BIODIVERSITY ACCOUNTING ASSESSMENT REPORT

at

Land North of Station Road
Huddersfield
West Yorkshire
HD9 4AN

Client:
Northern Design Partnership

Client Address:
The Chapel
Millmoor Road
Meltham
Holmfirth
HD9 5JU

Client Contact:
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JCA Ref:
22723/GB

Date of Report:
22/05/2025

JCA Limited
Arboricultural & Ecological Consultants

Quality Assurance

Version	**Desktop Survey Completed:**		**Site Surveyed:**		**Report Completed:**		**Reviewed:**	
	Date	Name	Date	Name	Date	Name	Date	Name
001	N/A	N/A	11/03/25	Grace Bramley Alex Donovan	15/05/25	Grace Bramley	22/05/25	Alex Donovan
			09/05/25	Grace Bramley				

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct.*

This Assessment is only valid for the named client and the project described. JCA Limited. accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. If the scope of works or timing of the project are altered the advice given in this report may not be valid. Information and data provided within this report is considered accurate at the time of writing.

Executive Summary

JCA Limited was instructed by **Northern Design Partnership** to carry out a Biodiversity Accounting Assessment (BAA) of **Land North of Station Road,** (hereafter referred to as the 'Site') to inform a planning application for the construction of five residential properties and their associated assess and landscaping ('the Proposed Development').

The purpose of the assessment is to determine the baseline biodiversity value of the Site and to assess if there are sufficient biodiversity enhancement opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

To fulfil the brief, the Biodiversity Metric 4.0 (June 2024 update) was used to calculate the baseline biodiversity value of all existing habitats on-Site. The metric was then used to provide a comparative measure of any habitat creation and enhancements associated with the Client's Proposed Development. The resulting balance determines the extent of Biodiversity Units (BU) generated through the proposed habitats post development.

The baseline habitat units present on site are **2.52** BU. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a net gain of **+0.54** habitat BU, equivalent to a net gain of **+21.31**%. In addition, the Proposed Development has **satisfied** the trading rules.

This executive summary is intended as a summary of the assessment of the Site based on information received by the client at the time of production. This executive summary should be read in conjunction with the full Report.

Contents

1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **Northern Design Partnership** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Land North of Station Road**, (hereafter referred to as the 'Site').

1.1.2 The purpose of this report is to:

- Assess the baseline biodiversity value of the Site through the total sum of the habitats within the Site, and their calculated biodiversity value.
- Assess if there are sufficient biodiversity enhancement and/or creation opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.
- To determine the level of overall residual biodiversity gains or losses associated with the Proposed Development.

1.1.3 The Site location and red line / survey area are shown in Appendix 1.

1.2 Site Description

1.2.1 The site is located at Ordnance Survey (OS) National Grid Reference **SE 10598 11074,** with nearby postcode **HD9 4AN**. The site is bordered to the north by Fields and woodland, to the east by an industrial complex, to the west by woodland and urban area, and to the south by further urban areas.

1.3 Details of Proposed Development

1.3.1 The development proposed at the site is the construction of five residential properties and their associated access and landscaping.

2. Biodiversity Accounting in Context

2.1 Biodiversity Net Gain Principles

2.1.1 Biodiversity Net Gain: Good Practice Principles for Development published by CIEEM et. al (2016) states that delivering biodiversity net gain goes beyond balancing relative gains and losses. It also involves doing everything to avoid biodiversity losses in the first instance. The application of the DEFRA metric detailed in this report supports developments to adopt this approach by:

a) Providing a habitat balance sheet which can be used to identify those habitats with the greatest value and subsequently those with the greatest impacts if lost;

b) Supporting and incentivising the mitigation hierarchy by quantifying the benefits of avoiding and mitigating impacts on high value features;

c) Promoting the value of biodiversity enhancements and demonstrating the potential for additionality on retained habitats;

d) Providing a balance of losses, enhancements or on-Site compensation to determine if a measure net gain contribution can be achieved;

e) Providing transparent, robust and credible evidence to help inform the best possible Site options for biodiversity; and,

f) Ensuring that any residual off-Site compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.2 Relevant Planning Policy and Legislation

2.2.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning permissions granted in England will have to deliver at least 10% Biodiversity Net Gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development.

2.3 Local Policy and Guidance

2.3.1 Kirklees Local Plan 2013 – 2031 (Kirklees Council, Adopted February 2019)

Policy LP24: Design, Policy LP30: Biodiversity and Geodiversity and Policy LP31: Strategic Green Infrastructure Network, of the Kirklees Local Plan apply to the Proposed Development.

2.3.2 Policy LP24: Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;

b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;

c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

d. high levels of sustainability, to a degree proportionate to the proposal, through:

i. The re-use and adaptation of existing buildings, where practicable;

ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;

iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;

iv. Where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;

v. providing charging points to encourage the use of electric and low emission vehicles;

vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;

vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;

viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.

e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;

f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places; any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;

g. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;

h. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and

i. the provision of public art where appropriate.

2.3.3 Policy LP30: Biodiversity and Geodiversity

Proposals the council will support proposals that seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network. that protect and enhance features of ecological and geological interest and provide net gains in biodiversity will be supported.

Proposals will be required to:

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;

ix. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;

x. 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;

xi. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

2.3.4 Policy LP31: Strategic Green Infrastructure Network

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:-

i. the function and connectivity of green infrastructure networks and assets are retained or replaced;

ii. new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;

iii. the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;

iv. (iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

2.3.5 Kirklees Biodiversity Action Plan (KBAP)

The BAP for Kirklees (Kirklees Metropolitan Council, No Date) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include semi natural grassland, riverine habitats, ancient woodland, water vole *Arvicola amphibius* and great crested newt *Triturus cristatus*.

3. Methodology

3.1 Background

3.1.1 Biodiversity accounting of existing and post-development habitats and linear features on-Site was carried out using the Biodiversity Metric 4.0 Calculator Tool, following guidance set out in the metric user guide (Natural England et al, 2024). The process for data collation and analysis associated with the assessment is detailed in Sections 4.2 – 4.3 below.

3.2 Assessing strategic significance

3.2.1 A desk study was conducted to collate baseline data about ecological sites within the zone of influence of the proposed development site, following guidelines set out by the Charted Institute of Environmental and Ecological Management (CIEEM, 2017). This data-gathering exercise was undertaken to obtain any available information relating to statutory nature conservation sites, ecological networks, local plans and priority habitats to help establish the strategic significance of the site. Sources of information used are shown in Table 1.

Table 1: Summary of information sources used for the desk study

Organisation/source	Information sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, and all international sites including SAC, SPA or Ramsar sites within 5 kilometres of the site. Priority Habitats within 300m.
Kirklees council	Adopted Local Plan, evidence base, and polices map

3.2.2 This evidence was reviewed and used to assess the strategic significance of the site, and/or individual habitats and whether it lies within an ecological network for the area.

3.3 Baseline Data

3.3.1 A baseline analysis of the existing habitats on-Site was carried out from the information gathered during the Site's ecological assessment visit carried out by Grace Bramley (Graduate Ecologist, JCA Limited) and Alex Donovan (Assistant Ecologist, JCA Limited) on 11/03/2025 and then resurveyed by Grace Bramley on the 09/03/2025.

3.4 Biodiversity Net Gain

3.4.1 Biodiversity Net Gain complements and works with the biodiversity mitigation hierarchy set out in the National Planning Policy Framework paragraph 180a. To achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements, the following steps should be followed:

(1) Aim to avoid or reduce biodiversity impacts through site selection and layout;

(2) Enhance and restore biodiversity on-site;

(3) Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market; and

(4) As a last resort, to prevent undue delays, purchase statutory biodiversity credits from the UK Government where they can demonstrate that they are unable to achieve biodiversity net gain through the available on-site and off-site options.

3.4.2 On completion of the fieldwork the habitat information was mapped and areas were imported into the DEFRA Biodiversity Statutory Metric Calculation Tool. The metric calculates the baseline biodiversity units for the site based on the following factors:

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

3.4.3 Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:

- Area
- Habitat distinctiveness
- Habitat target condition
- Strategic significance
- Time habitat is created
- Time to the target condition

- Difficulty of creation

3.4.4 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.

Mitigation hierarchy

3.4.5 Development proposals should first seek to avoid impacts by retaining habitats. Second, development proposals should look to minimise the impact by producing plans that are designed to limit habitat disturbance, damage, and loss, thereby mitigating against any unavoidable impacts. Third, proposals should look to restore any damaged or degraded habitats. Then, only as a last resort should proposals compensate for unavoidable residual impacts to damaged or lost habitats that remain after avoidance and mitigation measures.

3.5 Impact Assessment

3.5.1 The existing baseline habitat plan for the Site was overlain with the Proposed Landscape Plan (Dwg number: 2391 02) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

3.5.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (Ha) (or length (Km) for linear features) of the on-Site compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.6 Habitat Creation and Enhancement

3.6.1 The area of any retained/enhanced or created habitats proposed on-Site as part of the Proposed Development was mapped using the Proposed Landscape Plan (Dwg number: 2391 02) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of on-Site compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.

3.6.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

3.7 Residual Effects

3.7.1 The residual effects of the Proposed Development scheme were calculated using the Biodiversity Metric 4.0 Calculator Tool. This subtracts the pre-development baseline

values from that of the post-development values to determine the change in overall habitat value for the Site, taking into account any habitat trading.

3.7.2 Habitat trading is where the loss of a habitat must be compensated for through the creation or restoration of areas of equivalent or greater distinctiveness value. Guidance by Defra is that the loss of high distinctiveness areas, such as Habitats of Principal Importance (HPI, NERC Act, S.41), require compensation in a like-for like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the Biodiversity Metric 'trading up' (where compensation through creation of a higher distinctiveness habitat) can occur, however, 'trading down' (compensation through creation of lower distinctiveness habitats) is not permitted. Therefore, if present, despite gains in lower distinctiveness habitats, these will not reduce the net gain requirement for the development. This also applies to the different habitat features i.e. habitats, hedgerows and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.

3.7.3 Where the resulting biodiversity balance is negative, a residual net loss of biodiversity is recorded. Where the balance is positive a residual net gain of biodiversity is recorded.

4. Biodiversity Metric 4.0

4.1 Introduction

4.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the Site's ecological assessment survey carried out on 11/03/2025 and 09/05/2025.

4.2 Strategic Significance

4.2.1 There are deciduous woodland priority habitats and ancient woodland areas within the vicinity of the site.

- Priority deciduous woodland also borders the site to the north, west and south (there is a small dead-end lane, with minimal traffic use separating the site and the woodland),
- There is ancient replanted and ancient semi natural woodland 300m to the southeast of the site.

The site has good connectivity to the wider environment, especially to the north. The site is therefore considered to be ecologically desirable.

4.2.2 The site is bordered to the north by the Kirklees Habitat Network. It is considered to have moderate strategic significance (Location ecologically desirable but not in local strategy).

4.3 Existing Site Value

4.3.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in Table 1.

Table 1: Baseline habitats on site and their ecological value as categorised by the Biodiversity Metric 4.0 calculator.

Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Habitat Type	Total Area on Site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Bracken	0.0668	Low	Condition Assessment N/A	Location ecologically desirable but not in local strategy	0.15
2	Bracken	0.0001	Low	Condition Assessment N/A	Location ecologically desirable but not in local strategy	<0.005
3	Modified grassland	0.4288	Low	Poor	Location ecologically desirable but not in local strategy	0.94
4	Modified grassland	0.0561	Low	Poor	Location ecologically desirable but not in	0.12

Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Habitat Type	Total Area on Site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
					local strategy	
5	Bramble scrub	0.0198	Medium	Condition Assessment N/A	Location ecologically desirable but not in local strategy	0.09
6	Ruderal/Ephemeral	0.1852	Low	Good	Location ecologically desirable but not in local strategy	1.22
7	Artificial unvegetated, unsealed surface	0.2016	V.Low	N/A - Other	Area/compensation not in local strategy/ no local strategy	0.00
	Total (area excl. trees)	**0.96**	**–**	**–**	**–**	**2.52**

4.3.2 The following habitat types were recorded on site: Bracken, Modified grassland, Bramble scrub, Ruderal/ephemeral, and Artificial unvegetated, unsealed surface. Detailed assessments of the condition of each habitat can be found within the accompanying habitat condition spreadsheet.

4.3.3 Bracken

Approximately **0.0669** ha was classified as bracken. This represents a 'low' distinctiveness habitat. This habitat type has no condition assessment and is given an automatic value based on the size of the habitat. The area has a biodiversity value of **0.15** BU.

4.3.4 Modified grassland

Approximately **0.4841** ha was classified as modified grassland. This represents a 'low' distinctiveness habitat. The grassland was assessed as poor as it failed the essential criterion for number of plant species. The area has a biodiversity value of **1.06** BU.

4.3.5 Bramble scrub

Approximately **0.0198** ha was classified as bramble scrub. This represents a 'medium' distinctiveness habitat. This habitat type has no condition assessment and is given an automatic value based on the size of the habitat. This area has a biodiversity value of **0.09** BU.

4.3.6 Ruderal/Ephemeral

Approximately **0.1852** ha was classified as ruderal/ephemeral. This represents a 'low' distinctives habitat. The habitat was assessed as good condition as it passes all three criteria. This area has a biodiversity value of **1.22** BU.

4.3.7 Artificail unvegetated, unsealed surface

Approximately **0.2016** ha was classified as artificial unvegetated, unsealed surface. This represents a 'very low' habitat type. There is no condition assessment for this habitat type, and it does not have a biodiversity value.

5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

5.1.1 The Proposed Development involves the construction of five new residential properties and associated access and landscaping.

5.1.2 The Proposed Development will see the partial removal of all on-Site habitats to facilitate the development. Areas of the modified grassland, ruderal/ephemeral and artificial unvegetated, unsealed surface will be removed.

5.2 Habitats to be Retained

5.2.1 The Proposed Development will see the retention of ruderal/ephemeral habitat on-Site to facilitate the development. The retention of this habitat will avoid any direct impacts from the loss of this habitat.

5.3 Habitats to be Enhanced

5.3.1 The Proposed Development will see the enhancement of bracken and modified grassland habitats on-Site to facilitate the development. The enhancement of these habitats will restore any indirect impacts as a result of the Proposed Development.

- **0.0001** ha of bracken are to be enhanced to other neutral grassland. Bracken is a 'low' distinctiveness habitat and will be enhanced to 'medium' distinctiveness other neutral grassland of moderate condition. The other neutral grassland will deliver a biodiversity value of less than **>0.005** BU.

- **0.0561** ha of modified grassland are to be enhanced to other neutral grassland. Modified grassland is a 'low' distinctiveness habitat and will be enhanced to 'medium' distinctiveness other neutral grassland of moderate condition. The other neutral grassland will deliver a biodiversity value of **0.38** BU.

5.4 Habitats to be Lost

5.4.1 The Proposed Development will see the loss of bracken, modified grassland, bramble scrub, ruderal/ephemeral, and artificial unvegetated, unsealed surface habitats on-Site to facilitate the development.

- **0.07** ha of bracken, this represents a 'low' distinctiveness habitat and has a biodiversity value of **0.15** BU.

- **0.43** ha of modified grassland, this represents a 'low' distinctives habitat and has a biodiversity value of **0.94** BU.

- **0.02** ha of bramble scrub, this represents a 'medium' distinctiveness habitat and has a biodiversity value of **0.09** BU.
- **0.05** ha of ruderal/ephemeral, this represents a 'low' distinctiveness habitat and has a biodiversity value of **0.32** BU.
- **0.2** ha of artificial unvegetated, unsealed surface, this represents a 'very low' distinctiveness habitat and has no biodiversity value.

5.5 Habitats to be Created

5.5.1 The Proposed Development will see the creation of other neutral grassland, mixed scrub, ruderal/ephemeral, developed land; sealed surface, vegetated garden, and urban tree habitats on-Site as part of the development.

- **0.0092** ha of poor condition modified grassland, worth **0.02** BU,
- **0.1367** ha of moderate condition other neutral grassland, worth **1.01** BU,
- **0.0443** ha of moderate condition mixed scrub, worth **0.33** BU,
- **0.3699** ha of developed land; sealed surface, worth **0.00** BU,
- **0.2043** ha of vegetated garden, worth **0.39** BU,
- **2** moderate condition small-sized urban trees, worth **0.03** BU.

5.6 Overall Impacts

5.6.1 The retention, enhancement and loss of habitats as a result of the Proposed Development are quantified in Table 3.

Table 3: Summary of baseline habitat biodiversity value through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Bracken	0.00	0.00	0.00	0.00	0.07	0.15
2	Bracken	0.00	0.00	0.0001	<0.005	0.00	0.00
3	Modified grassland	0.0009	<0.005	0.00	0.00	0.43	0.94
4	Modified grassland	0.00	0.00	0.0561	0.12	0.00	0.00
5	Bramble scrub	0.00	0.00	0.00	0.00	0.02	0.09
6	Ruderal/Ephemeral	0.1369	0.90	0.00	0.00	0.05	0.32
7	Artificial unvegetated, unsealed surface	0.00	0.00	0.00	0.00	0.20	0.00
	Total (area excl. trees)	**0.14**	**0.91**	**0.06**	**0.12**	**0.76**	**1.49**

5.6.2 The existing baseline across the site was compared to the current hard and soft landscaping plans. The Metric calculated a net change of positive **21.31**% for habitat units. The full Metric spreadsheet has been provided alongside this report for the LPAs review. Table 4 summarizes the biodiversity metric results.

Table 4: Summary value of baseline habitat biodiversity value through retention, creation and enhancement

On-site baseline	Habitat units	2.52
On-site post intervention	Habitat units	3.06
Total net change %	Habitat units	21.31% (0.54BU)
Trading rules satisfied	Yes/No	Yes

5.6.3 Should the Proposed Development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.

6. References

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain. Good practice principles for development.

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

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

DEFRA (2023) Biodiversity Metric Calculation tool (spreadsheet) (Biodiversity Metric 4.0)

DEFRA (2023) Biodiversity Metric 4.0 User guide

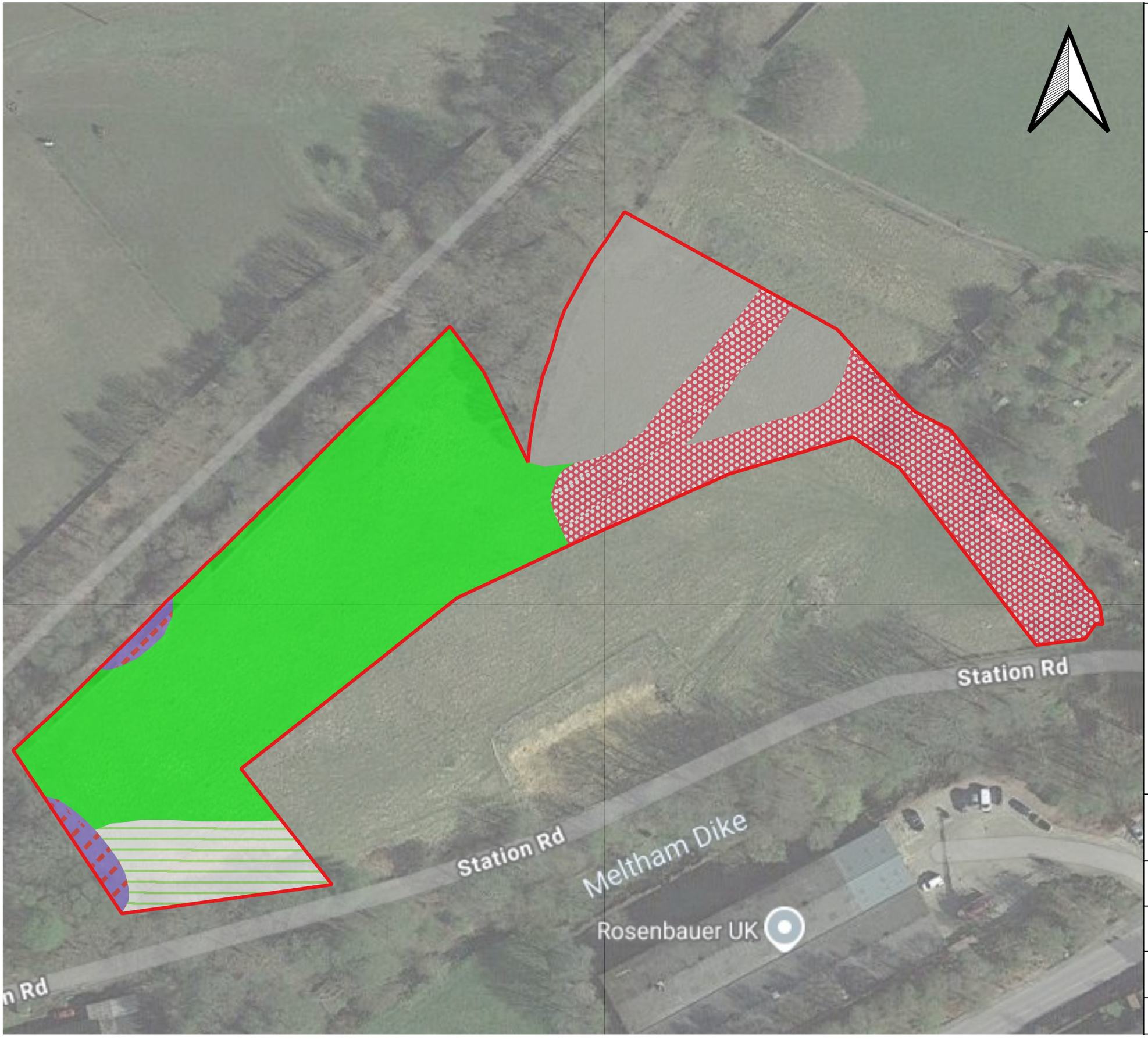
DEFRA (2023) Biodiversity Metric 4.0 and SSM: Technical Annex1 (habitat condition assessments)

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

Multi-Agency Geographical Information for the Countryside (MAGIC) Website

Appendices

Appendix 1: Baseline Habitat Map



Site name & address

Land North of Station Road
Meltham
Huddersfield
HD9 4AN

Key

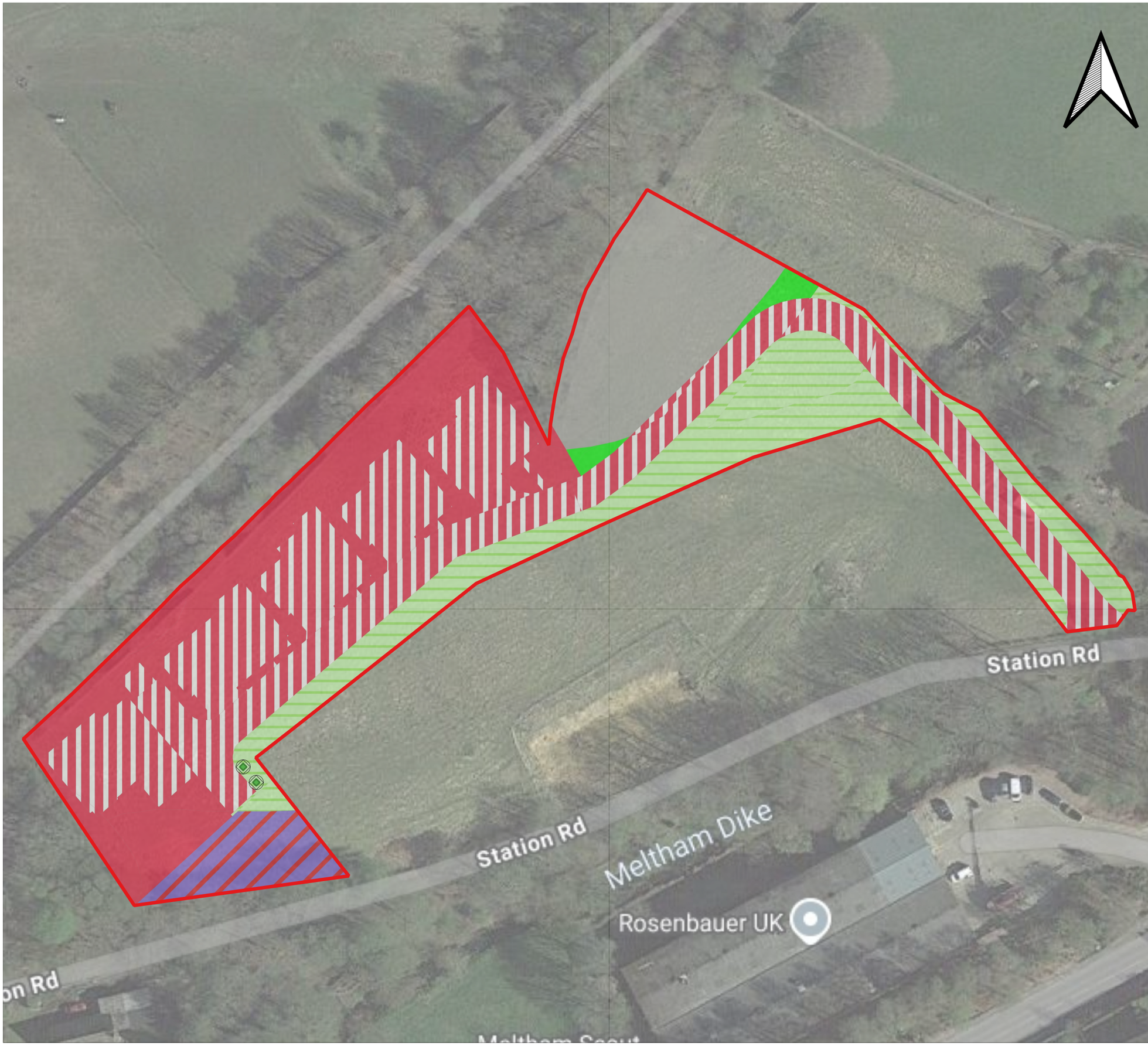
- Red Line Boundary
- HABITATS
- Habitats Baseline
- Artificial unvegetated, unsealed surface
- Bracken
- Bramble scrub
- Modified grassland
- Ruderal/Ephemeral
- Google Satellite Hybrid

Scale

0 10 20 m

Site	Client
Land at Station Road	Nothern Design Partnership
Project	**Author**
22723 BAA	Grace Bramley
Plan ref	**Revision**
2391 01	001

Appendix 2: Proposed Habitat Map



Site name & address

Land North of Station Road
Meltham
Huddersfield
HD9 4AN

Key

- Red Line Boundary

INDIVIDUAL TREES

Individual tree Proposed

- Proposed Small Urban Tree

HABITATS

Habitats Proposed

- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Ruderal/Ephemeral
- Vegetated garden

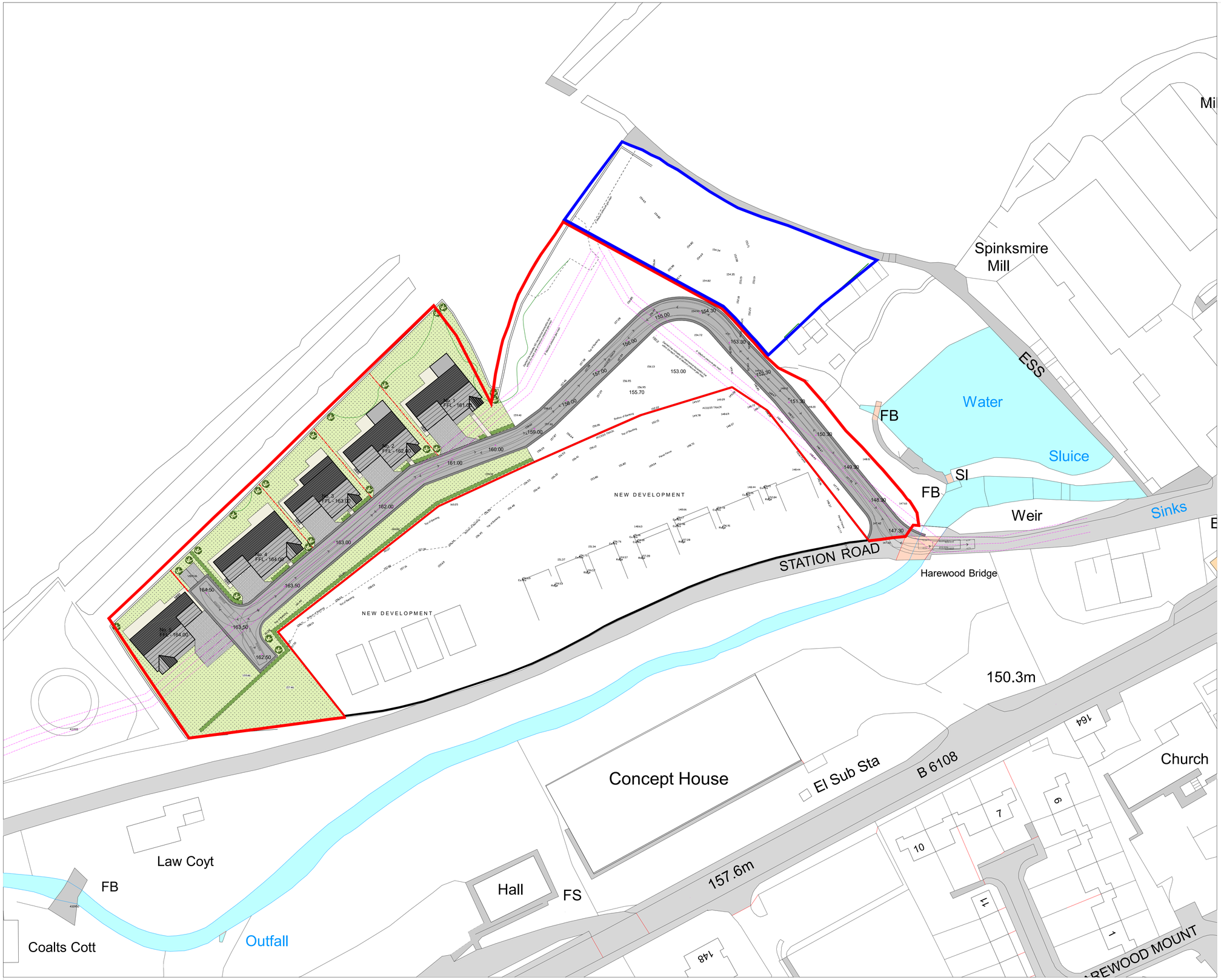
Google Satellite Hybrid

Scale

0 10 20 m

Site	Client
Land North of Station Road	Nothern Design Partnership
Project	**Author**
22723 BAA	Grace Bramley
Plan ref	**Revision**
2391 01	001

Appendix 3: Proposed Development Plan



northern design partnership

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client	STATION ROAD DEVELOPMENTS LTD
project	SITE OFF STATION ROAD MELTHAM HOLMFIRTH
drawing	PROPOSED SITE PLAN

revision	notes	date	drawn
-	-	-	-
scale :	1:500 AT A1	04.25	PB

project no.	drawing no.	revision
2391	01	

Appendix 4: Site Photographs

Photo 1: Area of Bracken to south of site adjacent to Station Road, photo taken from the north

Photo 2: Area of Ruderal/Ephemeral to the east of the site, photo taken from the west

Photo 3: Area of ruderal/ephemeral at the east of the site with unsealed surface to the south, photo taken from the east

Photo 4: Main area of the site composed of modified grassland in the north of the site, photo taken from east

Photo 5: Area of bramble scrub on the north boundary of the site, photo taken from the southeast

Photo 6: Area of bramble scrub on the west boundary of the site, photo taken from the east

Photo 7: Area of bracken and bramble scrub merging in the southwest boundary of the site, photo taken from the north

Photo 8: Unsealed surface to the southeast of the site, photo taken from the west

Photo 9: Area of unsealed surface on the south of the site which connects to station road, photo taken from the north

Appendix 5: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Batchelor's degree, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence, a Natural England Level 2 bat survey class licence (and the Scottish and Welsh equivalents) and a CSCS card.

Alex Donovan, Assistant Ecologist

MBIOL, BSc Biology (Industrial).

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a CIEEM Qualifying Member, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds a Natural England barn owl survey licence, and is working towards additional survey licences for bats, great crested newts, and white-clawed crayfish.

Grace Bramley, Graduate Ecologist

BSc (Hons) Design and Innovation with Environmental Science

Grace joined JCA in 2024 after completing her degree from The Open University with a first-class honour's degree in design and environmental science. Prior to this she spent six years working in the automotive industry followed by three years in the chemical industry. She is conducting Preliminary Ecological Appraisal and Biodiversity Net Gain Assessments and working towards her protected species licenses.

The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed

.....

Grace Bramley *BSc (Hons)*

15/05/2025

Reviewed by

.....

Alex Donovan *MBIOL BSc (Hons)*

22/05/2025

For and on behalf of ***JCA Ltd***

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control

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