



# **FUTURES**ECOLOGY

Sally Marshall

**The Bothy, Holme**

**BIODIVERSITY IMPACT ASSESSMENT (BIA)**

Report Reference Number: FE596/BIA01

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## **1.0 INTRODUCTION**

- 1.1 The following report has been prepared by Futures Ecology Ltd. on behalf of Sally Marshall. This summary report presents the results of the Biodiversity Impact Assessment (BIA) calculations using the Statutory Biodiversity Metric (SBM) Calculation Tool produced in respect of proposals for the development of land at The Bothy, Holme (grid reference: SE 15040 08504).

### **SITE LOCATION AND CONTEXT**

- 1.2 The Site was c. 0.48ha in extent and located to the east of Holmfirth, c. 8km south of Huddersfield, West Yorkshire.
- 1.3 The Site comprised a small field of poor semi-improved grassland. At the time of the survey, some habitat creation had already begun. This comprised the creation of wildflower meadow planting areas. The southern area was largely vegetated with wildflowers so has been mapped as 'Other neutral grassland' due to fitting these criteria. The northern area was largely bare ground, and as such this area was considered to have been (temporarily) degraded. As such, it has been mapped as 'Modified grassland', to match the surrounding area. A line of individual trees had been recently planted along the southern Site boundary. These have not been mapped in the baseline due to their diameter being well under 7.5cm. There was also a small fenced off area mown shorter with planted beds in the east, which is not shown on the plan as it was considered to be part of the poor semi-improved grassland field, and a small rectangle of hardstanding in the southeast.
- 1.4 The Site was bound by minor access lanes to the south and northwest, an arable field to the north, and small plot of residential dwellings to the east. The wider landscape consisted of largely agricultural land with some smallholdings and farms. Shaley Wood was located c. 160m southwest. Further out, the landscape became more urban, with the Site located c. 700m east of the centre of Holmfirth, and c. 1.1km southwest of the centre of New Mills.

### **DEVELOPMENT PROPOSALS**

- 1.5 The Site proposals comprise the erection of a small Shepherd's hut, wildflower meadow planting in the centre, a small reed bed pond, and native landscape planting (Proposed Concept and Overview, JTDesign, 2025).

## **2.0 METHODOLOGY**

### **FIELD SURVEY – HABITATS**

#### **Personnel**

- 2.1 The Phase 1 habitat survey and protected species assessment was conducted by D. Heppenstall BSc (Hons). D. Heppenstall has over 1 years' experience in ecological

consultancy and is appropriately qualified for the surveys based on the CIEEM competencies.

### **Habitat Appraisal**

- 2.2 A Phase 1 Habitat Survey of the Site was completed by D. Heppenstall of Futures Ecology Ltd. on the 28<sup>th</sup> August 2025.
- 2.3 Survey methodology followed guidance from Joint Nature Conservation Committee (JNCC) 2016<sup>1</sup> comprising a walkover of the survey area mapping (using JNCC standard habitat codes) and broadly describing and classifying the principal habitat types and identifying the dominant plant species present within each habitat type, noting any features of interest. The frequencies at which plant species occurred were noted using the DAFOR<sup>2</sup> method<sup>3</sup>. Whilst the plant species lists obtained should not be regarded as exhaustive, sufficient information was obtained to determine broad habitat types.
- 2.4 The Statutory Biodiversity Metric works best where habitat types are classified using the UK Habitats Classification methodology (UKHab Ltd., 2023)<sup>4</sup>. Therefore, habitats were also described and evaluated in accordance with the UK Habitats Classification methods aligning the assessed habitats with the Biodiversity Metric habitat types.
- 2.5 The surveys used were sufficient to determine the Statutory Biodiversity Metric habitat types present onsite and to fully inform the Biodiversity Impact Assessment (BIA) using the Statutory Biodiversity Metric (SBM). This information was used to adequately map the onsite habitats to inform the BIA.
- 2.6 A summary of the habitats present onsite is provided within the report including the UK Hab equivalent habitats for the purpose of the Biodiversity Impact Assessment (BIA).

### **Habitat Condition Assessment (HCA)**

- 2.7 Habitat condition was assessed and assigned during the Phase 1 assessment following the guidance from the 'The Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology' excel document (Natural England, February 2024) which accompanies the Statutory Biodiversity Metric. Assessment criteria were followed for each broad habitat type, to determine the condition of each habitat.

### **Soil Type**

- 2.8 Soil type was determined from Land Information System (LandIS)<sup>5</sup>.

### **Strategic Significance**

- 2.9 Strategic significance is the local significance of the habitat based on its location and habitat type.

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<sup>1</sup> JNCC (2016) *Handbook for Phase1 Habitat Survey – a technique for environmental audit*. ISBN 0 86139 636 7

<sup>2</sup> DAFOR: D=dominant, A=abundant, F=frequent, O=occasional, R=Rare, L=Locally

<sup>3</sup> WJ Sutherland (August 2006) *Ecological Census Techniques. A Handbook*, 2nd Edition. ISBN: 9780521606363

<sup>4</sup> UKHab Ltd. (July 2023) UK Habitat Classification Version 2.0 <https://ukhab.org/>

<sup>5</sup> <https://www.landis.org.uk/soilscapes/>

- 2.10 The Statutory Biodiversity Metric assigns strategic significance based on the Local Nature Recovery Strategy (LNRS) and descriptions set out in table 7 of the Statutory Metric User Guide (July 2024)<sup>6</sup>.
- 2.11 In the absence of an LNRS, the relevant planning authority should specify alternative documents for assigning strategic significance whilst an LNRS is put in place. The strategic significance is then based on the alternative documents and the descriptions set out in table 8 of the Statutory Metric User Guide (July 2024)<sup>7</sup>. If no alternative documents are specified by the relevant planning authority medium strategic significance can be assigned when the criteria in table 8 are met.
- 2.12 West Yorkshire Combined Authority (WYCA) has been appointed by DEFRA to be the Responsible Authority<sup>8</sup> to lead on the development of the LNRS for West Yorkshire. However, WYCA has not yet produced a LNRS, and has not provided alternative documents. Despite this, Kirklees Council has published a Biodiversity Net Gain Technical Advice Note (June 2021<sup>9</sup>). Section 5.1.2 within this document sets out the following definitions for determining strategic significance:
- *High strategic significance: Any habitat parcel within a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network. Any Habitat of Principal Importance within Kirklees located within the associated Biodiversity Opportunity Zone (As seen within Table 1).*
  - *Medium strategic significance: Any habitat parcel not designated as above but directly adjoining such a habitat.*
  - *Low Strategic Significance: Habitat parcels not within or adjacent to a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network.*
- 2.13 Supporting documents for the determination of strategic significance are provided in Appendix B.

## **BIODIVERSITY IMPACT ASSESSMENT (BIA)**

- 2.14 To quantify deliverable net gain for the Site, the baseline value of the habitats within the Site have been calculated utilising the Statutory Biodiversity Metric.

### **Survey Limitations**

- 2.15 The habitat survey was carried out during the optimal period for surveys (April – September). As such, no survey limitations are anticipated.

## **3.0 BASELINE ECOLOGY**

- 3.1 The baseline habitats are shown on Figure 1.

<sup>6</sup> DEFRA (February 2024) The Statutory Biodiversity Metric. User Guide.

<sup>7</sup> DEFRA (February 2024) The Statutory Biodiversity Metric. User Guide.

<sup>8</sup> <https://www.gov.uk/government/publications/local-nature-recovery-strategies-areas-and-responsible-authorities#full-publication-update-history>

<sup>9</sup> <https://www.kirklees.gov.uk/beta/planning-applications/pdf/biodiversity-net-gain-technical-advice-note.pdf>

- 3.2 A summary of the habitats present is provided in Table 1 below. This includes the Biodiversity Metric Habitat Type and the equivalent Phase 1 habitats, as well as a brief description of the habitats and the condition assessments for the purpose of the BIA.
- 3.3 The habitat condition assessment sheets are provided in Appendix B.

**Table 1: Summary of Habitats**

Phase 1 Habitat	Biodiversity Metric Habitat Type	Brief Description and Habitat Condition Assessment (HCA)
<b>Area Habitats</b>		
Poor semi-improved grassland	Modified grassland	The Site comprised a small field with a low species diversity (5.6 species per m <sup>2</sup> ).  Passes: B, C, D, E, F, G Fails: A  <b>Condition: Poor (passes 6 criteria but fails essential criterion A)</b>
Neutral grassland	Other neutral grassland	A small area of planted wildflower meadow was present in the centre of the Site.  Passes: D, E Fails: A, B, C, F  <b>Condition: Poor (passes 2 criteria, fails essential criterion F)</b>
Hardstanding	Developed land; sealed surface	A small hardstanding rectangle for car parking was present in the southeast of the Site.  <b>Condition assessment N/A</b>

**Soil Type**

- 3.4 The Site is located entirely within a parcel mapped as Soilscape 6; this is described as freely draining slightly acid loamy soils. This information was provided by LandIS<sup>5</sup> and broader details of the soil structure can be found below:
- Drainage: Freely draining; drains to local groundwater and rivers
  - Fertility: Low
  - Landcover: Arable and grassland
  - Habitats: Neutral and acid pastures and deciduous woodlands; acid communities such as bracken and gorse in the uplands
  - Carbon: Low

**Strategic Significance**

- 3.5 Strategic significance has been applied to the baseline habitats as described in the methodology.

3.6 Table 2 provides a summary of the strategic significance applied to the baseline habitats.

**Table 2: Summary of Strategic Significance of Baseline Habitats**

Strategic Significance	Applicable habitats	Justification for Statutory Significance applied
High	None	No habitat parcels fall into the definition for 'High' strategic significance as set out by the Technical Advice Note <sup>9</sup> : "Any habitat parcel within a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network. Any Habitat of Principal Importance within Kirklees located within the associated Biodiversity Opportunity Zone". All habitats fall into a 'Mid-Altitudinal Grasslands' Biodiversity Opportunity Zone, however there are no Habitats of Principal Importance on-site from Table 1 of the Technical Advice Note.
Medium	None	No habitat parcels fall into the definition for 'Medium' strategic significance as set out by the Technical Advice Note <sup>9</sup> : "Any habitat parcel not designated as above but directly adjoining such a habitat."
Low	All habitats	N/A

### **Baseline Summary**

From the completed Statutory Biodiversity Metric, the value of the existing on-site habitats is **1.02 Area Habitat Units** (see Appendix A).

## **4.0 BIODIVERSITY IMPACT ASSESSMENT**

- 4.1 In accordance with the NPPF (December 2024)<sup>16</sup> and Policy LP30: Biodiversity & Geodiversity of the Kirklees Local Plan, the aim is to generate a measurable net gain for biodiversity. This is also referred to in Policy 13: Protecting Wildlife and Securing Biodiversity Net Gain of the Holme Valley Neighbourhood Development Plan.
- 4.2 The Environment Act 2021<sup>17</sup> became mandatory on 12<sup>th</sup> February 2024 and requires a minimum 10% net gain in biodiversity units.
- 4.3 Figure 2 outlines the habitat areas post development across the Site.
- 4.4 The proposed habitats are based on the 'Proposed Concept and Overview' plan produced by JTDdesign, 2025.

<sup>16</sup> Ministry of Housing, Communities & Local Government (December 2024). National Planning Policy Framework. London

<sup>17</sup> <https://www.legislation.gov.uk/ukpga/2021/30/contents/enacted>

### Retained / Lost Habitats

- 4.5 The majority of the poor semi-improved grassland and the entirety of the other neutral grassland and hardstanding will be retained within the development. Small areas of the poor semi-improved grassland in the northern corner and southern section of the Site will be lost under the footprint of the development.

### Created Habitats

- 4.6 The proposals for the Site include a shepherd's hut [Urban: Developed land; sealed surface] in the northern corner of the Site.
- 4.7 The existing hardstanding parking area in the south of the Site [Urban: Developed land; sealed surface] will be extended to make room for a larger parking and refuse area.
- 4.8 A landscape buffer composed of native individual trees [Individual tree: Urban tree] has been planted recently, prior to the site visit. These were too small to be mapped within the baseline habitats, so have been shown as created. As they were planted less than one year ago, the 'habitat created in advance' function has not been used.
- 4.9 A native hedgerow [Native hedgerow] is proposed along the northeastern Site boundary.
- 4.10 A small reed bed pond [Lakes: Ponds (non-priority habitat)] is proposed within the northern wildflower meadow area.

### Enhanced Habitats

- 4.11 An area in the centre of the Site (currently bare ground) will be seeded with a wildflower mix [Grassland; Other neutral grassland] to match the southern area.

### Post Development Summary

- 4.12 Post development, the onsite habitat retention and creation (Figure 2) with long-term management (for a minimum of 30 years) will achieve **1.32 Area Habitat Units** and **0.14 Hedgerow Units**. This is a **total net unit change of +0.30 (+29.21%) Habitat Units** and **+0.14 Hedgerow Units (% cannot be calculated due to zero baseline units)**.
- 4.13 The proposals for the Site **satisfy both the Area Habitat and Hedgerow trading rules**.

### Additional Enhancements

- 4.14 The above calculation does not account for the following additional enhancement measures that will be provided within the development as these cannot be quantified using the BM calculator. The inclusion of the following biodiversity enhancements with what has already been outlined above would be considered a benefit to biodiversity.
- Provision of bat and bird boxes throughout the Site;
  - Log piles to act as refugia for a range of species within areas of greenspace.

## 5.0 **GOOD PRACTICE PRINCIPLES FOR DEVELOPMENT**

5.1 The CIEEM Good Practice Principles for Development<sup>18</sup> provide an industry-standard to demonstrate that development projects have followed best practice. Table 3 below provides a summary of how these principles have been followed throughout this project.

**Table 3: Biodiversity Net Gain Good Practice Principles for Development Summary**

Principle	Justification of measures in place to achieve each Principle
<p><b>Principle 1: Apply the Mitigation Hierarchy</b> 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.</p>	<p>The majority of the on-site habitats are to be retained within the development. Certain losses of habitat could not be avoided and are to be lost under the footprint of the development. These losses will be compensated for with native tree, hedgerow and wildflower meadow planting.</p>
<p><b>Principle 2: Avoid losing biodiversity that cannot be offset by gains elsewhere</b> Avoid impacts on irreplaceable biodiversity - these impacts cannot be offset to achieve No Net Loss or Net Gain.</p>	<p>No irreplaceable habitats are present on-site.</p>
<p><b>Principle 3: Be inclusive and equitable</b> 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.</p>	<p>The metric results were provided as soon as available and disseminated to all relevant parties.</p>
<p><b>Principle 4: Address risks</b> 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.</p>	<p>All proposed habitats are required to meet Poor condition, which is considered achievable for the Site.</p>
<p><b>Principle 5: Make a measurable Net Gain contribution</b> Achieve a measurable, overall gain for biodiversity and the services ecosystems provide while directly contributing towards nature conservation priorities.</p>	<p>There is a 28.36% net gain in Area Habitat Units, and a net gain in Hedgerow Units.</p>

<sup>18</sup> <https://cieem.net/wp-content/uploads/2019/02/Biodiversity-Net-Gain-Principles.pdf>

<p><b>Principle 6: Achieve the best outcomes for biodiversity</b> Achieve the best outcomes for biodiversity by using robust, credible evidence and local knowledge to make clearly-justified choices when:</p> <ul style="list-style-type: none"> <li>• Delivering compensation that is ecologically equivalent in type, amount and condition, and that accounts for the location and timing of biodiversity losses</li> <li>• Compensating for losses of one type of biodiversity by providing a different type that delivers greater benefits for nature conservation</li> <li>• Achieving Net Gain locally to the development while also contributing towards nature conservation priorities at local, regional and national levels</li> <li>• Enhancing existing or creating new habitat</li> <li>• Enhancing ecological connectivity by creating more, bigger, better and joined areas for biodiversity</li> </ul>	<p>The on-site net gains in Area Habitat Units and Hedgerow Units will have a benefit for biodiversity and incorporate habitats which will have benefits for local wildlife populations, such as bats, nesting birds, hedgehogs, amphibians, invertebrates etc.</p>
<p><b>Principle 7: Be additional</b> Achieve nature conservation outcomes that demonstrably exceed existing obligations (i.e. do not deliver something that would occur anyway).</p>	<p>The net gains in Area Habitat Units and Hedgerow Units would not occur in the absence of this exercise.</p>
<p><b>Principle 8: Create a Net Gain legacy</b> Ensure Net Gain generates long-term benefits by:</p> <ul style="list-style-type: none"> <li>• Engaging stakeholders and jointly agreeing practical solutions that secure Net Gain in perpetuity<sup>19</sup></li> <li>• Planning for adaptive management and securing dedicated funding for long-term management</li> <li>• Designing Net Gain for biodiversity to be resilient to external factors, especially climate change</li> <li>• Mitigating risks from other land uses</li> <li>• Avoiding displacing harmful activities from one location to another</li> <li>• Supporting local-level management of Net Gain activities</li> </ul>	<p>The long-term management of the habitats created will be secured under a legal agreement.</p>
<p><b>Principle 9: Optimise sustainability</b> Prioritise Biodiversity Net Gain and, where possible, optimise the wider environmental benefits for a sustainable society and economy</p>	<p>The on-site net gains in Area Habitat Units and Hedgerow Units will have a benefit for biodiversity and people.</p>
<p><b>Principle 10: Be transparent</b> Communicate all Net Gain activities in a transparent and timely manner, sharing the learning with all stakeholders</p>	<p>Net gain information has been communicated in a transparent and timely manner to the applicant and wider design team.</p>

<sup>19</sup> Biodiversity compensation should be planned for a sustained Net Gain over the longest possible timeframe. For development in the UK, the expectation is that compensation sites will be secured for at least the lifetime of the development (e.g. often 25-30 years) with the objective of Net Gain management continuing in the future.

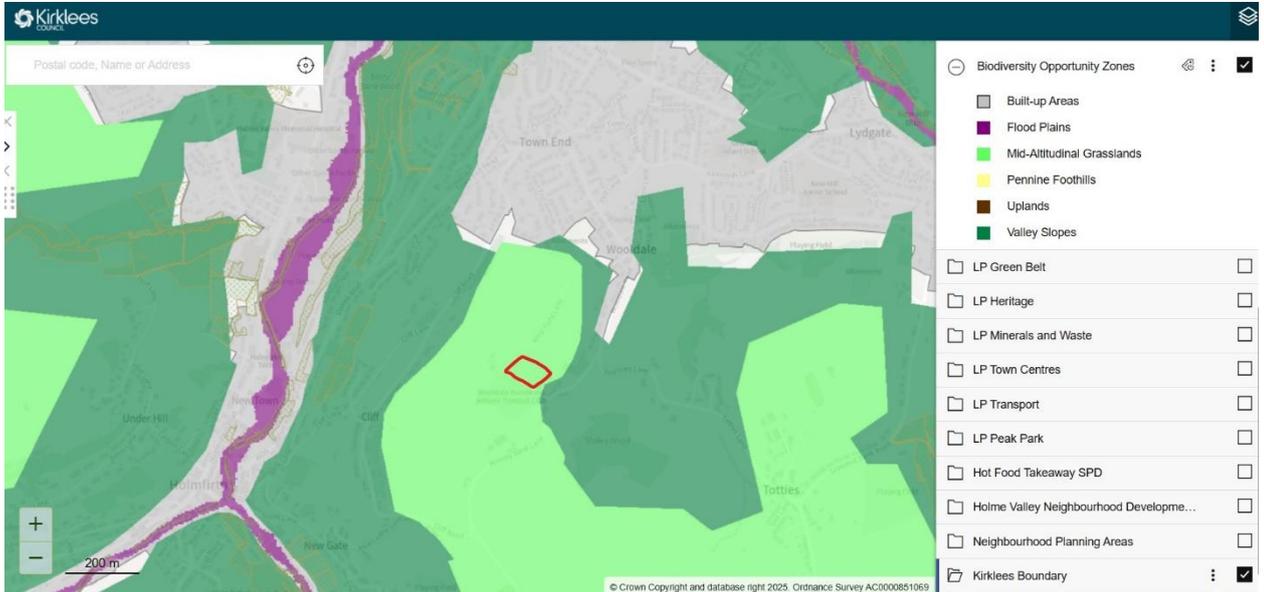
**APPENDIX A: STATUTORY BIODIVERSITY METRIC (SBM)**

The headline results are provided below. Please see the accompanying SBM (excel document) for further details.

The Bothy, Holme					
<b>Headline Results</b>				<a href="#">Return to results menu</a>	
Scroll down for final results					
On-site baseline	Area habitat units	1.02			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Area habitat units	1.32			
	Hedgerow units	0.14			
	Watercourse units	0.00			
On-site net change <small>(units &amp; percentage)</small>	Area habitat units	0.30	29.21%		Zero baseline units - % cannot be calculated
	Hedgerow units	0.14	N/A		
	Watercourse units	0.00	0.00%		
Off-site baseline	Area habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention <small>(Including habitat retention, creation &amp; enhancement)</small>	Area habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change <small>(units &amp; percentage)</small>	Area 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 &amp; off-site habitat retention, creation &amp; enhancement)</small>	Area habitat units	0.30			
	Hedgerow units	0.14			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
<b>FINAL RESULTS</b>					
Total net unit change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Area habitat units	0.30			
	Hedgerow units	0.14			
	Watercourse units	0.00			
Total net % change <small>(Including all on-site &amp; off-site habitat retention, creation &amp; enhancement)</small>	Area habitat units	29.21%			0 baseline units - % cannot be calculated
	Hedgerow units	N/A			
	Watercourse units	0.00%			
Trading rules satisfied?	Yes ✓				
<b>Unit Type</b>	<b>Target</b>	<b>Baseline Units</b>	<b>Units Required</b>	<b>Unit Deficit</b>	
Area habitat units	10.00%	1.02	1.12	0.00	No additional area habitat units required to meet target ✓
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓

**APPENDIX B: SUPPORTING DOCUMENTS FOR DETERMINING STRATEGIC SIGNIFICANCE**

The Biodiversity Opportunity Zones map, from the Kirklees Local Plan is shown below. The Site boundary is shown roughly in red; all habitats fall into a ‘Mid-Altitudinal Grasslands’ zone.



## APPENDIX C: GRASSLAND QUADRAT DATA

Common Name	Scientific Name	Grassland Ref.	Poor semi-improved grassland							Other neutral grassland	
		Quadrat Ref.	Q1	Q2	Q3	Q4	Q5	Q6	Q7	Q8	Q9
		Quadrat Grid Ref.	SE 15025 08536	SE 15021 08523	SE 15050 08520	SE 15074 08489	SE 15091 08501	SE 15054 08477	SE 15021 08496	SE 15029 08512	SE 15038 08493
Broadleaved dock	<i>Rumex obtusifolius</i>		-	-	R	-	-	-	R	-	-
Cock's foot	<i>Dactylis glomerata</i>		-	-	R	-	-	R	-	-	-
Common mouse-ear	<i>Cerastium fontanum</i>		-	O	R	R	R	-	R	-	-
Common poppy	<i>Papaver rhoeas</i>		-	-	-	-	-	-	-	R	F
Common sorrel	<i>Rumex acetosa</i>		R	-	-	-	-	-	R	-	-
Corn flower	<i>Centaurea cyanus</i>		-	-	-	-	-	-	-	R	-
Corn marigold	<i>Glebionis segetum</i>		-	-	-	-	-	-	-	F	F
Cow parsley	<i>Anthriscus sylvestris</i>		R	-	-	R	R	-	O	-	-
Creeping buttercup	<i>Ranunculus repens</i>		O	-	R	-	-	-	-	-	-
Dandelion	<i>Taraxacum officinale</i> agg.		O	O	F	O	-	R	O	-	-
False oat grass	<i>Arrhenatherum elatius</i>		-	A	A	A	D	O	F	-	-
Oxeye daisy	<i>Leucanthemum vulgare</i>		-	-	-	-	-	-	-	R	R
Perennial ryegrass	<i>Lolium perenne</i>		O	-	-	-	-	O	O	-	-
Red clover	<i>Trifolium pratense</i>		-	-	-	-	-	-	-	F	R
Red fescue	<i>Festuca rubra</i>		-	-	-	-	-	F	-	-	-

<b>White clover</b>	<i>Trifolium repens</i>		-	-	-	-	-	-	-	R	
<b>Yarrow</b>	<i>Achillea millefolium</i>		-	-	-	-	-	-	A	F	
<b>Yorkshire fog</b>	<i>Holcus lanatus</i>		A	F	R	O	-	F	F	O	
<b>Total species (forbs):</b>			<b>6 (4)</b>	<b>4 (2)</b>	<b>7 (3)</b>	<b>5 (3)</b>	<b>3 (2)</b>	<b>6 (1)</b>	<b>8 (5)</b>	<b>6 (6)</b>	<b>7 (6)</b>
<b>Total species per m<sup>2</sup> (forbs):</b>			<b>5.57 (2.86)</b>						<b>6.5 (6)</b>		

**APPENDIX D: HABITAT CONDITION ASSESSMENT (HCA)**

<b>Survey Cover Sheet</b>			
<b>Survey date/s</b>	28/08/2025	<b>Site name or location</b>	FE596 The Bothy, Holme
<b>Weather conditions</b>	Dry, clear, sunny	<b>Project or development name</b>	
<b>Surveyor name</b>	DH	<b>On-site or off-site</b>	On-site
<b>Survey reference</b>		<b>Reason for assessment (if not baseline condition survey)</b>	
<b>Notes</b>			

Condition Sheet: GRASSLAND Habitat 1 Type (low distinctiveness)				<a href="#">Return to 'Selecting condition sheet' tab</a>
UK Habitat Classification (UKHab) Habitat Type				
Grassland - Modified grassland				
On-site or off-site, site name and location	onsite	Survey date and Surveyor name	DH 28.08.2025	
Limitations (if applicable)		Survey reference (if relating to a wider survey)		
Grid reference		Habitat parcel reference		
Habitat Description				
<a href="#">ukhab - UK Habitat Classification</a>				
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)	
A	There are 6-8 vascular plant species per m <sup>2</sup> present, including at least 2 forbs (these may include those listed in Footnote 1). <b>Note - this criterion is essential for achieving Moderate or Good condition.</b>  Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m <sup>2</sup> (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	N		
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 vertebrates and invertebrates to live and breed.	Y		
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present).  Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y		
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	Y		
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) <sup>2</sup> .	Y		
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y		
G	There is an absence of invasive non-native plant species <sup>3</sup> (as listed on Schedule 9 of WCA <sup>4</sup> ).	Y		
Essential criterion achieved (Yes or No)			No	
Number of criteria passed			6	
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√		
Passes 6 or 7 criteria including passing essential criterion A	Good (3)			
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)			
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)	Y		
Suggested enhancement interventions to improve condition score				
Footnotes				

**Footnote 1** – Creeping thistle *Cirsium arvense*, spear thistle *Cirsium vulgare*, curled dock *Rumex crispus*, broad-leaved dock *Rumex obtusifolius*, common nettle *Urtica dioica*, creeping buttercup *Ranunculus repens*, greater plantain *Plantago major*, white clover *Trifolium repens* and cow parsley *Anthriscus sylvestris*.

**Footnote 2** – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.

**Footnote 3** – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement.

**Footnote 4** – Wildlife and Countryside Act 1981 (as amended).

Condition Sheet: GRASSLAND Habitat Type (medium, high and very high distinctiveness)				<a href="#">Return to 'Selecting condition sheet' tab</a>
<b>UK Habitat Classification (UKHab) Habitat Types</b>				
Grassland - Lowland calcareous grassland Grassland - Lowland dry acid grassland Grassland - Lowland meadows Grassland - Other lowland acid grassland Grassland - Other neutral grassland Grassland - Tall herb communities (H6430) [Not to be confused with the Tall forbs secondary code – see UKHab guidance for details.] Grassland - Upland acid grassland Grassland - Upland calcareous grassland Grassland - Upland hay meadows Sparsely vegetated land - Calaminarian grassland				
On-site or off-site, site name and location	onsite	Survey date and Surveyor name	DH 28.08.25	
Limitations (if applicable)		Survey reference (if relating to a wider survey)		
Grid reference		Habitat parcel reference		
<b>Habitat Description</b>				
<a href="#">ukhab – UK Habitat Classification</a>				
<b>Condition Assessment Criteria</b>			<b>Criterion passed (Yes or No)</b>	<b>Notes (such as justification)</b>
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 (and relative to Footnote 3 suboptimal species which may be listed in the UKHab description). <sup>1</sup>  <b>Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.</b>	n		
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.	n		
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens <sup>2</sup> .	n		
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	y		
E	Combined cover of species indicative of suboptimal condition <sup>3</sup> 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 species <sup>4</sup> (as listed on Schedule 9 of WCA <sup>5</sup> ) are present, this criterion is automatically failed.	y		
<b>Additional Criterion - must be assessed for all non-acid grassland types</b>				
F	There are 10 or more vascular plant species per m <sup>2</sup> present, including forbs that are characteristic of the habitat type (species referenced in Footnote 3 and 5 cannot contribute towards this count).  <b>Note - this criterion is essential for achieving Good condition for non-acid grassland types only.</b>	n		
<b>Essential criterion for Good condition achieved (for non-acid grassland)</b>			n	
Number of criteria passed			2	
Condition Assessment Result	Condition Assessment Score	Score Achieved		
			x/√	
<b>Acid grassland types (Result out of 5 criteria)</b>				
Passes 5 criteria	Good (3)			

Passes 3 or 4 criteria	Moderate (2)			
Passes 2 or fewer criteria	Poor (1)			
<b>Non-acid grassland types (Result out of 6 criteria)</b>				
Passes 5 or 6 criteria, including essential criterion A and additional criterion F.	Good (3)			
Passes 3 - 5 criteria, including essential criterion A.	Moderate (2)			
Passes 2 or fewer criteria; OR Passes 3 or 4 criteria excluding criterion A and F.	Poor (1)	y		
<b>Suggested enhancement interventions to improve condition score</b>				
<b>Notes</b>				
<p><b>Footnote 1</b> - Professional judgement should be used alongside the UKHab description.</p> <p><b>Footnote 2</b> - For example, this could include small, scattered areas of bare ground allowing for plant colonisation, or localised patches not exceeding 5% cover.</p> <p><b>Footnote 3</b> - Species indicative of suboptimal condition for this habitat type include: creeping thistle <i>Cirsium arvense</i>, spear thistle <i>Cirsium vulgare</i>, curled dock <i>Rumex crispus</i>, broad-leaved dock <i>Rumex obtusifolius</i>, common nettle <i>Urtica dioica</i>, creeping buttercup <i>Ranunculus repens</i>, greater plantain <i>Plantago major</i>, white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i>. There may be additional relevant species local to the region and or site.</p> <p><b>Footnote 4</b> - Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, by applying professional judgement.</p> <p><b>Footnote 5</b> - Wildlife and Countryside Act 1981 (as amended).</p>				



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## Key

 Site Boundary

## Baseline Habitats

 Hardstanding  
[Urban: Developed land; sealed surface]

 Poor semi-improved grassland  
[Grassland: Modified grassland]

 Neutral grassland - unimproved (other neutral grassland)  
[Grassland: Other neutral grassland]



Client: Sally Marshall

Project: The Bothy, Holme

Title: Figure 1 - Baseline Habitat Plan

Plan Reference: FE596\_01

Project Reference: FE596

Report Reference: BIA01

Author: DH

Date: 15/9/2025

Scale: 1:400



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## Key

Site Boundary

## Proposed Habitats

- Buildings  
[Urban: Developed land; sealed surface]
- Hardstanding  
[Urban: Developed land; sealed surface]
- Poor semi-improved grassland  
[Grassland: Modified grassland]
- Neutral grassland - unimproved (other neutral grassland)  
[Grassland: Other neutral grassland]
- Standing water  
[Lakes: Ponds (Non- Priority Habitat)]
- Intact hedge - species-poor  
[Native Hedgerow]
- Small individual tree  
[Individual tree: Urban tree]



Client: Sally Marshall

Project: The Bothy, Holme

Title: Figure 2 - Proposed Habitat Plan

Plan Reference: FE596\_02

Project Reference: FE596

Report Reference: BIA01

Author: DH

Date: 17/9/2025

Scale: 1:400



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