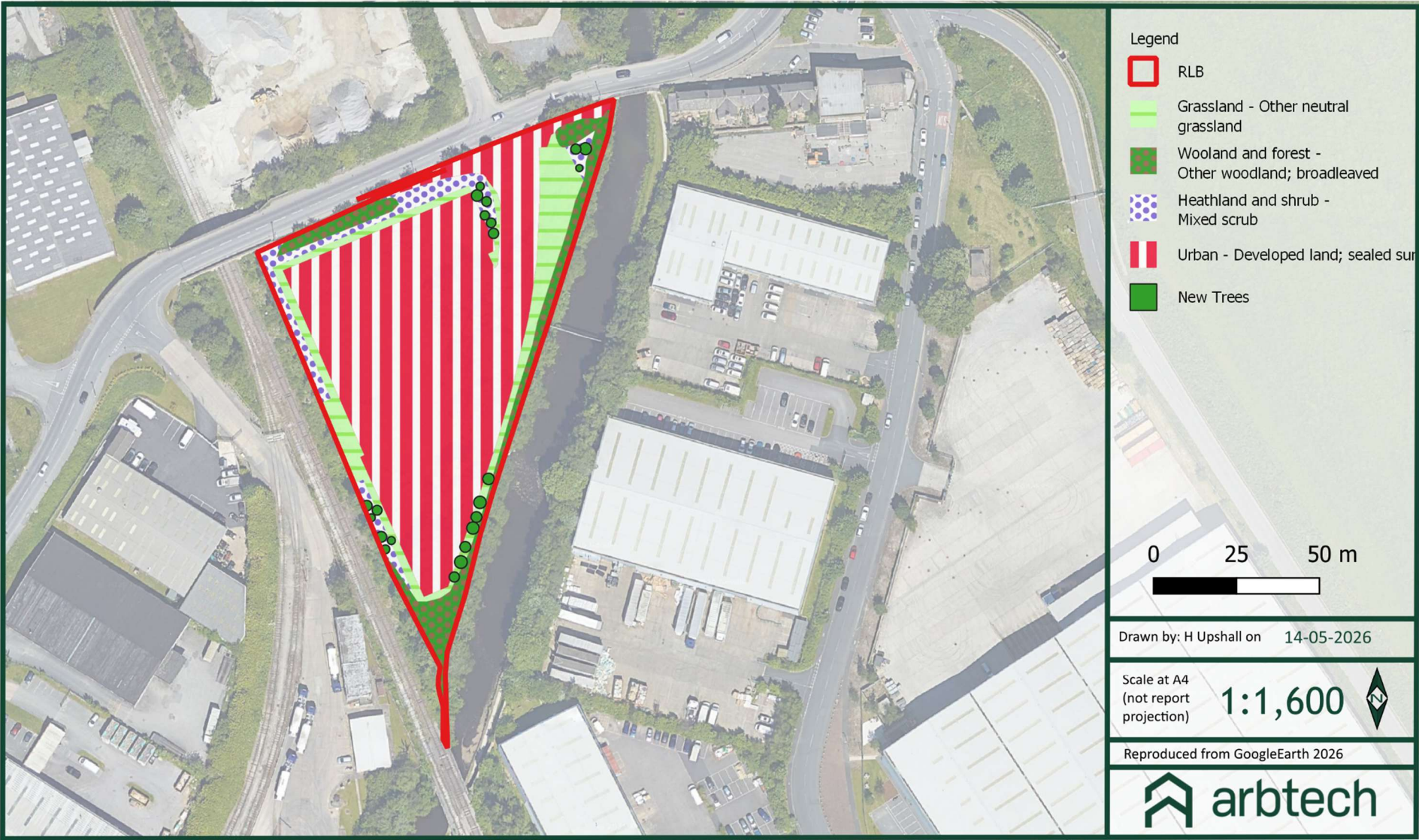
BNG Informative	
Results	The current landscaping proposal results in a net loss of area-based habitat units (-25.82%) and a net loss of watercourse units (-3.06%). Trading rules have not been met and there is a shortfall against the required +10% threshold for medium distinctive area-based habitat units and watercourse units. The proposal is therefore not compliant with current legislation (Environment Act 2021) or relevant planning policy (National Planning Policy Framework, 2024). Area-Based Habitat Units The scheme does not currently meet the requirements of the Statutory Biodiversity Metric. With a shortfall of 1.38 units of medium distinctiveness habitat. In order to achieve compliance, additional medium distinctiveness habitat units will need to be secured, preferably as woodland, to address both the overall net gain requirement and the trading rules. ➤ 1.38 units of medium distinctiveness habitat will need to be purchased to comply with trading rules. Watercourse Units The scheme does not currently meet the requirements of the Statutory Biodiversity Metric with a shortfall of 0.08 watercourse units. In order to achieve compliance, additional watercourse units will need to be secured to address both the overall net gain requirement and the trading rules. ➤ 0.08 watercourse units will need to be purchased to comply with trading rules. The mechanism for securing this off-setting will need to be proposed to, and confirmed by the LPA e.g., purchasing conservation credits through a registered provider, habitat creation directly through the client owned or LPA offered land or a financial contribution towards another provider such as a local nature reserve or park. As well as the creation of new habitats, this should also secure the management of the proposed habitats to help achieve the desired condition for at least 30 years. This would be linked to the application through a planning obligation Section 106 (S106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG. An ecology survey of the baseline habitat of any offsite land will be required to inform the baseline conditions of any land subject to off-site compensation measures.

	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered. These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.
BNG Mitigation Hierarchy	
Avoidance	The removal of broadleaved woodland has been kept to a minimum, with a protective buffer retained along the canal where possible.
Minimisation	
Mitigation	Newly planted mixed scrub and grass will be created with improved species diversity and habitat structure.
Offset	Full Net gain is not achievable within the red line boundary. Offsite units will need to be purchased.

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan

NOTES

All planting to be carried out in the first planting season unless an alternative phasing scheme has been approved by the local authority.

The following standards shall apply:

- General landscape operations:
- BS 4428:1989 Code for general landscape operations
 - BS 5998:2010 Tree work
 - BS 5545:2014 Trees: from nursery to independence in the landscape
 - BS 5882:2015 Specification for subsoil and requirements for use
 - BS 8001:2013 Specification for subsoil and requirements for use
 - Construction Code of Practice for the Sustainable Use of Soils on Construction Sites 2009. (Issued by Defra)

Topsoil

Topsoil for planting shall comply with the general requirements of BS5882:2015, Grade - Multi purpose.

Topsoil for species rich grass areas shall comply with the general requirements of BS5882:2015 Grade - Low Fertility.

Standard depth of topsoil layer, placed over 300mm decompacted and free-draining subsoil, to be as follows (subject to completion of ground preparation proposals):-

All grass seed types - 150mm

Native tree planting - 100mm

Cultivation

All cultivation to be carried out in accordance with good practice and appropriate to the planting type, ground conditions and risk assessments without statements. Incorporate temporary root protection to BS 1945

100 to 150mm depth evenly worked into soil and a general purpose slow release fertiliser at the rate of 75g/m²

No cultivation of soil to be undertaken within RPA of retained trees.

Proposed Planting

Should planting be required outside of the planting season (October - March) bare root stock is to be replaced with containerised stock to an appropriate or similar specification to the approval of the landscape architect prior to ordering.

Existing Trees

Trees to be retained shall be protected in accordance with Arboriculturalists recommendations.

Tree Surgery / Tree Removal

Tree surgery and tree removal to be carried out by an Arboricultural Association approved tree surgeon in accordance with BS 3998:2010. Arrange to be removed to a forward tip.

Tree Planting

All trees to be in accordance with BS 3936. Trees to be planted in accordance with BS 4428:1989 and single standard. Tree pits to be 1000mm x 1000mm (at least 75mm greater than that of the root system) with pit depth to be based on the planting depth of the tree (distance from root flare to underside of rootball) in accordance with BS 5545:2014. Topsoils and subsoils to be excavated and stored separately for reuse. Tree pit to be backfilled with stored subsoil and topsoil at depths to replicate the existing soil horizons. Topsoil to be mixed enriched with 40g of peat free tree planting compost. Root balls to be encased by Root Run Mats or similar irrigation pipe. Well water after planting. The base of trees to be planted in grass areas are to be covered with 75mm amenity grade bark mulch to 1.0 metre diameter and kept weed free.

Edge Mix Planting

Plants to be in accordance with BS 2036 and planted in accordance with BS 4428:1989, subgrade to be cultivated to alternate compaction. Transplants to be planted at 1 metre centres in random groupings of 3-5 no. plants. Transplants to be root dipped with Agrisure prior to planting. Planted areas to receive 50mm deep layer of coarse grade forest bark mulch and to be kept weed free. Planting to be protected from rabbits, with individual biodegradable tree guards secured to timber stakes.

Species Rich Grassed Areas

Grass areas to be seeded in accordance with BS 4428:1989 during March, April or September. Unimproved topsoil to be imported, rotavated and levelled as required and any debris or stones greater than 20mm diameter removed. Lightly rake areas after sowing. Seed to be as per the planting schedule.

Maintenance

To be carried out at approximately monthly intervals to include the following:

- a. eradicate weeds by hand or appropriate chemical means.
- b. Cut out dead or / and damaged stock or branches, prune as required.
- c. Ensure all shrubs and trees are firmed in, securely staked and tied.
- d. Collect litter, sweep and tidy site.
- e. Apply suitable non-residual pesticides, fungicides, fertilisers and water as required.
- f. Species Rich Grass Areas

First Year Management

Mow all plant growth (own grasses and weeds) regularly to 40-60mm throughout the first growing season to prevent weeds smothering the slower-growing grasses. Remove cuttings if dense, more frequent and regular topping will increase the amount of topsoil produced each time so they can be left to disperse.

Management Once Established

Meadow grassland is not cut from spring through to late July/August to give the sown species an opportunity to flower. After flowering in July or August take a 'hay cut' cut back with a scythe/petrol strimmer to 50mm. Leave the 'hay' to dry and seed for 7-10 days then remove from site. Mow the re-growth through to late autumn/winter to c 50mm and again in spring if needed.

Watering

All plant material to be watered in dry periods until established during April through to September with a fine rose until the water penetrates the topsoil to at least 5cm depth and achieves field capacity. Frequency of watering regime to be determined by weather conditions, soil conditions and underlying geology, all plant beds to be watered to ensure soil is consistently moist to promote successful establishment.

Retained Trees Management

Objectives:

- Maintain the woodland belt as a visually continuous, structurally diverse, and healthy screen.
- Encourage species diversity and natural regeneration while preventing excessive scrub dominance.
- Promote the long-term retention of native canopy species and maintain safety along site boundaries.

Management operations:

- Selectively thin or coppice over-dominant bramble and willow on a 2-3 year rotation, retaining up to 25-30% cover for wildlife.

Tree management:

- Retain healthy oak, birch, and ash (where not affected by dieback).
- Undertake selective thinning to promote spacing and canopy structure.
- Remove or coppice dead/dying ash showing severe ash dieback, replacing with native species such as oak, field maple, or hawthorn where appropriate.
- All arboricultural works to comply with BS 3998:2010.

Ground flora enhancement:

- Following scrub reduction, lightly scarify cleared ground and allow natural regeneration.

KEY

Trees to be Removed

Extent of existing trees as identified on SGS Surveys Ltd Aug 2022-LAS-01A. Refer to Arboriculturalist AIA ref: EA-22736-CAHS.

Trees to be Retained

Managed to promote species and bio diversity. Refer to Arboriculturalist details for trees to be removed.

Proposed Trees

1.8-2.1m high 6-8cm girth Light Standard trees.

Proposed Native Scrub Mix

Planting to be undertaken with shade intolerant grass mix eg. Stronggate Hedgehog & Woodland Mix 65% at 5g/m² or similar.

Proposed Species Rich Grassland

Seeded with Habitat Aid Hedgehog and Light Shade Seed Mix including grasses at 4g/m².

NOTES

- Proposed tree locations are subject to confirmation of proposed service and drainage locations.
- For detailed levels and drainage refer to Engineers design.

PLANTING SCHEDULE

Trees

Number Species Height Girth Species/Height Density

1 Acer compense 1.8-2.0m 6-8cm Light Standard BR Counted

4 Alnus glutinosa 1.8-2.0m 6-8cm Light Standard BR Counted

9 Betula pendula 1.8-2.0m 6-8cm Light Standard BR Counted

3 Crataegus monogyna 1.8-2.0m 6-8cm Light Standard BR Counted

3 Prunus spinosa 1.8-2.0m 6-8cm Light Standard BR Counted

Edge Mix

Number Abundance Species Specification Height Density Percentage

179 C. mon Crataegus monogyna 1+1 BR 60-80cm 1m² 30%

32 I. A Ilex aquifolium Buxley 100 30-40cm 1m² 15%

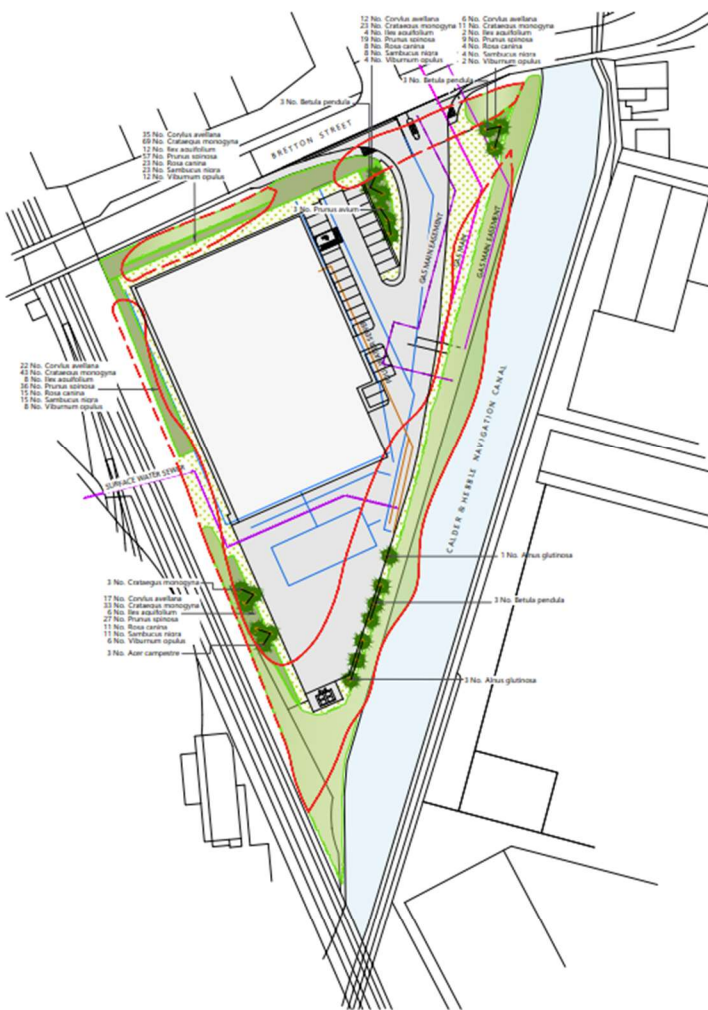
148 P. sp Prunus spinosa 1+1 BR 60-80cm 1m² 25%

61 R. ca Rosa canina 1+1 BR 60-80cm 1m² 10%

61 SAMR Sambucus nigra 1+1 BR 60-80cm 1m² 10%

32 V. op Viburnum opulus 1+1 BR 60-80cm 1m² 5%

Total 625



Revision

Rev. A 16.12.25 Proposals updated in accordance with the revised site plan.
Rev. B 05.04.26 Proposals updated in accordance with the revised site plan.
Rev. C 08.04.26 Road junction updated.
Rev. D 28.04.26 Proposals updated in accordance with the revised site plan.
Rev. E 13.05.26 Proposals updated in accordance with the revised site plan.

Designer Notes Under CDM Regs 2015

1. The design information presented on this drawing has been prepared with due regard to the role of the designer under the CDM Regs 2015.
2. Contractor to provide method statement for undertaking works within service zones and easements.
3. Where possible, this design has taken due care to eliminate hazards and reduced risks.

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413

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Client

A&K Properties

Project Name

Bretton Street, Dewsbury

Project No.

LDP-25-P293

Dwg. No.

1001

Dwg. Title

Landscape Proposals

Revision

E

Date

06.10.25

Drawn By

MJB

Checked

15/10/25

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Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-1.00	
	Hedgerow units	0.00	
	Watercourse units	-0.02	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-25.82%	Total net gain achieved is less than target set ▲
	Hedgerow units	0.00%	
		Watercourse units	-3.06%
Trading rules satisfied?	No - Check Trading Summaries ▲		

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Habitat units	10.00%	3.86	4.25	1.38
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.64	0.70	0.08

No additional hedgerow units required to meet target ✓

Appendix 5: Baseline Habitat Condition Assessment Sheets

5.1 Grassland Condition Assessment

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)		
UK Habitat Classification (UKHab) Habitat Type		Grassland - Modified grassland
Condition Assessment Criteria		Criterion passed (Yes or No)
A	There are 6-8 vascular plant species per m² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N
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.	N
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y
Essential criterion achieved (Yes or No)		N
Number of criteria passed		5

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

5.2 Woodland Condition Assessment

Condition Assessment Criteria - Woodland					
Indicator		Good (3 points)	Moderate (2 points)	Poor (1 point)	Score per indicator
A	Age distribution of trees	Three age-classes ¹ present.	Two age-classes ¹ present.	One age-class ¹ present.	2
B	Wild, domestic and feral herbivore damage	No significant browsing damage evident in woodland ² .	Evidence of significant browsing pressure is present in less than 40% of whole woodland ² .	Evidence of significant browsing pressure is present in 40% or more of whole woodland ² .	3
C	Invasive plant species	No invasive species ³ present in woodland.	Rhododendron <i>Rhododendron ponticum</i> or cherry laurel <i>Prunus laurocerasus</i> not present, and other invasive species ³ <10% cover.	Rhododendron or cherry laurel present, or other invasive species ³ ≥10% cover.	3
D	Number of native tree species	Five or more native tree or shrub species ⁴ found across woodland parcel.	Three to four native tree or shrub species ⁴ found across woodland parcel.	Two or less native tree or shrub species ⁴ across woodland parcel.	3
E	Cover of native tree and shrub species	>80% of canopy trees and >80% of understory shrubs are native ⁵ .	50 - 80% of canopy trees and 50 - 80% of understory shrubs are native ⁵ .	<50% of canopy trees and <50% of understory shrubs are native ⁵ .	3

F	Open space within woodland	10 - 20% of woodland has areas of temporary open space ⁶ . Unless woodland is <10ha, in which case 0 - 20% temporary open space is permitted ⁷ .	21 - 40% of woodland has areas of temporary open space ⁶ .	<10% or >40% of woodland has areas of temporary open space ⁶ . But if woodland <10ha has <10% temporary open space, please see Good category ⁷ .	3
G	Woodland regeneration	All three classes present in woodland ⁸ ; trees 4 - 7 cm Diameter at Breast Height (DBH), saplings and seedlings or advanced coppice regrowth.	One or two classes only present in woodland ⁸ .	No classes or coppice regrowth present in woodland ⁸ .	2
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	1
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	1
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1

M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	3
Total Score (out of a possible 39)					30
Condition Assessment Result				Condition Assessment Score	
Total score >32 (33 to 39)				Good (3)	
Total score 26 to 32				Moderate (2)	
Total score <26 (13 to 25)				Poor (1)	

Appendix 6: New Proposed Habitats condition Assessment

6.1 Scrub Condition Assessment

Condition Sheet: SCRUB Habitat Type		
UK Habitat Classification (UKHab) Habitat Type		Mixed scrub or hawthorn
Condition Assessment Criteria		Criterion passed (Yes or No)
<u>A</u>	The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). ¹ - At least 80% of scrub is native, - There are at least three native woody species ² , - No single species comprises more than 75% of the cover (except hazel <i>Corylus avellana</i> , common juniper <i>Juniperus communis</i> , sea buckthorn <i>Hippophae rhamnoides</i> (only in its restricted native range), or box <i>Buxus sempervirens</i> , which can be up to 100% cover).	<u>Y</u>
<u>B</u>	Seedlings, saplings, young shrubs and mature (or ancient or veteran ³) shrubs are all present.	<u>Y</u>
<u>C</u>	There is an absence of invasive non-native plant species ⁴ (as listed on Schedule 9 of WCA ⁵) and species indicative of suboptimal condition ⁶ make up less than 5% of ground cover.	<u>Y</u>
<u>D</u>	The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.	<u>Y</u>
<u>E</u>	There are clearings, glades or rides present within the scrub, providing sheltered edges.	<u>Y</u>
Number of Criteria Passed		
Condition Assessment Result (out of 5 criteria)	Condition Assessment Score	Score Achieved x/√
<u>Passes 5 criteria</u>	<u>Good (3)</u>	<u>Good</u>

<u>Passes 3 or 4 criteria</u>	<u>Moderate (2)</u>	
<u>Passes 2 or fewer criteria</u>	<u>Poor (1)</u>	-

6.2: Woodland Habitat Condition Assessment

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

		saplings and seedlings or advanced coppice regrowth.			
H	Tree health	Tree mortality 10% or less, no pests or diseases and no crown dieback ⁹ .	11% to 25% tree mortality and or crown dieback or low-risk pest or disease present ⁹ .	Greater than 25% tree mortality and or any high-risk pest or disease present ⁹ .	3
I	Vegetation and ground flora	Recognisable NVC plant community ¹⁰ at ground layer present, strongly characterised by ancient woodland flora specialists.	Recognisable woodland NVC plant community ¹⁰ at ground layer present.	No recognisable woodland NVC plant community ¹⁰ at ground layer present.	2
J	Woodland vertical structure	Three or more storeys across all survey plots, or a complex woodland ¹¹ .	Two storeys across all survey plots ¹¹ .	One or less storey across all survey plots ¹¹ .	1
K	Veteran trees	Two or more veteran trees ¹² per hectare.	One veteran tree ¹² per hectare.	No veteran trees ¹² present in woodland.	1
L	Amount of deadwood	50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, branch stubs and stumps, or an abundance of small cavities ¹³ .	Between 25% and 50% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	Less than 25% of all survey plots within the woodland parcel have deadwood, such as standing and fallen deadwood, large dead branches and or stems, stubs and stumps, or an abundance of small cavities ¹³ .	1
M	Woodland disturbance	No nutrient enrichment or damaged ground evident ¹⁴ .	Less than 1 hectare in total of nutrient enrichment across woodland area, and or less than 20% of woodland area has damaged ground ¹⁴ .	1 hectare or more of nutrient enrichment, and or 20% or more of woodland area has damaged ground ¹⁴ .	2
Total Score (out of a possible 39)					28
Condition Assessment Result				Condition Assessment Score	
Total score >32 (33 to 39)				Good (3)	

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Total score 26 to 32	Moderate (2)
Total score <26 (13 to 25)	Poor (1)

6.3: Grassland Habitat Condition Assessment

Condition Sheet: GRASSLAND Habitat Type: Other Neutral Grassland		
Condition Assessment Criteria		Criterion passed (Yes or No)
A	The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description).¹ Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	Y
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 insects, birds and small mammals to live and breed.	N
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens ² .	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	Y
E	Combined cover of species indicative of suboptimal condition³ and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA⁵) are present, this criterion is automatically failed.	Y
Additional Criterion - must be assessed for all non-acid grassland types		
F	There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count). Note - this criterion is essential for achieving Good condition for non-acid grassland types only.	N
Essential criterion for Good condition achieved (for non-acid grassland) (Yes or No)		
Number of criteria passed		

Condition Assessment Result	Condition Assessment Score	Score Achieved ×/√
Acid grassland types (Result out of 5 criteria)		
Passes 5 criteria	Good (3)	
Passes 3 or 4 criteria	Moderate (2)	Moderate
Passes 2 or fewer criteria	Poor (1)	
Non-acid grassland types (Result out of 6 criteria)		
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)	
Passes 3 - 5 criteria, including essential criterion A	Moderate (2)	
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F	Poor (1)	

6.4 Individual Tree Condition Assessment

UK Habitat Classification (UKHab) Habitat Type		
Condition Assessment Criteria		
		T1
A	The tree is a native species (or at least 70% within the block are native species).	N
B	The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
C	The tree is mature (or more than 50% within the block are mature) ¹ .	N
D	There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	N
Number of criteria passed		3
Condition Assessment Result (out of 7 criteria)		Condition Assessment Score
Passes 5 or 6 criteria including passing essential criterion A		Good (3)
Passes 3 or 4 criteria including passing essential criterion A		Moderate (2)
Passes 2 or fewer criteria		Poor (1)