

**BIODIVERSITY ACCOUNTING
ASSESSMENT REPORT**

**at
Land at Longlands Bank
Huddersfield
West Yorkshire
HD9 7HR**

**JCA Ref:
23159a/JF**

**Date of Report:
17/10/2025**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	02/10/25	James Foster	02/10/25	James Foster	15/10/25	James Foster	17/10/25	Alex Donovan

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.

Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue.

As part of membership to our professional body (CIEEM) and EPS licence reporting we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment, where recorded, to the relevant BRC. If the project is sensitive in nature, we may be able to delay submitting the records until the project enters the public domain, however, this must be discussed with JCA Limited and agreed in writing.



Executive Summary

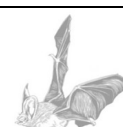
JCA Limited was instructed by **Equineu Ltd** to carry out a Biodiversity Accounting Assessment (BAA) of **Land at Longlands Bank** (hereafter referred to as the 'Site') to inform a planning application for the construction of a residential property ('the Proposed Development').

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 0.15 BU for Habitats and 0.00 for Hedgerows. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a net gain of +0.02 habitat BU, equivalent to a net gain of 15.50% and no net change in hedgerows but a gain of 0.02 BU. 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	5
1.1 Purpose of the Report	5
1.2 Site Description	5
1.3 Details of Proposed Development	5
2. Biodiversity Accounting in Context.....	6
2.1 Biodiversity Net Gain Principles.....	6
2.2 Relevant Planning Policy and Legislation	6
2.3 Local Policy and Guidance	6
3. Methodology	8
3.1 Background	8
3.2 Assessing strategic significance	8
3.3 Baseline Data	8
3.4 Biodiversity Net Gain.....	9
3.5 Impact Assessment	10
3.6 Habitat Creation and Enhancement.....	10
3.7 Residual Effects	11
4. Biodiversity Metric 4.0	12
4.1 Introduction	12
4.2 Habitat Degradation	12
4.3 Strategic Significance	12
4.4 Existing Site Value	12
5. Proposed Development Impact Assessment.....	14
5.1 Description of the Proposed Development.....	14
5.2 Habitats to be Retained	14
5.3 Habitats to be Enhanced	14
5.4 Habitats to be Lost	14
5.5 Habitats to be Created.....	14
5.6 Overall Impacts	16
6. References	17
Appendix 1: Baseline UKHab Habitat Map	19
Appendix 2: Proposed UKHab Habitat Map	21
Appendix 3: Proposed Development Plan.....	23
Appendix 4: Site Photographs	25
Appendix 5: Author Qualifications	26



1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **Equineu Ltd.** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Land at Longlands Bank, Huddersfield** (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**.

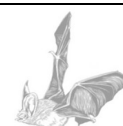
1.2 Site Description

1.2.1 The site is situated to the 1.75km northeast of Holmfirth, at grid reference: SE 15057 09688.

1.2.2 The site is dominated by non-native shrubs, with scattered trees and bramble scrub. The site is located in an urban area and is bordered on the north, east and south by residential properties, scattered trees and vegetated gardens and to the west by mature trees and grassland.

1.3 Details of Proposed Development

1.3.1 The development proposed on this site is the construction of a residential property.



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, 2019), adopted February 2019.

Kirklees Local Plan 2013 - 2031 sets out the council's policies and proposals for land use within the district to 2031. Policy LP30 – Biodiversity and Geodiversity of the Plan is therefore relevant to the Proposed Development.



Policy LP30: Biodiversity and Geodiversity states that 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:

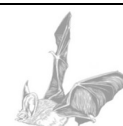
- i. result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;
- ii. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- iii. safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
- iv. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone

2.3.2 Habitats included within the BAP for Kirklees (Kirklees Council, n.d) are as follows:

- Scrub;
- Other semi-natural grassland (wet/rush pasture and rough grassland); and
- Riverine.
- Hedgerows

2.3.3 Species included within the BAP for Kirklees (Kirklees Council, n.d) are as follows:

- Water vole (*Arvicola amphibious*);
- White clawed crayfish (*Austropotamobius pallipes*);
- Twite (*Carduelis flavirostris subsp. bensonorum/pipilans*);
- Early marsh orchid (*Dactylorhiza incarnate*);
- Marsh helleborine (*Epipactis palustris*);
- Northern wood ant (*Formica lugubris*);
- Floating water plantain (*Luronium natans*); 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 Chartered 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 James Foster (Assistant Ecologist, JCA Limited) on 02/10/2025.



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.

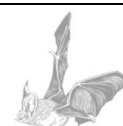
3.4.2 On completion of the fieldwork the habitat information was mapped and areas were imported into the DEFRA Biodiversity Statutory Metric Calculation Tool. The metric calculates the baseline biodiversity units for the site based on the following factors:

- 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 (full metric only – automatically calculated for small sites metric)
- Habitat target condition
- Strategic significance
- Time habitat is created (full metric only)
- Time to the target condition (full metric only – automatically calculated for small sites metric)
- Difficulty of creation (full metric only – automatically calculated for small sites metric)

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.

3.4.5 The Small Sites Metric user guide (2024) states that the SSM cannot be used where Priority habitats (excluding hedgerows and arable field margins), statutory protected sites or habitats or European Protected Species are present.

3.4.6 As per the Small Sites Metric user guide (2024) page 30 and pages 55-56 of Statutory Biodiversity Metric user guide (2024):

- We will record any medium, large and very large trees in private gardens.
- And any small trees that are ancient or veteran in private gardens.
- Small trees outside of private gardens will be counted.
- Exceptions; we cannot count newly planted trees within private gardens.

3.4.7 As per the Small Sites Metric user guide (2024) page 26 and page 49 of Statutory Biodiversity Metric user guide (2024):

- Where urban-vegetated garden is used for baseline habitat units, if there are parcels of higher distinctiveness these will be mapped and counted separately to avoid under-recording biodiversity.

Mitigation hierarchy

3.4.8 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 Site Plan (Dwg number: 1850 - 01_01) 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.

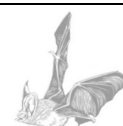
3.6 Habitat Creation and Enhancement



- 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 Site Plan (Dwg number: 1850 - 01_01) 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 02/10/2025.

4.2 Habitat Degradation

4.2.1 No habitat degradation has been recorded on this site. Historical Imagery from April 2018 and March 2019 reveals that the site had young self-set trees on site. However, Imagery from May 2019 reveals that the trees were removed prior to January 2020.

4.3 Strategic Significance

4.3.1 There are no priority habitats and potential ecological network areas within the vicinity of the site. The site is not part of any designated site, or listed on any local plan, neighbourhood plan or other policy document for ecology

4.3.2 The site is therefore not considered to be ecologically desirable. The site is considered to have low strategic significance (Area/compensation not in local strategy/ no local strategy).

4.4 Existing Site Value

4.4.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in Table 2.

Table 2: 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	Introduced shrub	0.0421	Low	N/A	Area/compensation not in local strategy/ no local strategy	0.08
2	Urban tree	0.0081	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.06
	Total (area excl. trees)	0.04	–	–	–	0.15

4.4.2 The following habitat types were recorded on site: introduced shrubs and individual



trees.

- 4.4.3 u1 – Urban: 32 – Scattered trees, 81 – Ruderal or ephemeral, 201 – Young trees – planted, 202 – Young trees – self-set, 523 – Non-native, 524 – Non-native invasive species, 532 – Scattered grass, 847 – Introduced shrub.

The site is dominated by introduced shrub, consisting of non-native species with non-native planted trees, very young self-set native trees, tall ruderal species and scattered grass. An invasive non-native species was identified in this habitat: rugosa rose. (**Appendix 1 & Appendix 3 photo 1 - 4**). Dominant species identified here include rose spirea *Spiraea douglasii* and stag's horn sumach *Rhus typhina*. Abundant species include Franchet's cotoneaster *Cotoneaster franchetii*, ivy *Hedera helix*, rugosa rose *Rosa rugosa* and broad-leaved dock *Rumex obtusifolius*. Frequent species include hedge bindweed *Calystegia sepium*, creeping thistle *Cirsium arvense*, cock's-foot *Dactylus glomerata*, herb Robert *Geranium robertianum*, wood avens *Geum urbanum*, ribwort plantain *Plantago lance*, dog rose *Rosa canina*, multiflora rose *Rosa multiflora*, dandelion *Taraxacum officinale*, white clover *Trifolium repens* and stinging nettle *Urtica dioica*. Occasional species include common bent *Agrostis capillaris*, Japanese barberry *Berberis thunbergii*, oregano *Origanum vulgare*, red current *Ribes rubrum* and bramble *Rubus fruticosus*. Rare species include Himalayan birch *Betula utilis*, hawthorn *Crataegus monogyna*, apple species *Malus* sp., spruce species *Picea* sp., Japanese flowering cherry *Prunus serrulate*, blackthorn *Prunus spinosa*, oak *Quercus* and ragwort *Senecio jacobaea*

- 4.4.4 Introduced shrub does not have relevant condition assessment criteria and is automatically assigned a score of poor.
- 4.4.5 The urban trees on site were judged to be of moderate condition. As the trees failed criteria A (Native species), criteria C (the tree is mature) and criteria E (natural ecological niches).
- 4.4.6 Detailed assessments of the condition of each habitat can be found within the accompanying habitat condition spreadsheet.



5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

- 5.1.1 The Proposed Development involves the construction of a residential building.
- 5.1.2 The Proposed Development will see the removal of all on-Site habitats, excluding the trees on site, which will be retained.

5.2 Habitats to be Retained

- 5.2.1 The Proposed Development will see the retention of the two small sized trees on-Site. The retention of the trees will avoid any direct impacts of loss of habitat.

5.3 Habitats to be Enhanced

- 5.3.1 The Proposed Development will not see the enhancement of the habitats on-Site.

5.4 Habitats to be Lost

- 5.4.1 The Proposed Development will see the loss of the introduced shrub habitat on-Site to facilitate the development.
- 5.4.2 Introduced shrub is a low distinctiveness habitat, equivalent to poor condition. The loss of this habitat is considered to be minor.

5.5 Habitats to be Created

- 5.5.1 The Proposed Development will see the creation of other neutral grassland, developed land; sealed surface, vegetated garden and two small urban trees on-Site as part of the development. Delivering a total of 0.11 BU.
- 5.5.2 An area of 0.0076 ha moderate condition other neutral grassland is to be created on site delivering 0.05 BU. The other neutral grassland to be created on site has been given a target condition of 'Moderate'. In order to achieve this at least three of the following condition assessment criteria must be passed. It is advised to target criteria A, B, C, D or E.
- Criteria 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. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.



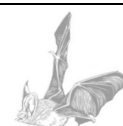
- Criteria B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.
- Criteria C: Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- Criteria D: Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.
- Criteria E: Combined cover of species indicative of suboptimal condition 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 WCA) are present, this criterion is automatically failed.
- Criteria F (for non-acid grassland only): There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.

5.5.3 An area of 0.0181 ha developed land; sealed surface is to be created on site, delivering 0.00 BU.

5.5.4 An area of 0.0164 ha vegetated garden is to be created on site, delivering 0.03 BU.

5.5.5 Two moderate condition small urban trees are to be planted on site, delivering 0.02 BU. The urban trees to be planted on site have a target condition of 'Moderate'. At least three of the following condition assessment criteria must be passed to achieve this. It is advised to target criteria A, B, D or F

- Criteria A: the tree is a native species (or at least 70% within the block are native species).
- Criteria 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).
- Criteria C: the tree is mature (or more than 50% within the block are mature).
- Criteria 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.
- Criteria E: natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
- Criteria F: more than 20% of the tree canopy area is oversailing vegetation beneath.



5.5.6 The Proposed Development will see the creation of 0.008km poor condition native hedgerows on-Site to facilitate the development. Delivering 0.02 BU.

5.5.7 No condition assessment criteria are needed to be passed in order to achieve this target condition. However, the hedgerow to be created must meet its definition as listed in the UKHab habitat classification (2023).

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	Introduced shrub	0	0	0	0	0.04	0.08
2	Urban Tree	0.0081	0.06	0	0	0	0
	Total (area excl. trees)	0.00	0.06	0.00	0.00	0.04	0.08

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 15.50% 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	0.15
	Hedgerow units	0.00
On-site post intervention	Habitat units	0.17
	Hedgerow units	0.02
Total net change (%)	Habitat units	+0.02 (+15.50%)
	Hedgerow units	+0.02 (N/A)
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.

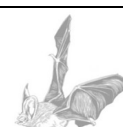
DEFRA (2023) Biodiversity Metric Calculation tool (spreadsheet) (Biodiversity Metric 4.0)

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 UKHab Habitat Map





Site name & address
**Land at Longlands Bank,
Huddersfield, West Yorkshire
HD9 7HR**

- Key**
- Red Line Boundary
 - Individual tree Baseline
 - Existing Small Urban Tree
 - Habitats Baseline
 - Introduced shrub



Site Land at Longlands Bank	Client Equineu Ltd
Project Biodiversity Accounting Assessment	Author JF
Plan ref 23159a/JF	Revision 0

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Appendix 2: Proposed UKHab Habitat Map





Site name & address
**Land at Longlands Bank,
Huddersfield, West Yorkshire
HD9 7HR**

Key

- Red Line Boundary
- Individual tree Proposed
 - Proposed Small Urban Tree
 - Retained Small Urban Tree
- Hedgerows Proposed
 - Native hedgerow
- Habitats Proposed
 - Developed land; sealed surface
 - Other neutral grassland
 - Vegetated garden



Site Land at Longlands Bank	Client Equineu Ltd
Project Biodiversity Accounting Assessment	Author JF
Plan ref 23159a/JF	Revision 0

Appendix 3: Proposed Development Plan



THIS DRAWING HAS BEEN PREPARED FROM SURVEY INFORMATION SUPPLIED BY OTHERS AND IS FOR INFORMATION PURPOSES ONLY. DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY.

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THIS DRAWING AND ITS CONTENTS HAS BEEN PRODUCED FOR THE CLIENT ONLY AND IS NOT INTENDED FOR ANY OTHER PERSON OR FOR ANY OTHER PURPOSE THAN THE DRAWING STATUS. NO PART OF THIS DRAWING AND ASSOCIATED GRAPHICAL CONTENTS MAY BE REPRODUCED, COPIED, MODIFIED, ADAPTED OR DISTRIBUTED, WITHOUT THE PRIOR WRITTEN CONSENT OF THE AUTHOR.

ALL DIMENSIONS MUST BE CHECKED AND VERIFIED ON SITE PRIOR TO COMMENCEMENT OF WORK AND ARCHITECT TO BE NOTIFIED OF ANY DISCREPANCIES.

THE PARTY WALL ETC ACT 1996 CAME INTO FORCE ON 1ST JULY 1997 THROUGHOUT ENGLAND & WALES. IF YOU INTEND TO CARRY OUT BUILDING WORK WHICH INVOLVES ONE OF THE FOLLOWING CATEGORIES:
• WORK ON AN EXG WALL OR STRUCTURE SHARED WITH ANOTHER PROPERTY (SECTION 2 OF THE ACT)
• BUILDING A FREE STANDING WALL OR WALLS OF A BUILDING UP TO OR ASTRIDE THE BOUNDARY WITH A NEIGHBOURING PROPERTY (SECTION 1 OF THE ACT)
• EXCAVATING NEAR A NEIGHBOURING BUILDING (SECTION 6 OF THE ACT)
YOU MUST FIND OUT WHETHER THAT WORK FALLS WITHIN THE ACT (YOUR PROJECT MANAGER WILL BE ABLE TO ADVISE YOU ON THIS). IF IT DOES, YOU MUST NOTIFY ALL AFFECTED NEIGHBOURS. A NOTICE MUST BE GIVEN EVEN WHERE THAT WORK WILL NOT EXTEND BEYOND THE CENTRE LINE OF A PARTY WALL.

ALL CONSTRUCTION PROJECTS, COMMERCIAL OR DOMESTIC, ARE SUBJECT TO THE CDM REGULATIONS (2015). IT IS THE RESPONSIBILITY OF THE CLIENT TO ENSURE THAT WHERE MORE THAN ONE CONTRACTOR IS INVOLVED IN THE PROJECT THAT A 'PRINCIPAL DESIGNER' IS APPOINTED TO UNDERTAKE CDM RESPONSIBILITIES ON THEIR BEHALF. ANY PROJECT REQUIRING MORE THAN 30 DAYS WORK AND 20 OR MORE WORKERS ON SITE SIMULTANEOUSLY AT ANY GIVEN TIME, OR WHICH REQUIRES MORE THAN 500 WORKING MAN HOURS MUST BE NOTIFIED BY THE CLIENT TO THE HSE USING AN F10 NOTIFICATION PRIOR TO WORK COMMENCING ON SITE.

BEFORE STARTING WORK YOU NEED TO CHECK IF ANY ASBESTOS IS PRESENT. IN COMMERCIAL PROPERTIES THERE SHOULD BE A PLAN/REGISTER ASK TO SEE IT. YOU NEED TO CHECK THAT THE PLAN COVERS THE AREA OF THE BUILDING THAT YOU WILL BE WORKING IN AND IF YOU ARE DOING REFURBISHMENT WORK THAT IT INCLUDES A SURVEY THAT TELLS YOU WHAT TYPES OF ASBESTOS IS PRESENT AND ITS CONDITION. IF THERE IS NO REGISTER OR SURVEY OR THE REPORT IS NOT CLEAR-DO NOT START WORK.

NO WORKS ARE TO START ON SITE PRIOR TO DISCHARGE OF ANY / ALL PRE-START PLANNING CONDITIONS.

THE CLIENT IS AT RISK IF ANY WORKS ARE STARTED PRIOR TO APPROVAL BY APPOINTED BUILDING CONTROL BODY.

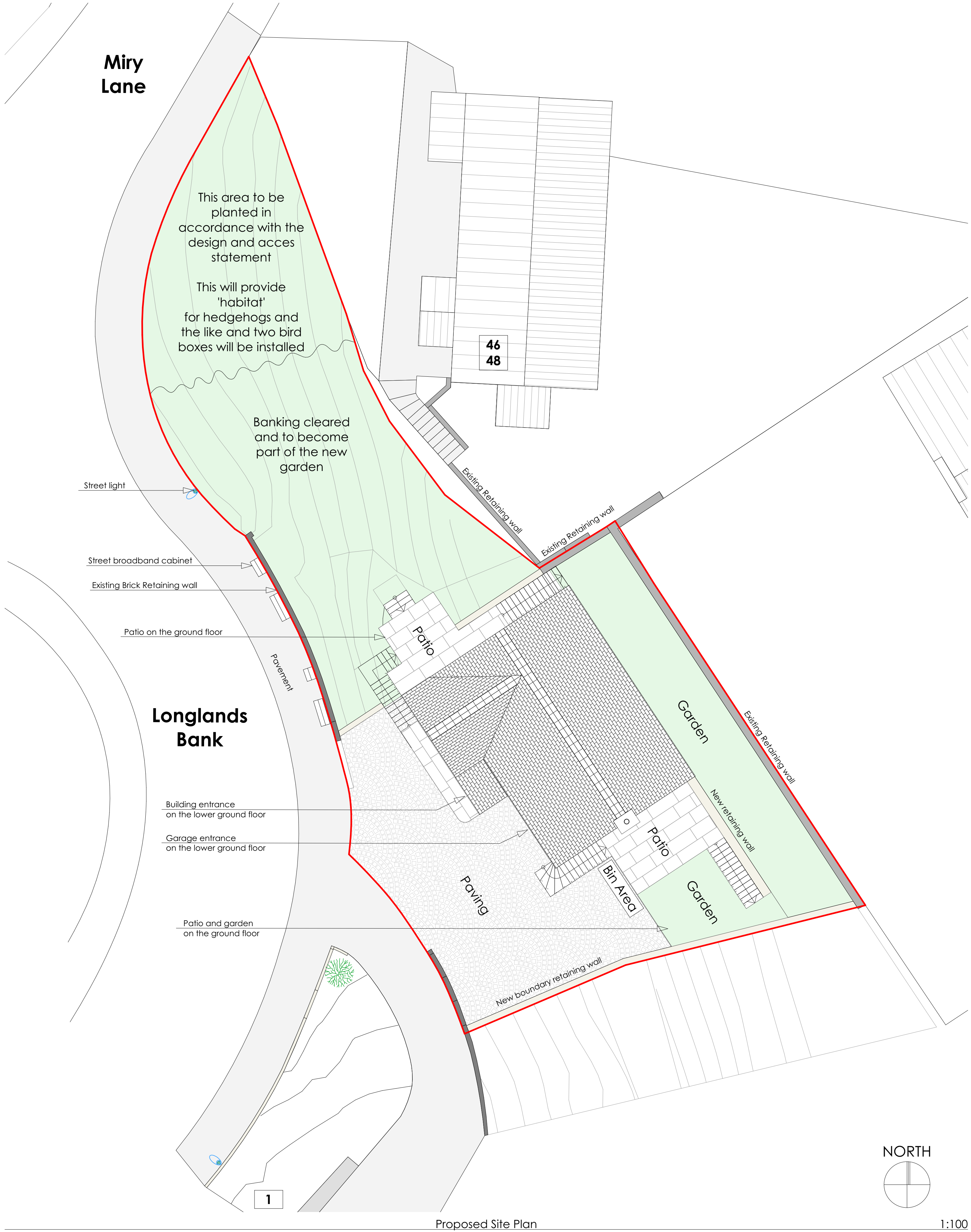
Key Plan

SCALE 1:100
0 2000 4000 6000mm

Revisions

Drawing Status: **PLANNING**
Client: **MR PAUL PLANT.**
Project: **PROPOSED NEW HOUSE ON LAND TO ADJACENT TO 1 LONGLANDS BANK, THONGSBRIDGE, HOLMFIRTH, HD9 7HR.**
Drawing: **PROPOSED SITE PLAN.**

Project No: **1850** Drawing No: **01_01**
Scale: **1:100** Date: **MAR '25** Drawn by: **FN** Checked by: **—**



Appendix 4: Site Photographs



Photo 1: Introduced shrub on the north of the site, viewed from the northwest.



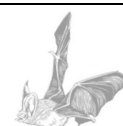
Photo 2: Introduced shrub on the centre of the site, viewed from the west.



Photo 3: Introduced shrub on the south of the site, viewed from the northwest.



Photo 4: Introduced shrub on the centre of the site, viewed 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 Bachelor'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.

James Foster, Assistant Ecologist

BSc (Hons) Biology.

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has 11 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.

Alex Donovan, Assistant Ecologist

MBiol BSc (Hons) 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 Natural England licences for barn owls (CL29) and great crested newts (level 1, CL08), and is working towards additional survey licences for bats and white-clawed crayfish.



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

.....
James Foster *BSc (Hons)*

15/10/2025

Reviewed by

.....
Alex Donovan *MBiol BSc (Hons)*

17/10/2025



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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