Biodiversity Net Gain Plan Report	
For:	Stella CDM Ltd
Site:	Land Adjacent to 47 Creswell Lane, Heckmondwike, WF13 4PJ
Report Date:	26th September 2025
Report Reference:	SQ-3665

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Client:	Stella CDM Ltd
Site Name:	Land Adjacent to 47 Cresswell Lane, Heckmondwike, WF13 4PJ
Grid Reference:	SE 22692 23223
Report:	Biodiversity Net Gain Plan Report
Date of Survey:	19th September 2025
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Contents:

Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.

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1 Executive Summary

1.1 For the proposed development scheme, a net loss of -94.52% for area habitat units is recorded. Due to the losses observed, the Trading Summaries are not satisfied by the proposed development scheme.

1.2 Recommendations regarding achieving the target 10% net gain have been provided at the end of this report.

2 Introduction

2.1 In line with National Policy, developments (with some exceptions) are expected to achieve a minimum of 10% net gain in site biodiversity value.

2.2 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for proposed development plan for the site.

2.3 Biodiversity metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity value within the development site.

3 Baseline and Post Development Scheme Designs

3.1 Figure 1 presents the UK HABS habitat classification map for the development site and the wider site as identified via field survey conducted in September 2025.

3.2 Figure 2 presents the UK HABS habitat classification map for the current development scheme design for the site post-development.

3.3 Figure 3 presents a summary of Statutory Metric results for the current development proposal.

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Figure 1: UK HABS Baseline Habitat Classification Map for the Development Site

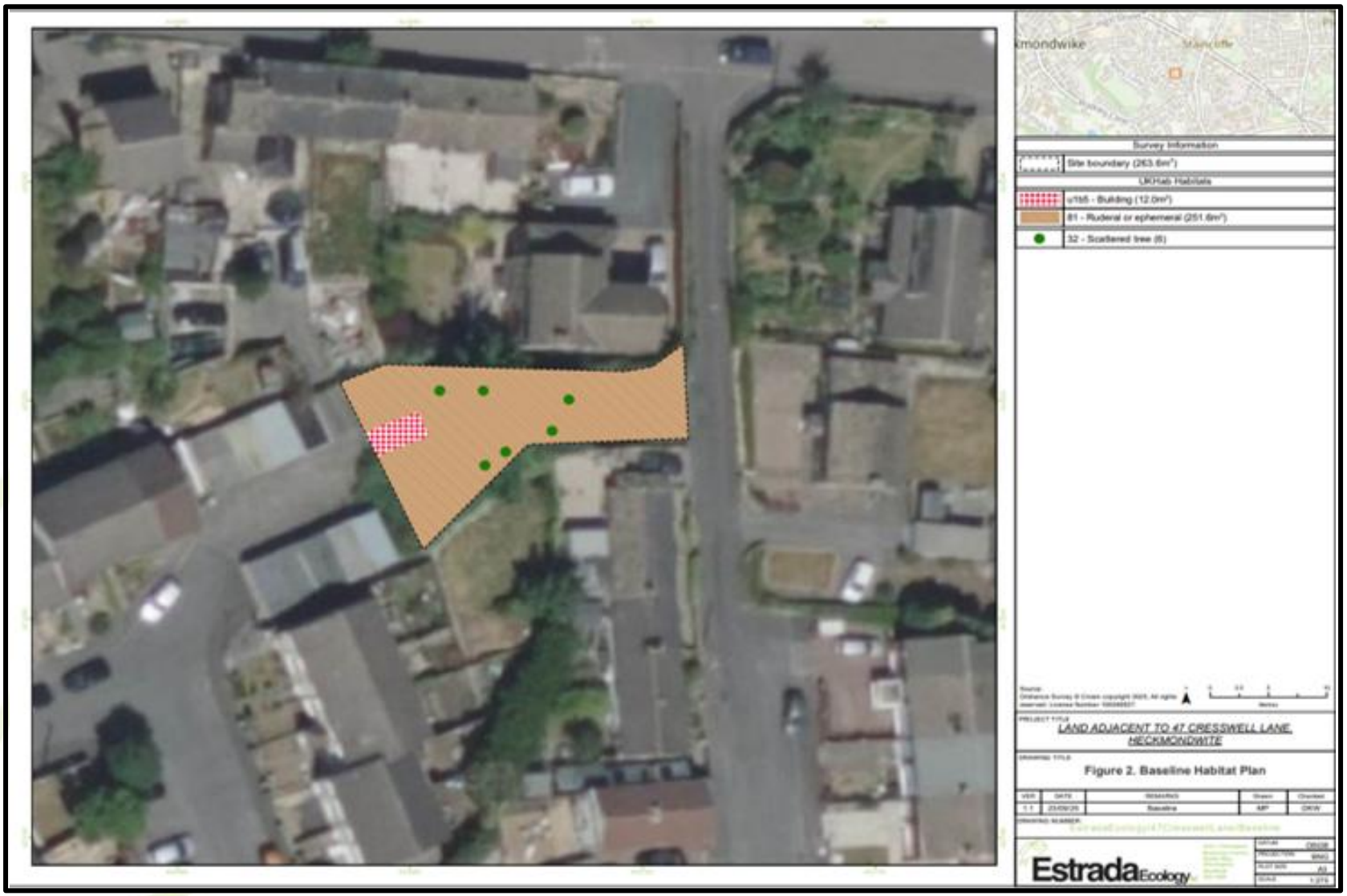
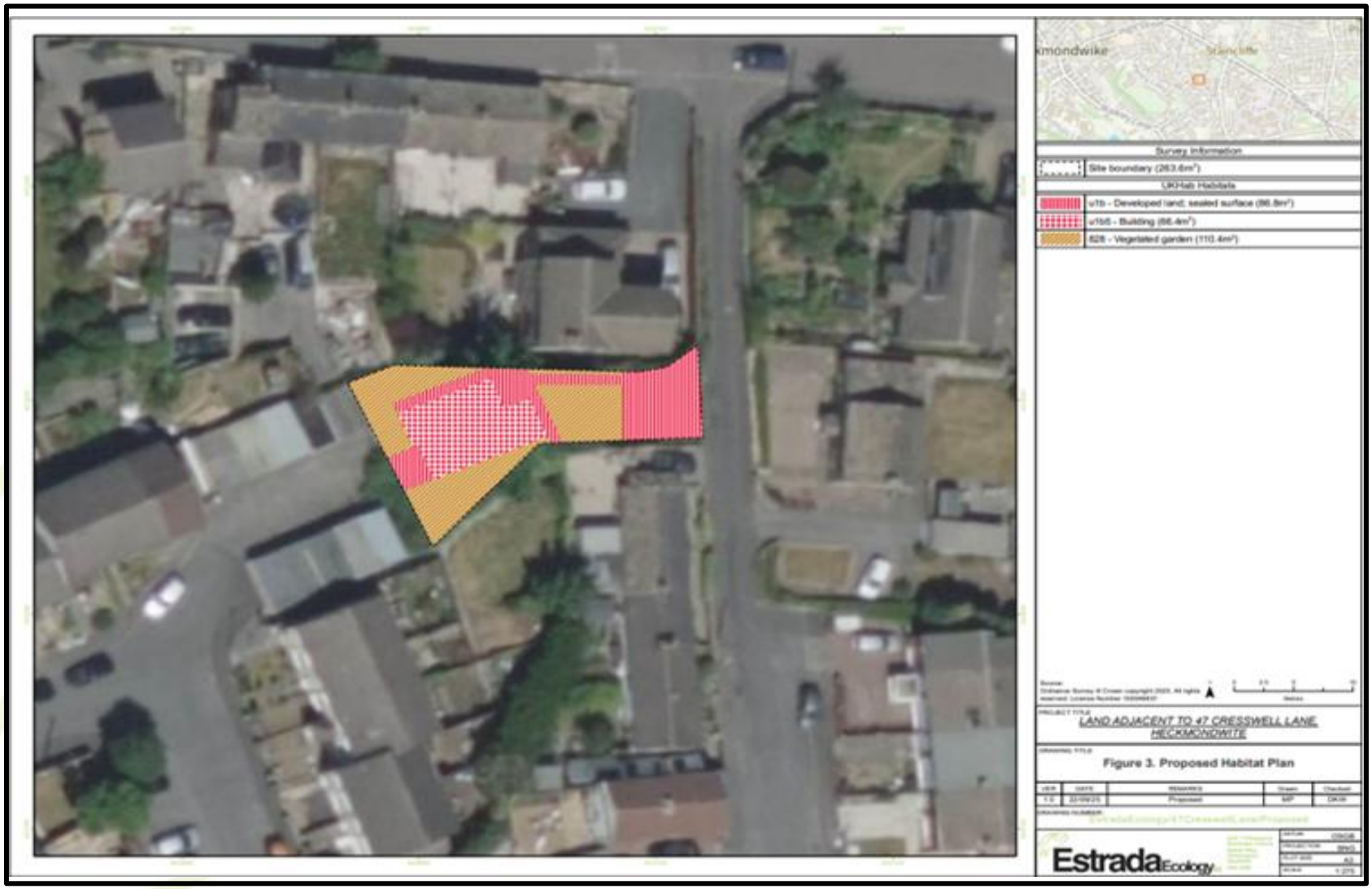


Figure 2: Current UK HABS Post-development Habitat Classification Map



4 Methodology

4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.

4.2 Development proposals submitted after 12th of February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.

4.3 The Statutory Biodiversity Metric Tool was used to calculate biodiversity units for baseline and post-development units for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.

- Individual habitat areas / lengths were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres, where present.

- Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.

- Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.

4.4 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for hedgerow and watercourse habitats (linear) are calculated separately from area habitat within the metric.

5 Limitations

5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Metric are calculated and accurate to two decimal places.

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5.2 Habitat areas used in the calculations are based on two-dimensional plans and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.

6 Biodiversity Net Gain

6.1 The onsite baseline consists of the following habitats at the following conditions. Justifications for condition assessment and strategic significance outlined in Metric comments.

Table 1: Baseline Habitats

Area Habitat	UK HABS codes		Condition Assessment/ Strategic Significance
	Primary	*Secondary*	
Built Linear Feature	**u1b5**	-	N/A. Not Identified in Local Plan
Ruderal/Ephemeral	**u**	81	Poor. Not Identified in Local Plan
Individual Tree	**u**	32	Good. Formally Identified in Local Plan

6.2 The total baseline for biodiversity units for the site was calculated to be 0.39 area habitat units, with no linear and no watercourse units calculated at the baseline. No irreplaceable habitats are present at the baseline.

6.3 To achieve the target 10% net gain above the baseline site value, the post-development plan will need to demonstrate a minimum total value of 0.43 area habitat units.

6.4 The post-development site, including any retained / enhanced habitats, consists of the following created habitats at the following conditions. Justifications for target conditions and strategic significance outlined in the Metric comments.

Table 2: Post-development Habitats

Area Habitat	UK HABS codes		Condition Assessment/ Strategic Significance
	Primary	*Secondary*	
Developed land, Sealed Surface	**u1b**	-	N/A. Not Identified in Local Plan
Built Linear Features	**u1b5**	-	N/A. Not Identified in Local Plan
Vegetated Garden	**u**	828	N/A. Not Identified in Local Plan

6.5 The development site post-development is calculated to have a total value of 0.02 area habitat units.

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7 Overall Development

7.1 The onsite proposals for the current development scheme will result in a net loss of -0.37 habitat area units representing a -94.52% net loss for area habitat units. The Trading Summaries are not satisfied for this development proposal.

Figure 3: Summary of the Metric Calculations

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.37
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-94.52%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.39	0.43	0.40
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

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8 Summary and Recommendations

8.1 The site under the current proposed development scheme, is indicatively predicted to achieve a net loss for area habitat units.

8.2 To satisfy the trading summaries the post development scheme would need to include as a minimum 0.34 area units of medium distinctiveness, in the trees category. All remaining units can be satisfied in any distinctiveness category.

8.3 Satisfying the deficit unit requirements would not be possible using the onsite areas with the current proposed scheme. Therefore, suitable offsetting providers such as the LPA, Local Wildlife Trusts, the Environment Bank, or any other should be consulted to discuss whether offsetting is achievable. If offsetting is not achievable for the required units, a S106 agreement may be achievable following discussions with the LPA.

8.4 The calculations in this report are based on target habitat conditions post-development and post-management, taking future land usage and public access into consideration. Condition assessments of proposed habitats are also assessed on viability, as well as with the feasibility of appropriate and successful management.

8.5 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.

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All online references accessed September 2025.

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