Biodiversity Net Gain Report	
For:	North Park (Birchencliffe) Ltd.
Site:	Lumb Lane Nurseries, Lumb Lane, Huddersfield, HD4 6SZ
Report Date:	19th November 2025
Report Reference:	SQ-3571.B

Client:	North Park (Birchencliffe) Ltd
Site Name:	Lumb Lane Nurseries, Lumb Lane, Huddersfield, HD4 6SZ
Report:	Biodiversity Net Gain Assessment
Survey Dates:	12th August 2025
Surveyed by:	Aimee McManus BSc (Hons) and Marie McAvan BSc (Hons) MSc

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
1	1	Draft	13th August 2025	Aimee McManus BSc (Hons) - Estrada Ecology Ltd	Marie McAvan BSc (Hons) MSc – Estrada Ecology Ltd
1	Draft for Submission	Final	20th August 2025	Aimee McManus BSc (Hons) - Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM, Estrada Ecology Ltd
1	V2	Amendment	19th November 2025	Aimee McManus BSc (Hons) - Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM, Estrada Ecology Ltd

Contents:

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

1 Executive Summary

1.1 For the proposed development scheme for the site, a net gain of 75.48% for area habitat units is calculated, with a value for linear habitats calculated with a net gain of 13.38%. Furthermore, the Trading Summaries have been satisfied by the proposed development scheme.

1.2 Achievement of the target is dependent upon meeting the required criteria and maintaining habitat conditions. Supplementary recommendations are detailed herein.

2 Introduction

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

2.2 Biodiversity Metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for the development proposal. The calculations were required for submission as part of a planning application, in accordance with local and national planning policies.

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

3 Baseline and Post Development Scheme Designs

3.1 The UK HABS habitat classification map in Figure 1 summarises the habitats identified via field survey (August 2025).

3.2 Figure 2 presents the post-development habitat plan for the scheme's design.

3.3 A narrow watercourse was recorded immediately north of the site, beyond the 5 m buffer. Based on its form, the feature is best classified as **UKHab r1 – Standing open water and canals (Ditch – 50)** rather than a natural river or stream. It follows a straight boundary-aligned course, likely modified for agricultural drainage, and appears to hold water intermittently. As it lies outside the site boundary, it is not included in the biodiversity metric calculations but is noted here for completeness.

3.4 Figure 3 presents the summary of the DEFRA Statutory Biodiversity Metric calculations.

3.5 Appendix One presents the current proposed development schemes used within the Metric calculations.

Figure 1: UK HABS Habitat Classification Map (Baseline)

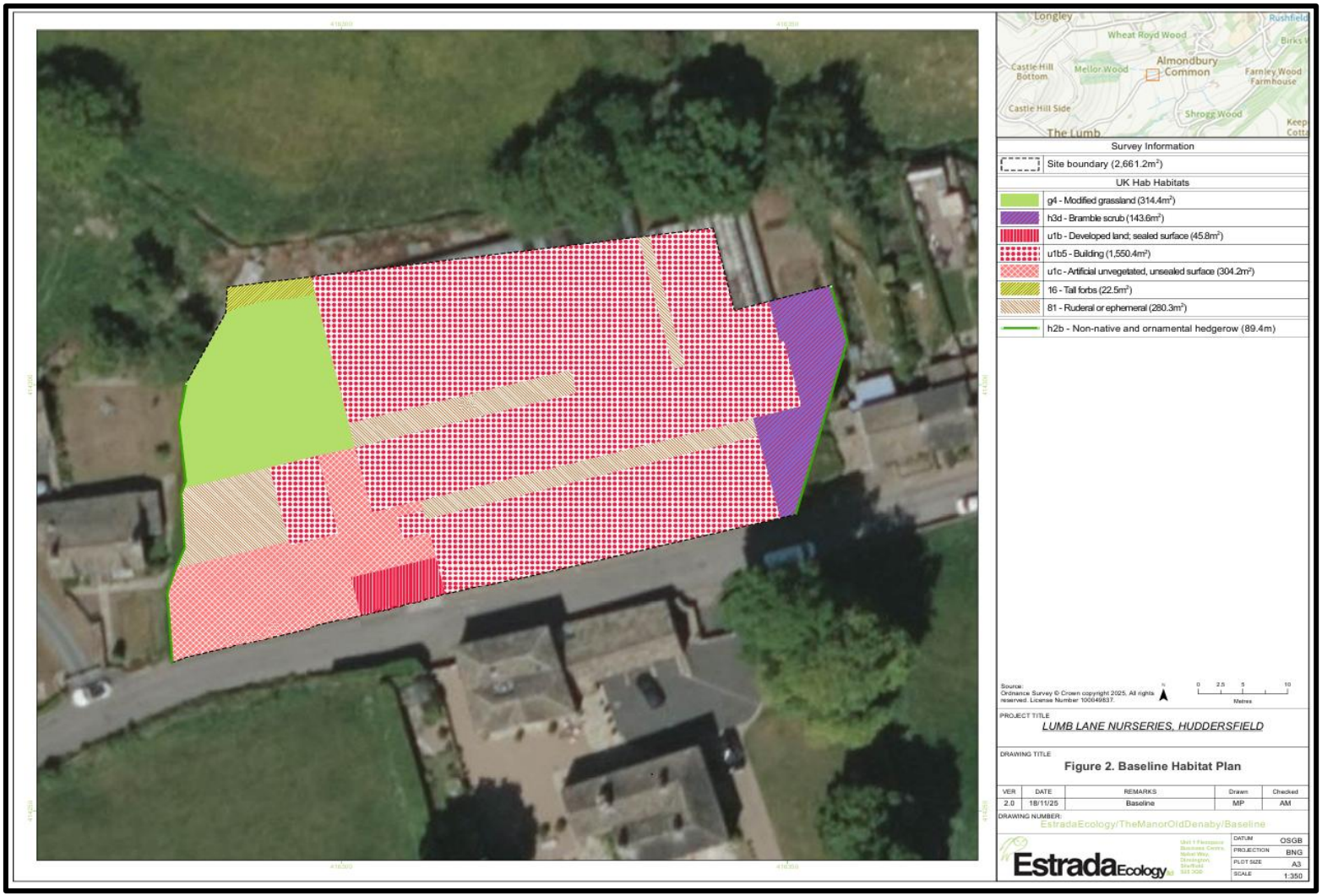
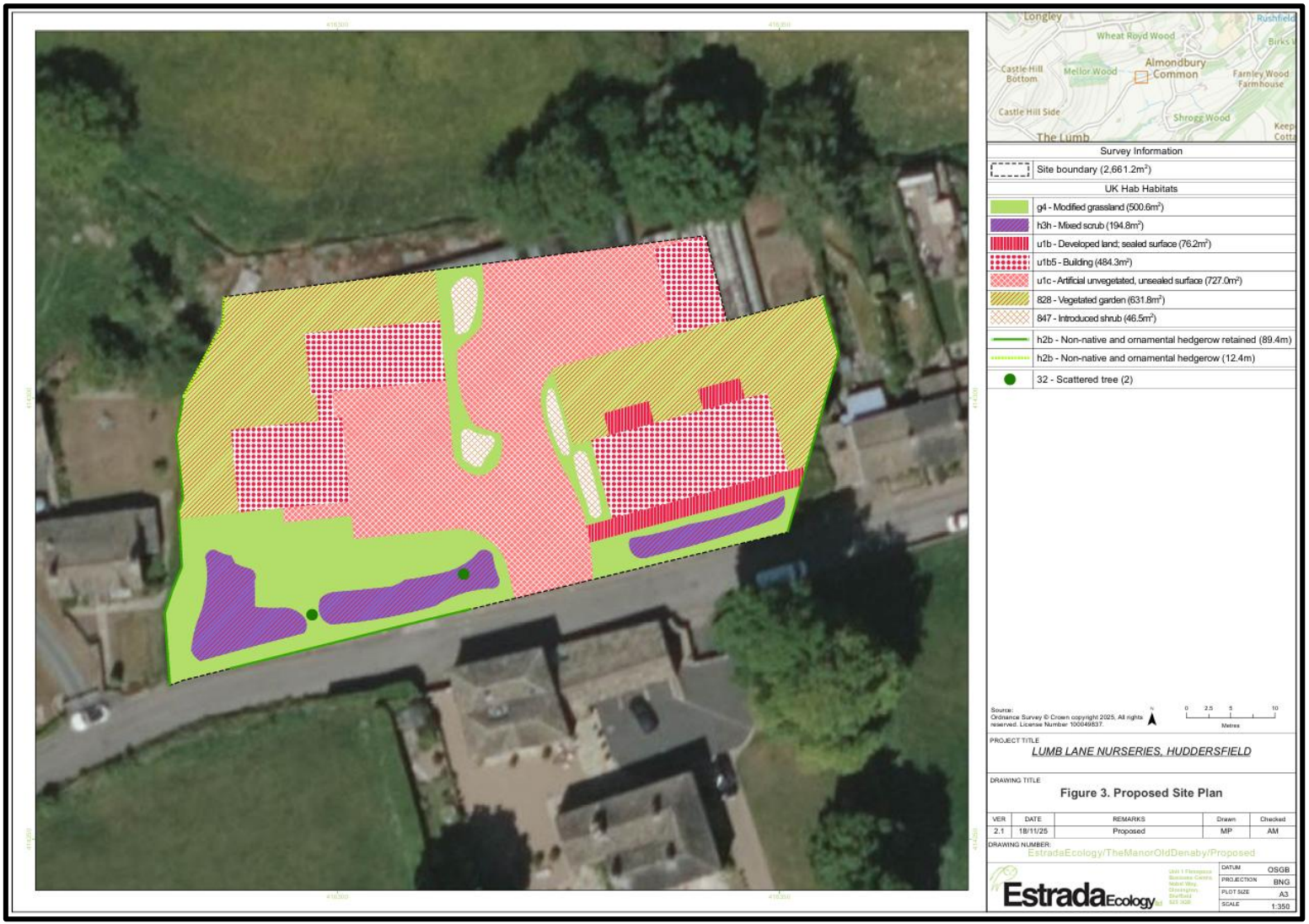


Figure 2 : UK HABS Habitat Classification Map (Post-development)



4 Methodology

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

4.2 Baseline habitats were surveyed, and their condition assessed during a site assessment within the growing season and based on the UK HABS Habitat Classification map (Figure 1).

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

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

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

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

- The site falls within land designated as Green Belt under Kirklees Council policy. However, it has also been described as "grey belt" land, a planning term increasingly used to identify previously developed or degraded areas within the Green Belt that no longer exhibit the qualities typically associated with open countryside. This

description is considered appropriate in this case, as the site is characterised primarily by buildings and hardstanding, lacking the openness and rural qualities that Green Belt policy is intended to protect.

- For the purposes of this BNG assessment, and to ensure consistency with formal local planning designations, the site has nonetheless been recorded as Green Belt and formally identified. This approach aligns with policy while recognising that the site's character reflects many of the attributes associated with "grey belt" land.

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

4.5 Post-development habitat measurements and calculations for the site were supplied by the project architect.

5 Limitations

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

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

6 Biodiversity Net Gain

6.1 The total baseline for biodiversity units for the site were calculated at 0.21 area habitat units and 0.10 linear hedgerow units. No watercourse units were calculated at the baseline. No irreplaceable habitats are present at the baseline. Justifications for target conditions and strategic significance outlined in the Metric comments.

6.2 The site post-development is calculated to have a total value of 0.37 area habitat units, and 0.12 hedgerow units.

7 Overall Development

7.1 Overall, the proposals for the current development scheme will result in a net gain of 0.16 (2 d.p.) area units, representing a **75.48% net gain** for area habitats.

7.2 Furthermore, the proposals for the current development scheme will result in a net gain of 0.01 (2 d.p.) area units, representing a **13.38% net gain** for linear habitats.

Figure 2: Summary of DEFRA Metric Calculations Results.

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	0.16
	Hedgerow units	0.01
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	75.48%
	Hedgerow units	13.38%
	Watercourse units	0.00%
Trading rules satisfied?		Yes ✓

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.21	0.23	0.00
Hedgerow units	10.00%	0.10	0.11	0.00
Watercourse units	10.00%	0.00	0.00	0.00

8 Summary and Recommendations

8.1 The proposed development scheme, subject to the inclusion of specified landscaping provisions, will deliver a net gain for both habitat and hedgerow units, ensuring compliance with biodiversity net gain requirements and trading rules.

8.2 Mixed Scrub is proposed within the scheme to balance the trading summaries and replace the baseline loss of bramble scrub. This should be planted to the south of the development in an accessible area, with a target of 'poor' condition, this must be an equal composition of five to seven native woody species, suggestions are provided in Appendix Two.

8.3 The planting of two new native trees, with a target condition of 'poor', are proposed. While not essential to meeting the trading summaries, these trees would provide additional ecological and amenity value.

8.4 It is recommended that habitats are subject to a Habitat Management and Monitoring Plan (HMMP) to ensure successful establishment, appropriate long-term management, and the achievement of a minimum 10% biodiversity net gain. Monitoring should focus primarily on the newly planted trees and mixed scrub, as these are required to meet trading rules and condition targets. For other amenity habitats, such as introduced shrub, formal monitoring is not required; however, any losses (e.g. planting failure) must be replaced to maintain the proposed scheme.

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

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

References

Environment Bank (2015) Biodiversity Impact Calculator – Guidance for Use. Environment Bank.

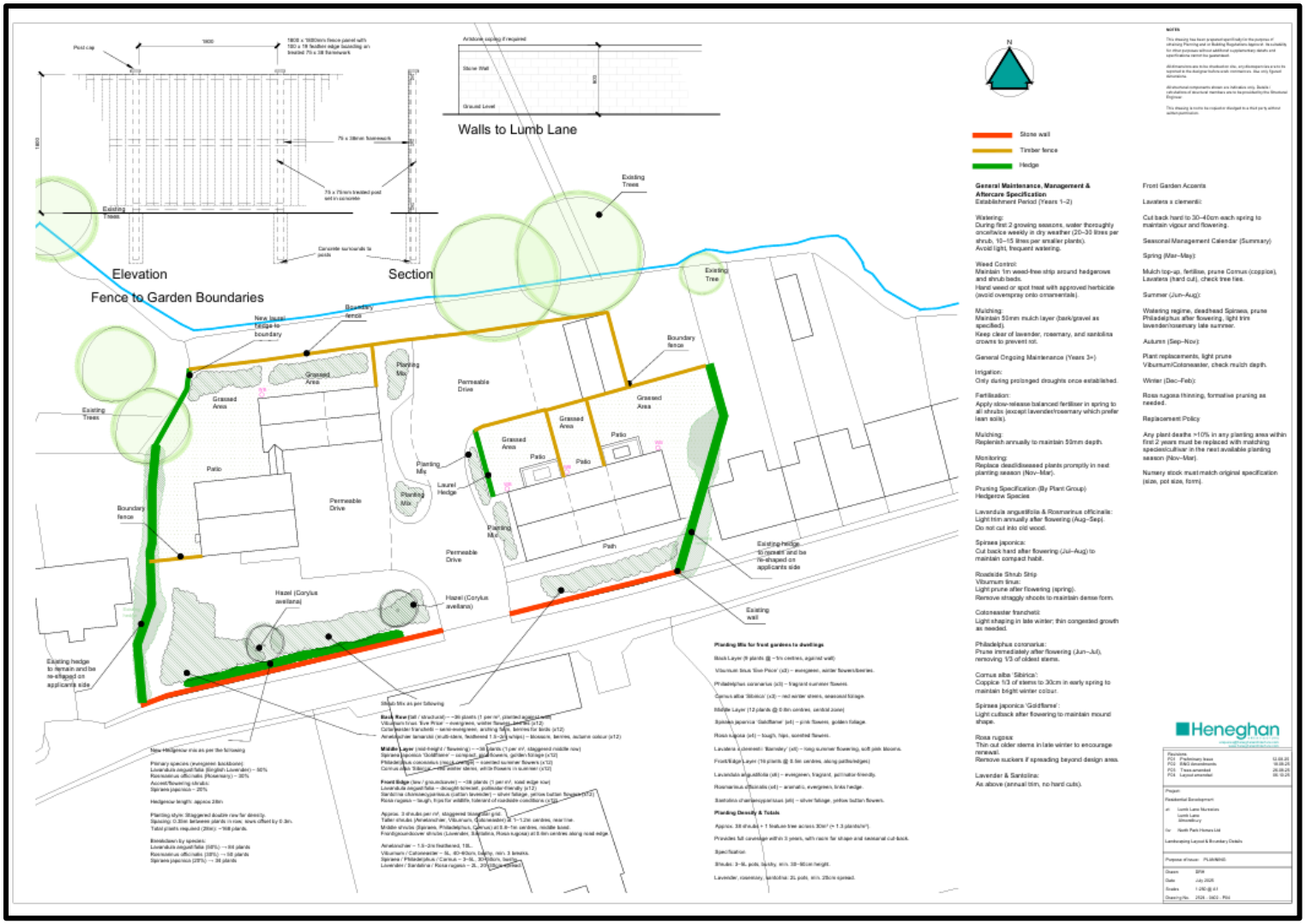
Environment Bank (2016) Biodiversity Accounting – An introduction. Environment Bank.

Environment Bank (2021) The Environment Bill and Biodiversity Net Gain Delivery. Available online at https://www.environmentbank.com/blog/the-environment-bill-and-biodiversity-net-gain-delivery-what-planning-authorities-need-to-know/) (February 2024)

DEFRA (2025) The Statutory Biodiversity Metric User Guide

UK HABS (2023) The UK Habitat Classification : Habitat Definitions. Version 2.0

Appendix One: Proposed development/landscaping scheme used within the metric – Heneghan Architecture



Appendix Two: Suggested native mixed scrub species to be incorporated within the landscaping scheme.

Species (Common name)	Latin name	Wildlife Value
Hawthorn	Crataegus monogyna	Dense cover for nesting birds; nectar and berries for insects, birds, and mammals.
Blackthorn	*Prunus spinosa*	Early spring blossom supports pollinators; sloes provide autumn food for birds and mammals.
Hazel	*Corylus avellana*	Nuts eaten by dormice, squirrels, and birds; catkins provide early pollen source.
Dog rose	*Rosa canina*	Nectar for pollinators; hips provide autumn/winter food for birds and small mammals.
Guelder rose	*Viburnum opulus*	Flowers attract pollinators; berries support thrushes and other birds; good autumn colour.
Field maple	*Acer campestre*	Nectar for insects, leaves for moth larvae, seeds for birds and mammals.
Goat willow	*Salix caprea*	Catkins are vital early nectar source for bees; leaves host many moth caterpillars.
Elder	*Sambucus nigra*	Flowers attract insects; berries are a key autumn food source for birds.