

NetworkRail

Transpennine Route Upgrade (TRU)

Fitzwilliam Street Temporary Staff Car Park

Biodiversity Net Gain Assessment

Document Ref: 151667-TSA-00-TRU-REP-W-EN-900201

Network Rail

May 2026



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1. INTRODUCTION

1.1. THE DEVELOPMENT

- 1.1.1. The Proposed Development is located at the former Kirklees College site between Fitzwilliam Street and the A629 New North Road in Huddersfield. The approximate National Grid Reference (NGR) is 414040, 416931 (see Figure 1).
- 1.1.2. The Site is bordered by other construction areas to the south and west and residential properties to the east. The Site is 0.8ha and comprises a car park bordered by trees to the north and east.
- 1.1.3. The Development comprised resurfacing the existing carpark within the footprint of the old hard surface.
- 1.1.4. The Proposed Development comprises the temporary use of the northern portion of the former Kirklees College site as a car park to support the TransPennine Route Upgrade (TRU) West programme. The car park is anticipated to be operational from August 2025 until the end of April 2028 (i.e. approximately 32 months). Following this period, the Proposed Development will revert to a vacant lot, and the approved planning permission for these northern plots of the mixed-use development will be implemented. The Proposed Development site layout and location of the temporary car park are illustrated in Figure 1.
- 1.1.5. The Proposed Development will provide a total of 300 parking spaces, including 3 accessible bays and 7 designated lorry bays. Of these, 35 spaces will be reserved for use by Train Operating Company (TOC) staff. The car park will operate a one-way traffic system, with entry via the existing access point on Fitzwilliam Street and exit via the existing egress onto the A629 New North Road. During periods of intensified activity, such as railway blockades, the car park will require 24-hour access. Parking demand will be actively monitored, and during peak operational periods, if the car park reaches capacity, staff and operatives will be redirected to alternative parking locations and transported by bus to HD1 construction compound to minimise congestion and prevent inappropriate parking in the surrounding area.
- 1.1.6. Appendix A identifies the red line Planning Application Boundary (i.e. the 'Site') and also shows the habitat types which were recorded on the baseline survey undertaken on the 1st May 2025 and mapped using the UK Habitat Classification System (UKHab).
- 1.1.7. Baseline habitats were recorded within an Ecological Impact Assessment (EclA) Report in August 2025, which accompanied the planning application hereby referred to as the '2025 EclA'. The EclA identified that the Site was exempt from Statutory BNG due to there being no habitat removal arising from the development, thus meeting the de minimis exemption criteria¹.
- 1.1.8. In January 2026 incidental observations on Site identified that unplanned de-vegetation of several trees had occurred thus triggering the requirement for a review to identify if

¹ The de minimis exemption applies to development if the following two conditions are met: 1) the development must not impact on any onsite priority habitat; and 2) if there is an impact on other onsite habitat, that impact must be on less than 25 square metres (e.g. less than a 5m by 5m square) of onsite habitat with a biodiversity value greater than zero and on less than 5 metres of onsite linear habitat (such as a hedgerow) [Biodiversity net gain - GOV.UK](https://www.gov.uk/guidance/biodiversity-net-gain)

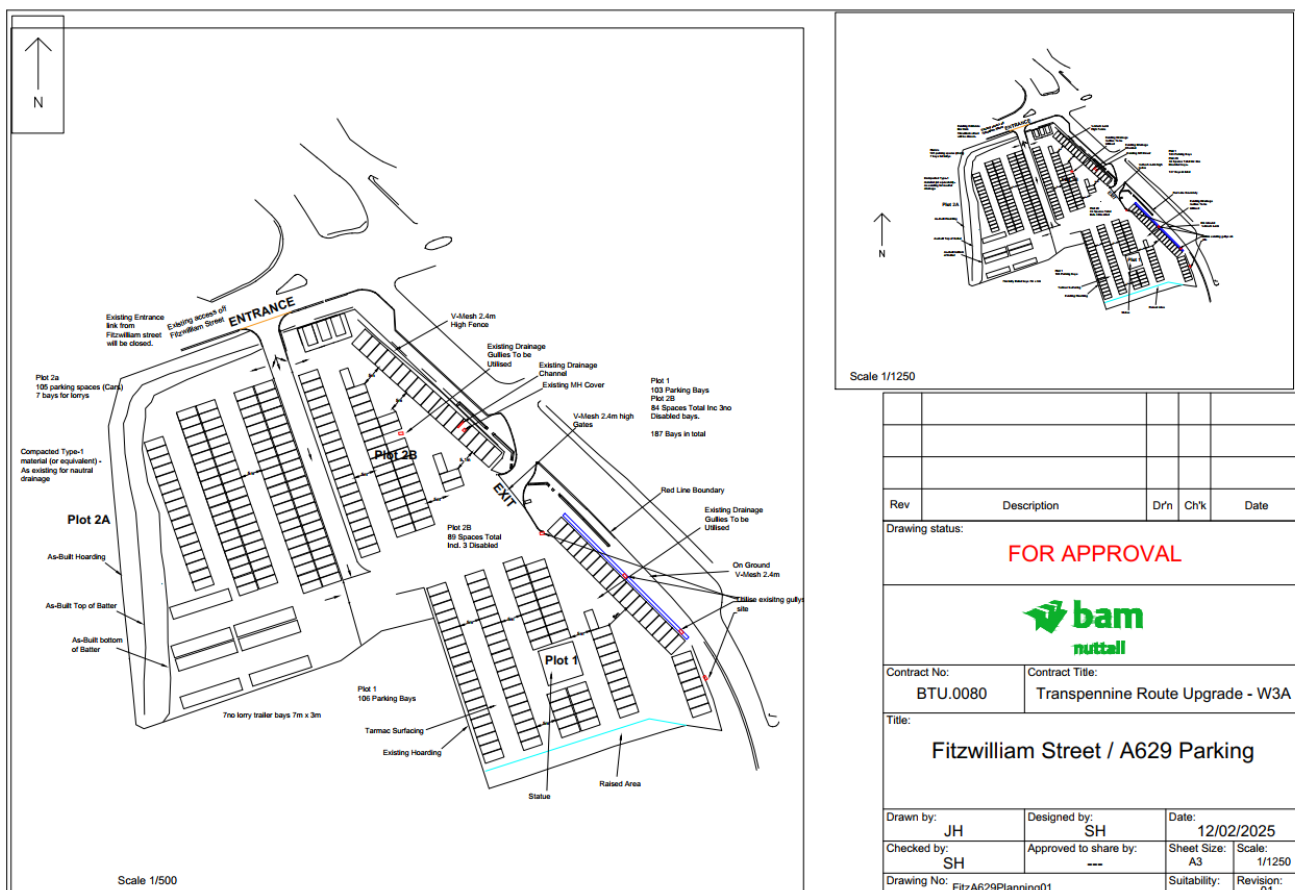
the de minimis exemption criteria is still valid, and if not, to identify what the statutory BNG requirements are for the Site. A review of vegetation loss on the 0.926Ha land parcel was therefore undertaken.

1.2. SCOPE

1.2.1. The purpose for this report is to:

- Identify the extent of vegetation loss at the Site that has occurred since baseline surveys were undertaken in May 2025, and as reported in the EclA baseline habitats.
- Pending identification of de-vegetation activities, provide an updated Statutory Metric to include vegetation loss and associated loss in biodiversity units.
- Explain how the Statutory Metric has been used to calculate change in BNG units on Site and
- Explain how the planning application for the Site will meet the statutory requirements for BNG.

Figure 1: Site Plan



2. LEGISLATION AND POLICY

2.1.1. The following planning policies are considered relevant to this assessment, full details of which are provided in Appendix A:

- The Environment Act, 2021 ² ;
- National Planning Policy: National Planning Policy Framework, 2021 ³ ;
- Local Planning Policy.

2.1.2. Since the implementation of secondary regulations on 12th February 2024 associate with the Environment Act 2021, it's a mandatory requirement for most developments (subject to specific exemptions) in England to achieve a minimum of 10% net gain for biodiversity. This can be delivered on or off-site (where on-site deliver is not possible).

² HMSO (2021): The Environment Act. Schedule 7A

³ Department of Communities and Local Government. (2021): National Planning Policy Framework.

3. METHODOLOGY

3.1. The 2025 EclA and Baseline BNG Assessment

- 3.1.1. A UK Habitat Classification survey (hereafter referred to as the UKHab Survey) within the Site boundary, was undertaken on the 1st May 2025 by Zinnia Pennington (Consultant ecologist Qualifying CIEEM, FISC Level 34) and Tonisha Lawrence (Graduate ecologist Qualifying CIEEM). The survey was completed in accordance with methodology outlined in the UKHab Classification User Manual⁵, with the type and extent of each habitat present within the Site recorded. More detail on the survey methodology is presented in the 2025 EclA Report (Reference: WIE21403-126-R-1-2-1-EclA), including condition, strategic significance of each habitat and the associated distinctiveness of these habitats.
- 3.1.2. A BNG baseline assessment was completed for the Site using the Statutory Biodiversity Metric Guide User Guide and Habitat Condition Assessments were undertaken, these are also detailed in the 2025 EclA. The Site was found to support the following habitats: line of trees, modified grassland, sparsely vegetated land(ruderal/ephemeral), mixed scrub, urban trees and non-native hedgerow. The baseline BNG value for the site is 0.76 habitat units and 0.07 hedgerow units. It was understood that there would be no habitat removal arising from the development and therefore that the proposals would be exempt from BNG. This was reported in the EclA Report.

3.2. The March 2026 Survey and Vegetation Loss Assessment

- 3.2.1. Following incidental reports of de-vegetation on site, a repeat UK Hab survey was conducted focusing on identifying habitat loss. The survey took place on the 11th March 2026 by Holly Newton (Consultant ecologist Qualifying CIEEM, FISC Grade 3) and Rachael Taggart (Consultant ecologist Qualifying CIEEM, FISC Grade 4).
- 3.2.2. The Site was re-mapped and key changes, mapped using GIS, were issued to generate an updated UK Hab drawing. This identified habitat loss, which was quantified and used to populate the Statutory BNG Metric.
- 3.2.3. A residual limitation arising from the 2025 survey (detailed in the EclA report) was that the Site boundary was amended after the May 2025 survey was conducted. The extended survey area was therefore mapped using site-based photos and incidental observations made by the surveyors. The survey on the 11th of March 2026 provided an opportunity to update this data (for the extended area of the site), the results of which are discussed in Section 4 below.

3.3. The BNG Assessment

- 3.3.1. This assessment has been produced in accordance with the guidance documents and follows the methodology set out in the following guidance documents which form

⁴ Field Identification Skills Certificate – Botanical Society of Britain and Ireland.

⁵ UKHAB Ltd (2023). Version 2.0(at ukhab – UK Habitat Classification).

part of the legal requirements for BNG:

- The Statutory Biodiversity Metric – User Guide⁶; and
- [The Statutory Biodiversity Metric - Condition Assessment Sheets and Methodology](#)⁷.

The methodology set out in Table 1 defines a simplified version of the method used to carry out the BNG assessment. For full details including rules and methodology refer to the guidance documents referenced above.

Table 1: Methodology for assessing factors within the Metric.

Factor	Baseline
Habitat type	Habitat types were recorded and mapped using UKHab (Figure 1)
Area	Habitats were separated into parcels: geographically discrete or a change in habitat condition across a single location. Each parcel was recorded and calculated separately within the Metric. Areas were calculated in hectares to two decimal places using digital mapping in ArcGIS ⁸ . Area habitats are measured in hectares.
Distinctiveness	Distinctiveness value is automatically generated by the Metric based on habitat type. The overall distinctiveness categories used for habitat areas is shown within the User Guide, habitats will be defined as Very Low, Low, Medium, High or Very High.
Condition	Habitat condition is a score based on the quality of the habitat, judged against the perceived ecological optimum state for that particular habitat. It is, therefore, a means of measuring variation in the quality of patches of the same habitat type rather than a measure of quality between habitat types. The ‘condition assessment’ ⁹ involves assessing each habitat type / parcel against criteria in the associated condition sheet, resulting in a condition score (Good, Moderate or Poor) which is then input into the Metric. Some intensively managed habitats have a pre-defined condition score; and for other very low distinctiveness habitats no assessment is required. A condition assessment was carried out during the field survey. A pragmatic approach to habitat establishment was adopted as per guidelines.

⁶ Natural England (2024) The Statutory Biodiversity Metric: User Guide. Natural England.

⁷ Natural England (2024) The Statutory Biodiversity Metric - Condition Assessment Sheets and Methodology.

⁸ ESRI. ArcGIS online <https://www.arcgis.com/index.html>

⁹ Defra. Statutory Biodiversity Metric. Habitat Condition Assessment Sheets and Instructions

Factor	Baseline
Strategic Significance	<p>Strategic significance utilises relevant published documents to identify local priorities for targeting biodiversity and nature improvement. It works at a landscape scale and gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. At the time of the baseline assessment in 2025, A Local Nature Recovery Strategy (LNRS) was collaboratively being prepared for West Yorkshire; however, this was not published at the time the BNG assessment in 2025 was undertaken. In accordance with the guidance set out within the User Guide, the following documents were used to determine the 2025 strategic significance value.</p> <ul style="list-style-type: none"> • Local Planning Authority Local Ecological Networks • Biodiversity Action Plans • Species conservation and protected sites strategies • Green Infrastructure Strategies • Strategic significance has been defined as below: • High strategic significance has been assigned to habitats described as locally ecologically important within a specific location, within the strategic documents specified above. • Medium strategic significance has been assigned to habitats which are ecologically important within a specific location but have not been included within the strategic documents specified above. • Low strategic significance has been assigned to habitats which are not considered ecologically important, are not described within nor deliver the specific actions outlined within the strategic documents specified above.

3.3.2. All habitat interventions must take into consideration the trading rules as defined in the Statutory Metric User Guide. The type of trading depends on the distinctiveness and condition of the habitat. As such it is prohibited to enhance a habitat across ‘broad habitat groups’ if the distinctiveness or condition is not also enhanced.

3.3.3. There were no ‘irreplaceable habitats’ present on Site. For reference however, these habitats cannot be accounted for in the Metric and require separate consideration¹⁰.

3.3.4. It is important to note that this report does not define the full detailed methodology for BNG assessment, and the guidance documents should be referred to where relevant and if necessary.

¹⁰ National Planning Policy Framework (2023) Glossary provides a definition and examples of irreplaceable habitats

3.4. Limitations and Assumptions

- 3.4.1. In line with best practice guidance, March is a suboptimal time to carry out UK Hab surveys as many plants will lack many diagnostic features prior to flowering. However, there was sufficient new growth on Site to identify plants from their vegetative characteristics, and given the objective of the survey was to identify vegetation loss, this is not a constraint to meeting survey objectives.

4. BASELINE HABITAT DISTINCTIVENESS, CONDITION AND STRATEGIC SIGNIFICANCE

- 4.1.1. The BNG metric results should be read in conjunction with the Metric calculator¹¹ and the condition assessment proforma (Appendix C).
- 4.1.2. The habitat types recorded on Site are described below should be read in association with Figure 1. For a summary of the habitats identified on Site, their area, assessed condition and their generated baseline habitats units, please see Table 2. A full description, species list and photographs can be found in the EclA Report.

Mixed scrub h3h

- 4.1.3. This result is the same as reported in the 2025 EclA. A single area of mixed scrub was located along the northern boundary of the Site. Assessed as Poor due to meeting 1 Condition assessment. See Table 2 for the condition criteria. Low strategic significance has been allocated to this habitat. A Photograph of this habitat can be seen in the 2025 EclA (Photograph 4).

Modified grassland g4

- 4.1.4. This result is the same as reported in the 2025 EclA. Two patches of modified grassland were located along the eastern boundary of the Site (MG1 and MG2). Assessed as Poor due to meeting 4 Condition assessment Criteria. Low strategic significance has been allocated to this habitat. Photographs of this habitat can be seen in the 2025 EclA (Photographs 2 and 3) and in Appendix D, Photographs 6 and 8 of this report.

Sparsely vegetated land: Ruderal / Ephemeral

- 4.1.5. This result is the same as reported in the 2025 EclA. A small area of sparsely vegetated land was present to the southeast of the Site. The substrate was comprised of large bricks, smaller rocks and stones. This habitat is common and widespread and is of negligible importance to nature conservation. A Photograph of this habitat can be seen in the 2025 EclA (Photograph 13) as well as Photograph 5 of Appendix D of this report.

Artificial unvegetated, unsealed surface u1c

- 4.1.6. A small area of artificial unvegetated, unsealed surface (Photograph 1 of the 2025 EclA) was located along the south boundary of the Site and comprised of large bricks, stone and pebble as well as a finer sandy substrate. A large area of bare ground was located to the west of the Site (Photograph 14 of the 2025 EclA). Low strategic significance has been allocated to this habitat.
- 4.1.7. This result is the same as reported in the 2025 EclA however as discussed in the

¹¹ Fitzwilliam Street Statutory Metric Tool

Methodology section, the survey on the 11th of March 2026 provided an opportunity to review constrained 2025 baseline data in areas which were not included in the survey extent due to boundary change. While the 2025 baseline has not changed, the results for the survey were that the border towards the west of the Site marked US1 on Figure 1, has become inhabited by Buddleja sp. whilst annual and ephemeral seeds have blown in, and the seedlings have started to take anchor around the margins of the artificial unsealed surface where cars don't drive and compact the aggregate. See Photograph 1 of Appendix D. Additionally, the artificial unsealed surface to the south of the Site (labelled US2 in Figure 1), has also become inhabited by Buddleja sp. and ephemeral and annual seeds. See Photograph 2 of Appendix D. Species include: Buddleja spp. (D), Cardamine hirsua, Taraxacum officinale, Stellaria media, Jacobaea vulgaris, Poa annua, Geranium robertianum, Geranium lucidum, Cerastium fontanum. These observations, do not result in a change to the BNG baseline habitat types or condition assessments, and no change is necessary to the baseline's BNG metric tool.

Developed land-sealed surface u1b

- 4.1.8. This result is the same as reported in the 2025 EclA. A large area of the Site was comprised of hardstanding. This land cover has no condition assessment and is assigned a fixed "NA" condition value in the metric. Low strategic significance has been allocated to this feature in line with BNG guidance.

Non-native and ornamental hedgerow h2b

- 4.1.9. This result is the same as reported in the 2025 EclA. A privet sp. Ligustrum ovalifolium hedgerow was located along the eastern boundary directly after the old carpark entrance to the Site. The habitat has a fixed condition of Poor in the metric.

Line of Trees, Secondary Code (SC) 33

- 4.1.10. This result is the same as reported in the 2025 EclA. A single line of trees was located along the southeastern boundary of the Site (Photograph 11 in the 2025 EclA). The species included two young wych elm and three young wild cherry Prunus avium. Assessed as Poor meeting 1 condition assessment criterion.

Individual Tree

- 4.1.11. In the 2025 EclA 6 Individual Trees were reported however 2 small urban trees appeared to have been removed in March 2026. These trees (T5 and T6) were located towards the centre of the Site, See Photograph 3. All other trees remain the intact and in the same condition as previously assessed¹² as shown in Photograph 4 of Appendix D.

¹² A more detailed review in 2026 has revised the species of these trees.

Table 2: Summary of habitat baseline as recorded in the 2025 EclA

UKHab Classification	Condition Assessment Score	Condition Score	Area (ha/km)	Habitat Units*
Mixed scrub	1 out of 5	Poor	0.007	0.03
Modified grassland	4 out of 7	Poor	0.039	0.08
Sparsely vegetated land	2 out of 3	Moderate	0.022	0.09
Artificial unvegetated, unsealed surface u1c	NA	NA - Other	0.455	0.00
Developed land; sealed surface	NA	NA - Other	0.403	0.00
Built linear features	NA	NA - Other	0.071km	0.00
Non-native and ornamental hedgerow	NA	Poor	0.014km	0.01
Line of trees	1 out of 4	Poor	0.026km	0.05
Urban trees T3 & T4 (Aesculus hippocastanum)	6 out of 6	Good	0.0326	0.39
Urban trees T2 (Aesculus hippocastanum)	3 out of 6	Moderate	0.0163	0.13
Urban tree T1, T5 and T6 (Ilex aquifolium)	2 out of 6	Poor	0.0122	0.05
Total habitat area**	-	-	0.99Ha	0.76

*Metric rounds to two decimal places

**Total habitat area is not the same as the total mappable area which is 0.926Ha

5. HABITAT LOSS AND RETENTION

5.1. Habitat Parcels

- 5.1.1. The survey in 2026 identified the storage of materials on site. These are located to the northeast of the Site within habitat parcels, labelled on Figure 1 as MG1, MG2 and SV113. Based on the site visit which took place on the 11th March 2026, and from the photo evidence collected, the materials are being stored mostly on areas that were recorded in the baseline as unvegetated surfaces even though some areas currently appear to be more grass-dominated. See Appendix D Photographs 5, 6, 7 and 8. Recommendations have been set out in Section 7 to avoid loss of biodiversity units arising from the material storage.
- 5.1.2. Based on the recommendations being followed, it has been established that all other habitat areas have been retained and therefore the habitat units lost for these is 0.0.

5.2. Individual Trees

- 5.2.1. The locations of the removed trees, T5 and T6, are marked on Figure 1. Using the tree helper tool on the statutory metric, the sqm per small tree amounts to over 81m² which exceeds the 25m² threshold for BNG exemption¹⁴. See Table 3 for more information regarding area lost and how this reflects habitat units lost.

Table 3: Summary of Habitat units of vegetation loss

Habitat	Area retained	Area Lost	Condition	Habitat units retained	Habitat Units lost
Urban tree T1, T5 and T6 (Ilex aquifolium)	0.0041	0.0081	Poor	0.00	0.00
Total habitat area	-	-	-	0.02	0.03

Summary

- 5.2.2. At the time of writing there are no plans in place to create or enhance habitats on site. As such the proposals predict a loss of 0.03 habitat units. Please see the metric output, Appendix E.

¹³ The photographs of the material storage may appear to show materials being stored on grass dominated areas. These were identified as sparsely vegetated land at baseline, which remains the habitat classification for the parcel overall despite some grass species establishment.

¹⁴ Biodiversity net gain: exempt developments - GOV.UK.

6. SUMMARY AND RECOMMENDATIONS

6.1. Materials Storage – Recommendations to avoid loss in biodiversity units

- 6.1.1. Damage to habitat through the storage of materials on them can occur through browning, creation of bare ground, compaction, waterlogging, or species composition change. This can, over time result in habitat loss or reduction in condition, in turn resulting in a loss of biodiversity units.
- 6.1.2. As the current condition on MG1 and MG2 is already poor, this could represent a criteria change, but not a drop in condition category. However, if the extent of damage is large enough, it could constitute habitat degradation and ultimately loss from modified grassland to bare ground.
- 6.1.3. The current condition of SV1 is moderate, as such there is a risk of habitat degradation to a poor condition or a loss of habitat over time with conversion to bare ground.
- 6.1.4. It is understood that the storage of materials on these areas is temporary. In order to avoid the material storage area resulting in a loss of habitat and biodiversity units as outlined above, the following recommendations are made:
- The debris and the material stored on the vegetated areas, some of which can be seen in Photograph 5, 6, 7 and 8, should be relocated to the hardstanding soon as possible to prevent long term impacts, ideally also not overshadowing habitats.
 - Vegetation should be protected through barrier tape. The addition of a visual barrier or physical barrier, e.g. fencing or demarcations, would help guide the site team to lay down materials for storage within the correct locations (on hard standing only) to prevent any future sprawl of materials onto the habitat parcels.
 - These actions should be undertaken as soon as reasonably possible but no later than 30th April 2027 (< 2 years since the baseline survey of 1st May 2025).

6.2. Biodiversity Net Gain Assessment

- 6.2.1. The baseline is 0.76, and the post intervention biodiversity value of the Site is 0.73. There is a net change of -0.03 units, arising from the loss of trees. As detailed in Appendix E (Table A1 – A3), this relates to a net change of -4.24%. This is on the basis that there is no further habitat arising from material storage, as outlined above.
- 6.2.2. To achieve a 10% net gain for biodiversity, an additional 0.11 area habitat units are needed to reach a net area habitat gain of 0.08 (10% net gain). This would be a total post-intervention biodiversity value of 0.84 area habitat units. Therefore, 0.11 habitat units comprising street trees or a habitat of higher distinctiveness is required to deliver the statutory 10% net gain on Site.
- 6.2.3. As the whole site would be subject to the 10% net gain requirement, 0.01 hedgerow units are also required to reach a total of 0.08 hedgerow units – a 10% net gain in baseline hedgerows.

- 6.2.4. No watercourse units are present on the Site, so no creation of watercourse units is required.

6.3. Opportunities for Delivering BNG

- 6.3.1. In order to deliver 0.11 habitat units and 0.01 hedgerow units for the Site, the most favourable option is on-site delivery. This would comprise the following planting once construction works are complete:

- the planting of ten trees¹⁵
- the planting of at least 10m of ornamental hedgerows

- 6.3.2. It is calculated that this would deliver the 0.11 area habitat units as ‘individual trees’, and 0.01 hedgerow units required to achieve a 10% net gain for biodiversity.

- 6.3.3. Proposed habitats which are deemed to be significant interventions need to be subject to a management regime of a minimum of 30 years; as per best practice guidance and in line with s100(2)(b) of the Environment Act 2021. It is expected that the above would not trigger this requirement.

- 6.3.4. If on-site delivery is not considered feasible, opportunities for the off-site delivery of biodiversity gains for the wider TRU West Scheme are currently being progressed through consultation with Kirklees Council. This has included a series of site-based meetings at a selection of Council-owned opportunity areas. This included a site-based meeting at Riddings Wood, Deighton on 18th June 2025 (including attendees from Waterman (Leila Payne, Senior Associate Director of Ecology, Miranda Cowan, Principal Ecologist), TRU Alliance (Gareth Williams and Jim Pearson) and Kirklees Council woodland development officers (Joe Robertson and Ruth Parry). A BNG feasibility report for Riddings Wood has identified potentially significant gains in biodiversity units through intervention and long-term management to enhance the woodland present on site. Whilst the predicted gains are significant at Riddings wood, these relate to other broadleaved woodland. As the habitat loss on Site is within the broad habitat group of ‘Individual trees’, no-net loss must be achieved from positive unit changes in the same habitat category, or in a high-distinctiveness habitat type such as Lowland Mixed Deciduous Woodland. Enhancement of other broadleaved woodland, is the same distinctiveness category as urban trees, and so would therefore not generate the correct type of units to meet trading rules for this Site. Hedgerow planting has not been considered in Riddings but it is understood could be accommodated.

- 6.3.5. Communication is currently ongoing between TRU Alliance and Kirklees Council regarding the next steps and mechanism for legally securing the off-site units at these sites through enhancement and long-term management at Riddings Wood.

¹⁵ A 10% net gain in trees is determined using the Statutory user guide which considers sizing of trees at the time of planting rather than maturity, with these sizes being inputted into the tree helper embedded within the Statutory metric to determine the size in ha of new trees (rather than tree numbers per se).

FINAL RESULTS

Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-0.03
	<i>Hedgerow units</i>	0.00
	<i>Watercourse units</i>	0.00

Total net % change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Habitat units</i>	-4.24%
	<i>Hedgerow units</i>	0.00%
	<i>Watercourse units</i>	0.00%

Total net gain achieved is less than target set ▲

Total net gain achieved is less than target set ▲

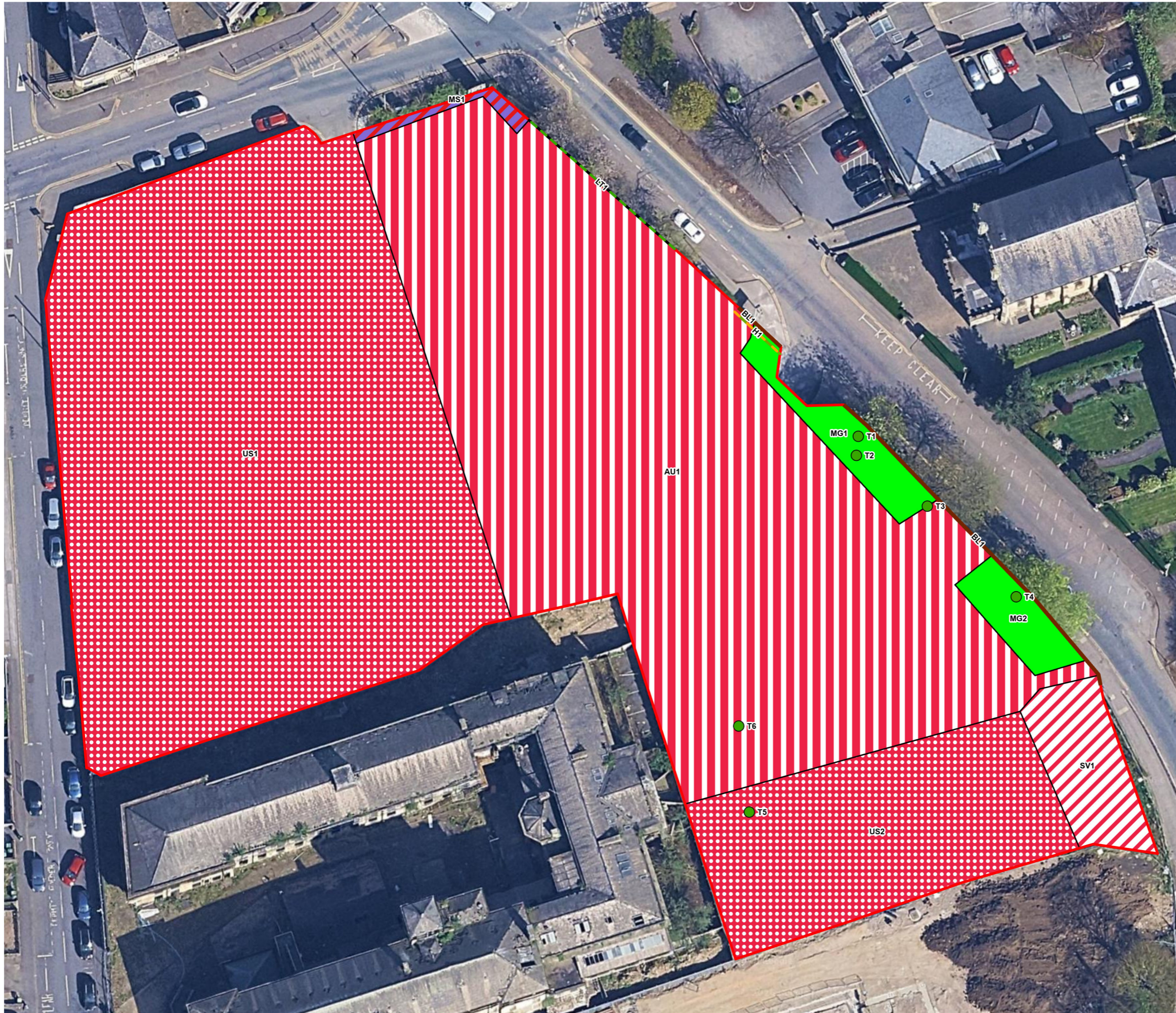
Trading rules satisfied?	No - Check Trading Summaries ▲
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Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Habitat units</i>	10.00%	0.76	0.84	0.11
<i>Hedgerow units</i>	10.00%	0.07	0.07	0.01
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00

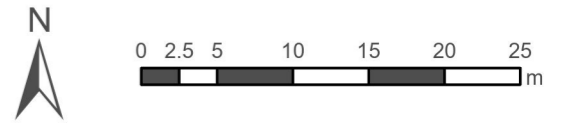
No additional watercourse units required to meet target ✓

APPENDICES

APPENDIX A: SITE BOUNDARY AND ON-SITE HABITATS AND AREAS



- Site Boundary (0.926Ha)
- Baseline Habitats**
- g4 - Modified grassland (0.026Ha)
- h3h - Mixed scrub (0.003Ha)
- u1b - Developed land; sealed surface (0.399Ha)
- u1f - Sparsely vegetated land (0.024Ha)
- u1c - Unvegetated, unsealed surface (0.474Ha)
- h2b - Non-native and ornamental hedgerow (0.008km)
- u1e - Built linear feature (0.059km)
- w33 - Line of trees (0.026km)
- Urban Trees (6 No.)



Project Details	WIE21403-125: TRU: Fitzwilliam Street
Figure Title	Figure 2: Baseline Habitats
Figure Ref	21403125-WAT-XX-XX-GS-N-750002_P03
Date	April 2026
File Location	WIE21403-125\9_GIS\21403125-WAT-XX-XX-GS-N-75

APPENDIX B: LEGISLATION AND POICY

Environment Act 2021

The Environment Bill was given Royal Assent in November 2021 and is now the Environment Act 2021. The Act includes a target to halt the decline of nature by 2030 and to strengthen the existing biodiversity duty through the introduction of a mandatory requirement to achieve at least 10% biodiversity net gain (BNG) for new developments in England. These requirements commenced on 12th February 2024. The BNG requirement is framed as a pre-commencement condition and that BNG information will need to be provided by the applicant as part of the planning application submission.

The act is supported by secondary legislation comprising six statutory instruments:

- The Biodiversity Gain (Town and Country Planning) (Consequential Amendments) Regulations 2024;
- The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024;
- The Biodiversity Gain Requirements (Exemptions) Regulations 2024;
- The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024;
- The Biodiversity Gain (Town and Country Planning) (Modifications and Amendments) (England) Regulations 2024; and,
- The Biodiversity Gain Site Register Regulations 2024.

National Planning Policy

National Planning Policy Framework, 2023

The National Planning Policy Framework (NPPF) was published in 2012 and last updated December 2023¹⁶. Section 15 (outlined below) of the NPPF, 'Conserving and Enhancing the Natural Environment', is of relevance to this report. No significant changes to Section 15 are noted between the 2021¹⁷ and 2023 update. The Government Circular 06/2005¹⁸ - Biodiversity and Geological Conservation: Statutory Obligations and Their Impact within the Planning System, remains valid and is still referenced within the NPPF.

Of particular significance with respect to biodiversity in the NPPF revision, is the amendment to para 175(d) of the NPPF 2019 (now para 180(d) of the NPPF 2021), which now requires opportunities to incorporate biodiversity improvements in and around Proposed Development, rather than simply making it optional. This demonstrates further steps taken by the government

¹⁶ Department for Levelling Up, Housing and Communities (2023): National Planning Policy Framework

¹⁷ Ministry of Housing, Communities and Local Government (2021): National Planning Policy Framework

¹⁸ Department of Communities and Local Government (2005): Circular 06/05: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

towards achieving the 25 Year Environment Plan (2018). Otherwise, there have been no further changes to the wording of “Conserving and enhancing the natural environment” Chapter of the NPPF.

The NPPF encourages the planning system to contribute to and enhance the natural and local environment. This should be achieved by:

- “Protecting and enhancing valued landscapes, Sites of biodiversity or geological value and soils (in a manner commensurate with their statutory status or identified quality in the development plan);
- recognising the intrinsic character and beauty of the countryside, and the wider benefits from natural capital and ecosystem services – including the economic and other benefits of the best and most versatile agricultural land, and of trees and woodland;
- maintaining the character of the undeveloped coast, while improving public access to it where appropriate;
- minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures;
- preventing new and existing development from contributing to, being put at unacceptable risk from, or being adversely affected by, unacceptable levels of soil, air, water or noise pollution or land instability. Development should, wherever possible, help to improve local environmental conditions such as air and water quality, taking into account relevant information such as river basin management plans; and
- Remediating and mitigating despoiled, degraded, derelict, contaminated and unstable land, where appropriate”.

The NPPF also stipulates that Local Planning Authorities (LPAs), when determining planning applications, should apply the following principles:

- “If significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative Site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- development on land within or outside a Site of Special Scientific Interest, and which is likely to have an adverse effect on it (either individually or in combination with other developments), should not normally be permitted. The only exception is where the benefits of the development in the location proposed clearly outweigh both its likely impact on the features of the Site that make it of special scientific interest, and any broader impacts on the national network of Sites of Special Scientific Interest;
- development resulting in the loss or deterioration of irreplaceable habitats (such as ancient woodland and ancient or veteran trees) should be refused, unless there are wholly exceptional reasons, and a suitable compensation strategy exists; and

- development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity.”

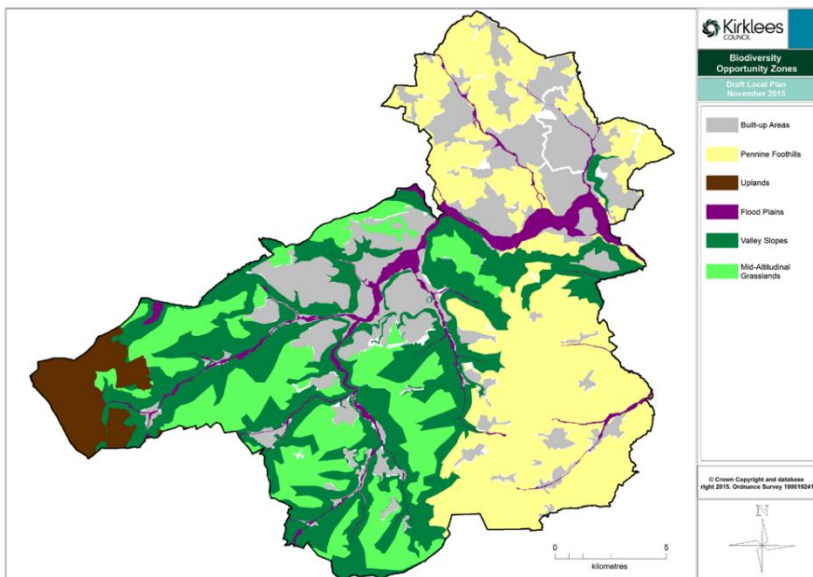
National Planning Practice Guidance, 2024

The Government’s National Planning Practice Guidance¹⁹ (NPPG) is intended to provide guidance to local planning authorities and developers on the implementation of the planning policies set out within the NPPF. The guidance of most relevance to ecology and biodiversity is the Natural Environment Chapter, which explains key issues in implementing policy to protect biodiversity, including local requirements. In addition, to the biodiversity net gain guidance ²⁰ which requires development to have a positive impact (‘net gain’) on biodiversity by delivering at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of the on Site habitat.

Local Planning Policy

Biodiversity Opportunity Zones and Wildlife Habitat Network

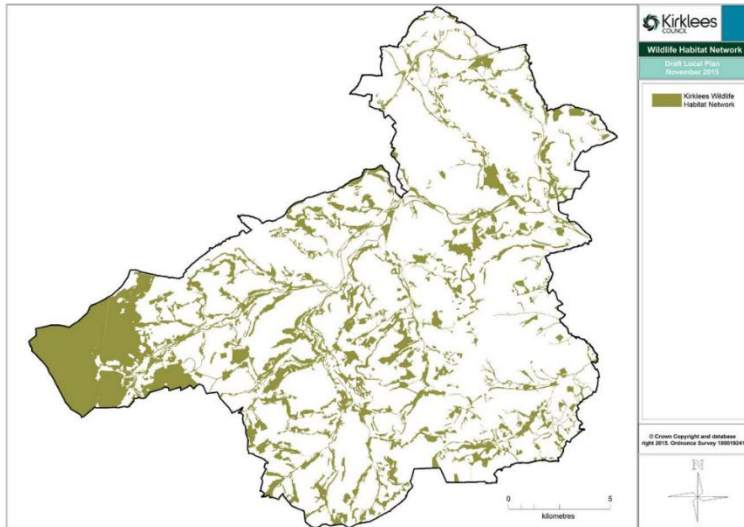
Kirklees Council are currently developing the Local Nature Recovery Strategy. It is understood that this will be informed by the biodiversity opportunity zones and wildlife habitat network which are under review. Kirklees Biodiversity Opportunity Zones



¹⁹ Department for Communities and Local Government. (2024). *National Planning Practice Guidance*. Available at: <https://www.gov.uk/government/collections/planning-practice-guidance#full-publication-update-history>.

²⁰ Department for Communities and Local Government. (2024). *National Planning Practice Guidance*. Available at: <https://www.gov.uk/guidance/biodiversity-net-gain>.

Kirklees Biodiversity Opportunity Zones



Local Biodiversity Action Plan

At a local level, the Site is covered by the Kirklees Biodiversity Action Plan 2009.

This Biodiversity Action Plan identifies six broad habitat types which have individual action plans enabling these to be prioritised in biodiversity work. 19 UK Habitats of Principal Importance are identified within this BAP, and three Local Habitats of Principal Importance. Scrub habitats are identified amongst these three, and are present within the site. However, these are mentioned with regards to primarily scrub in Valley Slopes and Pennine Foothills or amongst Open Mosaic Habitats on Previously Developed Land hosting the most importance.

Relevant Local Planning Policies

Biodiversity and Development

Development must:

- Avoid significant biodiversity loss through avoidance, mitigation, or compensation;
- Minimize impacts and provide net biodiversity gains with enhancements and habitat creation;
- Protect and enhance the Kirklees Wildlife Habitat Network, including creating new links where feasible;
- Integrate enhancements for priority species and habitats aligned with local Biodiversity Opportunity Zones.

LP31 - Strategic Green Infrastructure Network

The council prioritizes safeguarding and enhancing the Strategic Green Infrastructure Network and its assets.

Development within and near the Green Infrastructure Network must:

- Preserve or replace green infrastructure functions and connectivity.
- Integrate new or improved green infrastructure, such as greenspaces, woodlands, and street trees.
- Connect to existing and planned cycling, walking, and bridle routes, including the Core Walking and Cycling Network.
- Protect and enhance biodiversity and ecological links, particularly those connecting to the Kirklees Wildlife Habitat Network.

The council supports proposals for new or improved green infrastructure, provided they align with other Local Plan policies.

APPENDIX C. GOOD PRACTICE PRINCIPLES

The Scheme has been guided by the 10 Biodiversity Net Gain Good Practice Principles²¹ and will continue to do so when seeking to provide suitable off-site BNG delivery.

Table 4: Good practice BNG Principles

Principle	Definition
Principle 1. Apply the Mitigation Hierarchy	Do everything possible to first avoid and then minimise impacts on biodiversity. Only as a last resort, and in agreement with external decision-makers where possible, compensate for losses that cannot be avoided. If compensating for losses within the development footprint is not possible or does not generate the most benefits for nature conservation, then offset biodiversity losses by gains elsewhere.
Principle 2. Avoid losing biodiversity that cannot be offset by gains elsewhere	Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.
Principle 3. Be inclusive and equitable	Engage stakeholders early, and involve them in designing, implementing, monitoring and evaluating the approach to Net Gain. Achieve Net Gain in partnership with stakeholders where possible, and share the benefits fairly among stakeholders.
Principle 4. Address risks	Mitigate difficulty, uncertainty and other risks to achieving Net Gain. Apply well-accepted ways to add contingency when calculating biodiversity losses and gains in order to account for any remaining risks, as well as to compensate for the time between the losses occurring and the gains being fully realised.
Principle 5. Make a measurable Net Gain contribution	Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.
Principle 6. Achieve the best outcomes for biodiversity	<p>Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:</p> <p>Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses.</p> <p>Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation.</p>

²¹ Biodiversity Net Gain: Good practice principles for development © CIEEM, CIRIA, IEMA, 2016.

Principle	Definition
	<p>Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels</p> <p>Enhancing existing or creating new habitat</p> <p>Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity</p>
Principle 7. Be additional	Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).
Principle 8. Create a Net Gain legacy	<p>Ensure Net Gain generates long-term benefits by:</p> <p>Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity;</p> <p>Planning for adaptive management and securing dedicated funding for long-term management;</p> <p>Designing Net Gain for biodiversity to be resilient to external factors, especially climate change;</p> <p>Mitigating risks from other land uses;</p> <p>Avoiding displacing harmful activities from one location to another; and</p> <p>Supporting local-level management of Net Gain activities</p>
Principle 9. Optimise sustainability	Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy.
Principle 10. Be transparent	Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders.

APPENDIX D: PHOTOGRAPHS



Photograph 1 – Unsealed surface US1 to the west of the Site now self-seeded.



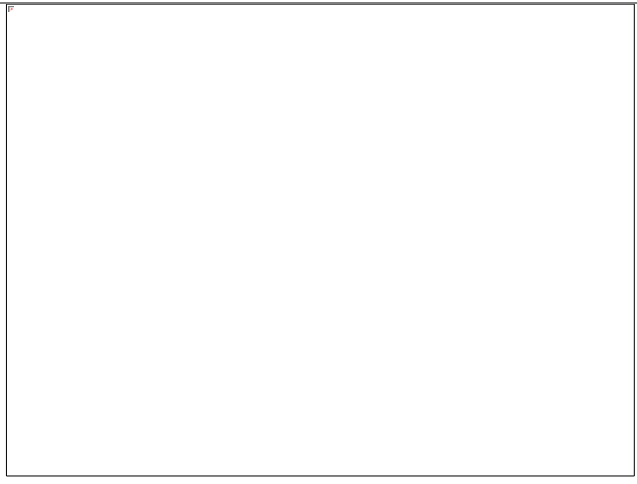
Photograph 2 – Unsealed surface US2 to the South of the Site, now self-seeded



Photograph 3 – Trees T5 and T6 removed from car park since the 2025 EclA.



Photograph 4 – Trees identified as *Laurus nobilis*, reclassified as *Ilex aquifolium*



Photograph 5 – Sparsley Vegetated Land SV1 to the southeast of the Site, with items stored on top.




Photograph 6 – Modified Grassland MG1 to the east of the Site, with some items and debris scattered on top.



Photograph 7 – Area between MG1 and MG2 showing that most items stored on sealed surface but some may overlap onto MG1 and MG2

Photograph 7 – Habitat parcel MG1 looking east

APPENDIX E: BIODIVERSITY NET GAIN HEADLINE RESULTS

TransPennine Route Upgrade		<div style="border: 1px solid black; border-radius: 10px; padding: 5px; display: inline-block;">Return to results menu</div>	
Headline Results			
Scroll down for final results 			
On-site baseline	Habitat units	0.76	
	Hedgerow units	0.07	
	Watercourse units	0.00	
On-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.73	
	Hedgerow units	0.07	
	Watercourse units	0.00	
On-site net change <small>(units & percentage)</small>	Habitat units	-0.03	-4.24%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Off-site baseline	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site post-intervention <small>(Including habitat retention, creation & enhancement)</small>	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Off-site net change <small>(units & percentage)</small>	Habitat units	0.00	0.00%
	Hedgerow units	0.00	0.00%
	Watercourse units	0.00	0.00%
Combined net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	Habitat units	-0.03	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Spatial risk multiplier (SRM) deductions	Habitat units	0.00	
	Hedgerow units	0.00	
	Watercourse units	0.00	

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