

DEIGHTON ROAD, HUDDERSFIELD

Biodiversity Net Gain Assessment

November 2025



Report Control Sheet

Project Name: Deighton Road, Huddersfield
Project Reference: CW20-3641
Report Title: Biodiversity Net Gain Assessment
Report Reference: CW20-3641 BNG 001
Printing Instructions: Print at A4 Portrait, Double Sided.

Rev	Date	Description	Prepared	Reviewed	Approved
/	06/11/2025	Draft report sent to Client for comment.	KB	OC	KB
/	19/11/2025	Final report sent to Client.	KB	OC	KB

Collington Winter Environmental Ltd disclaims any responsibility to JH Architects and others in respect of any matters outside the scope of this report. This report has been prepared with reasonable skill, care and diligence within the terms of the Contract with JH Architects and according to the proposed plans supplied by the client or the client's agent upon commencement of the project.

The contents of this report are valid at the time of writing. As the ecological value of a site is constantly evolving and changing, if more than twelve months have elapsed since the date of this report, further advice must be taken before reliance upon on the contents. Notwithstanding any provision of the Collington Winter Environmental Ltd Terms & Conditions, Collington Winter Environmental Ltd shall not be liable for any losses (howsoever incurred) arising as a result of reliance by the client or any third party on this report more than twelve months after the report date.

This report is confidential to JH Architects and Collington Winter Environmental Ltd accepts no responsibility of whatsoever nature to third parties to whom this report or any part thereof is made known. Any such party relies upon the report at their own risk.

CONTENTS

1	INTRODUCTION	4
1.1	SCOPE & PURPOSE	4
1.2	LOCATION	4
1.3	OBJECTIVES.....	4
1.4	PLANNING CONTEXT	5
2	METHODS	6
2.1	EXISTING HABITAT (BASELINE).....	6
2.2	PLANNING LAYOUT (POST-DEVELOPMENT).....	6
2.3	STATUTORY BIODIVERSITY METRIC.....	6
2.4	HABITAT SCORING	6
2.5	LIMITATIONS OF ASSESSMENT	7
3	BASELINE CONDITIONS – HABITATS	8
3.1.	STRATEGIC SIGNIFICANCE.....	8
3.2.	HABITATS PRE-DEVELOPMENT	9
3.3.	RETAINED AND ENHANCED HABITATS	9
3.4.	LOST HABITATS	9
3.5.	PRE- DEVELOPMENT HABITAT BASELINE	9
4	HABITAT CREATION	11
4.1.	INTRODUCTION	11
5.	SUMMARY	12
6.	BIBLIOGRAPHY	13

1 INTRODUCTION

1.1 SCOPE & PURPOSE

1.1.1. Collington Winter Environmental Ltd was commissioned by JH Architects to prepare a Biodiversity Net Gain (BNG) Assessment for the proposed works at Deighton Road, Huddersfield HD2 1JR. This report has been prepared to inform planning application for a single residential house development.

1.1.2. The author of this report is Katie Bird MEnvSci ACIEEM, Associate Director, who is highly experienced managing schemes and has produced many ecological reports to inform planning management plans.

1.1.3. This report has been written broadly following the Biodiversity Net Gain Report and Audit Templates (CIEEM, 2023).

1.2. LOCATION

1.2.1. Please refer to Figure 1.1 for the site location. The site is located to the north of Deighton Road, within a residential area of Huddersfield.



Figure 1.1 Site Location

1.3. OBJECTIVES

1.3.1. The report has been produced to document the methods, results and conclusions of a BNG Assessment undertaken based on the proposed development for the site to fulfil the following:

- Ensure that the mitigation hierarchy has been applied;

- Identify the baseline habitats present and provide a condition assessment;
- Identify the post development habitats on site, assess the possible target condition and provide an indication of the likely importance of those habitats;
- Calculate the overall change in biodiversity score from pre- post development
- Provide design recommendations to maximise potential net gain achievable
- Provide an indication of likely outcomes and indicative cost as required.

1.4 PLANNING CONTEXT

- 1.4.1 The Government 25-year Environment Plan states that government will “embed environmental net gain principle for development.”
- 1.4.2 National policy already sets out that planning should provide Biodiversity Net Gain (BNG) where possible. National Planning Policy Framework (NPPF) Paragraphs 174(d), 179(b) and 180(d) refer to this policy requirement and the Natural Environment Planning Practice Guidance (PPG) provides further explanation on how this should be done.
- 1.4.3 Under the Environment Act 2021, all planning permissions granted in England (with a few exemptions) except for small sites will have to deliver at least 10% biodiversity net gain from January 2024. BNG will be required for small sites from April 2024. BNG will be measured using Defra’s biodiversity metric and habitats will need to be secured for at least 30 years. Key points regarding BNG are listed below:
- Minimum 10% gain required calculated using Biodiversity Metric & approval of net gain plan.
 - Habitat secured for at least 30 years via obligations/ conservation covenant.
 - Habitat can be delivered on-site, off-site or via statutory biodiversity units.
 - There will be a national register for net gain delivery sites.
 - The mitigation hierarchy still applies of avoidance, mitigation, and compensation for biodiversity loss.
 - Will also apply to Nationally Significant Infrastructure Projects (NSIPs)
 - Does not apply to marine development.
 - Does not change existing legal environmental and wildlife protections.
- 1.4.4 Developers are required to undertake an assessment (using the nationally set BNG metric tool) of the current biodiversity value of their site both prior to and post the development proposal. In the event that the value of the site post-development is less than 10% better than it was prior to development then the developer will have an obligation to provide additional off-site BNG units to achieve the mandatory 10% net gain.

2 METHODS

2.1 EXISTING HABITAT (BASELINE)

2.1.1. A walkover of the site was undertaken by Michael Boucher, Ecologist at Collington Winter Environmental Ltd on the 17th October 2025. The methods were based on the standard methodology as detailed by UKHab classifications (The UK Habitat Classification Working Group, May 2023) using the UK Habitat Classification V2 guidance tool.

2.2 PLANNING LAYOUT (POST-DEVELOPMENT)

2.3.1. The Proposed Site Plan created by JH Architects (reference: 150 AP005 Rev H - Proposed Site Plan) has provided a red line boundary. The plans do not constitute a Planting Plan.

2.3 STATUTORY BIODIVERSITY METRIC

2.3.1 The BNG calculation was undertaken utilising The Statutory Biodiversity Metric from DEFRA, the site's UK Habitat map and the Site Plan. The calculation was performed by a technically competent and experienced ecologist as detailed in British Standard BS8683 – Suitably qualified person –definition in BS8683:2020.

2.3.2 The Statutory Biodiversity Metric uses habitat features as a proxy measure for capturing the value and importance of nature. The metric considers the size, ecological condition, location and proximity to nearby 'connecting' features. The metric enables assessments to be made of the present and forecast future biodiversity value of a site.

2.4 HABITAT SCORING

2.4.1 The Statutory Biodiversity Metric supplies reference documents and user guides in which to accurately evaluate and assess the different habitats on site. The methodology for the baseline and post development calculations are demonstrated in the following sections.

Baseline Units

2.4.2 To assess the quality of a habitat and therefore calculate the units scored the Statutory Biodiversity Metric utilises three scoring factors as detailed below.

Condition

2.4.3 The condition of a habitat is assessed utilising the Condition Sheets provided for each habitat type. These list positive indicators for each habitat and indicate how many of these indicators need to be present to meet certain thresholds of condition. These condition sheets can be found in The Statutory Biodiversity Metric habitat condition assessment sheets with instructions tool Technical (Natural England Joint Publication, 2023).

Distinctiveness

2.4.4 The distinctiveness of each habitat (area and linear) is automatically assigned by the tool, based upon national records of the occurrence and rarity of each habitat (The Statutory Biodiversity metric).

Strategic Significance

2.4.5 The idea of strategic significance works at a landscape scale. It gives additional unit value to habitats that are in preferred locations for biodiversity and other environmental objectives. Strategic significance utilises published local plans and objectives to identify local priorities for targeting biodiversity and nature improvement, such as Nature Recovery Areas, local biodiversity plans, National Character Area objectives and green infrastructure strategies.

Post Development Units

2.4.6 Additional factors are implemented when assessing post development habitats.

- Difficulty of Creation/Enhancement
- Temporal Risk "Time to target condition"
- Spatial Risk (when offsite mitigation is necessary)

2.5 LIMITATIONS OF ASSESSMENT

- 2.5.1 Whilst every effort has been made to provide a comprehensive description of the site, no investigation could ensure the complete characterisation and prediction of the natural environment. The conclusions and recommendations detailed in this report are based upon the site redline boundary and the development proposals as outlined by the client at the time of writing. Should there be any changes to the site redline boundary or development proposals at a later stage, this assessment should be reviewed to determine whether any amendments or additional survey work is required.
- 2.5.2 Habitat areas (predevelopment) have been measured using online mapping and therefore will not be completely accurate. Post development areas have been provided by the client.

Table 2.1 Limitations Review

Limitation	Analysis
Competence of surveyor	The Condition Assessment was undertaken by Michael Boucher, Ecologist at Collington Winter Environmental Ltd. The Condition Assessment was overseen by Katie Bird MEnvSci, ACIEEM Associate Director at Collington Winter Environmental Ltd who has over 9 years professional experience in ecological consultancy and holds key experience undertaking BNG assessments and providing advice on habitat creation, management and enhancements for both developers and habitat banks.
Competence of ecologist completing the metric	The metric was completed by Katie Bird who holds 9 years' experience.
Age of survey data	The condition assessment was undertaken in October 2025 and is therefore less than 12 months old. There is no constraint to the age of survey data and this falls within best practice guidance.
Timing of survey	The survey was undertaken in October which falls outside the optimal period for botanical surveys and habitat assessments (typically May to September). Consequently, some plant species, particularly graminoids, may have been present which were not detectable at the time of the survey. However, seasonality is not considered to have significantly affected the assessment, as the existing habitats could still be characterised using vegetative perennials that are identifiable outside the main season for plant growth. Where plant identification was uncertain due to early developmental stages, species were recorded to genus level or preceded by 'cf.' where features were insufficient for diagnostic identification but bore reasonable resemblance or habitat preferences to a particular species."
Departure from best practice guidance	No departure from best practice guidance.

3 BASELINE CONDITIONS – HABITATS

3.1. STRATEGIC SIGNIFICANCE

3.1.1. A draft Local Nature Recovery Strategy (LNRS) for West Yorkshire has been released. The LNRS is currently being developed, and public consultation is open. The local habitat map for the West Yorkshire has been developed as a tool to guide nature recovery and is made up of two components: areas of particular importance for biodiversity and areas that could be of particular importance for biodiversity. A review of the site within this map demonstrates that site does not fall under either of the two components. As such, the site is assessed as 'low' strategic significance.

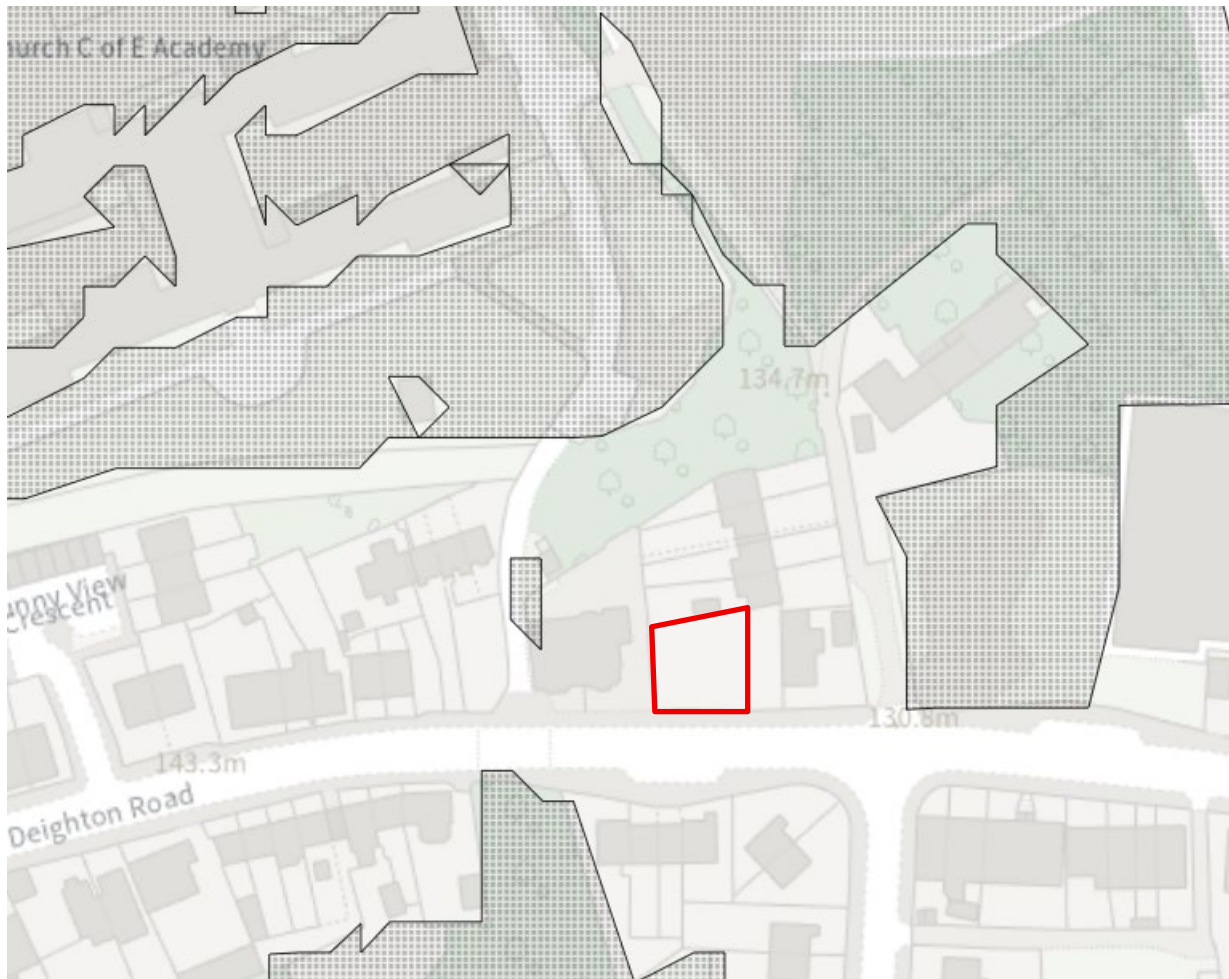


Figure 3.1 LNRS Map, site indicated in red

3.2. HABITATS PRE-DEVELOPMENT

3.2.1. Table 3.1 summarises the baseline habitats and area size. Please refer to the Appendix 2 for the Condition Assessment Sheets for each habitat.

Table 3.1 Habitat Type and Condition Assessment (pre-development)

Habitat Type	Irreplaceable habitat	Area (hectares)	Distinctiveness	Score	Condition	Score	Notes
Developed Land; sealed surface	No	0.0045	V.Low	0	N/A - Other	0	Developed land on site.
Bramble scrub	No	0.0042	Medium	4	Condition Assessment N/A	1	Area of scrub dominated by bramble (<i>Rubus fruticosus</i>), with the addition of rosebay willowherb (<i>Chamaenerion angustifolium</i>), silver birch (<i>Betula pendula</i>) saplings and butterfly bush (<i>Buddleja davidii</i>).
Artificial unvegetated, unsealed surface	No	0.0098	V.Low	0	N/A - Other	0	Driveway/carpark made of broken brick, pebbles and concrete with no vegetation recorded.
Modified grassland	No	0.0026	Low	2	Moderate	2	Perennial Rye-grass (<i>Lolium perenne</i>) is dominant, forming the structural basis of the sward, while False Oat-grass (<i>Arrhenatherum elatius</i>) and Cock's-foot (<i>Dactylis glomerata</i>) are abundant, contributing to the taller grass layer. Common Nettle (<i>Urtica dioica</i>) and Dandelions (<i>Taraxacum spp.</i>) are occasional, indicating nutrient-rich conditions. A variety of species are present at lower frequencies, including Cleavers (<i>Galium aparine</i>), Elder (<i>Sambucus nigra</i>), Great Willowherb (<i>Epilobium hirsutum</i>), Feverfew (<i>Tanacetum parthenium</i>), Sycamore (<i>Acer pseudoplatanus</i>), Goat Willow (<i>Salix caprea</i>), New York Aster (<i>Symphotrichum novi-belgii</i>), Silver Birch saplings, Colt's-foot (<i>Tussilago farfara</i>), Wych Elm (<i>Ulmus glabra</i>), Creeping Thistle (<i>Cirsium arvense</i>), and Obovate-leaved Dock (<i>Rumex obovatus</i>), suggesting scattered individuals or early successional colonisers.

3.3. RETAINED AND ENHANCED HABITATS

3.3.1. No habitats are set to be retained within the development.

3.4. LOST HABITATS

3.4.1. All other habitats within the red line boundary are to be lost to development.

3.5. PRE- DEVELOPMENT HABITAT BASELINE

3.5.1. Please refer to Table 3.2 summarising the Habitat Baseline for the calculation, demonstrating habitats to be retained, enhance and/or lost.

Table 3.2 Habitat Baseline

	<i>On site Baseline</i>	<i>Retained</i>	<i>Enhanced</i>	<i>Lost</i>
<i>Habitat (Area) Units</i>	<i>0.03</i>	<i>0</i>	<i>0</i>	<i>0.03</i>

4 HABITAT CREATION

4.1. INTRODUCTION

4.1.1. Please refer to the Proposed Site Plan (150 AP005 Rev H - Proposed Site Plan) for full details of proposed landscaping within the development.

4.1.2. Please refer to the Appendix for details of the condition criteria targeted for each habitat group (where appropriate).

Table 4.1. Post Development Habitats, area sizes and target conditions

Habitat Type	Area (hectares)	Distinctiveness	Score	Condition	Score	Notes
Developed land; sealed surface	0.0139	V.Low	0	N/A - Other	N/A - Other	Refers to the proposed new dwellings and any associated paving and driveways.
Vegetated garden	0.0072	Low	2	Condition Assessment N/A	Condition Assessment N/A	Refers to the private residential gardens.

5. SUMMARY

5.1.1. This report and the DEFRA Statutory Biodiversity Metric submitted have demonstrated that the proposed habitat creation will create a net loss of biodiversity units within the site of -48.91% (-0.01 units). **The trading rules have not been satisfied due to the loss of medium distinctiveness habitat, relating to the bramble scrub.** Please refer to Figure 5.1 for the headline results.

Figure 5.1 On site net %

FINAL RESULTS				
Total net unit change <small>(Including all on-site & off-site habitat retention, creation & enhancement)</small>	<i>Area habitat units</i>		-0.01	
	<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>Area habitat units</i>		-48.91%	Total net gain achieved is less than target set ▲
	<i>Hedgerow units</i>		0.00%	
	<i>Watercourse units</i>		0.00%	
Trading rules satisfied?	No - Check Trading Summaries ▲			
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
<i>Area habitat units</i>	10.00%	0.03	0.03	0.02
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00
				No additional hedgerow units required to meet target ✓
				No additional watercourse units required to meet target ✓

5.1.2. As the proposed development relates to a single residential development, with no opportunity to provide additional habitats within the current scheme to provide sufficient habitat to achieve a 10% net gain, offsetting will be required in order to meet emerging policy requirements. It is calculated that 0.02 Habitat Units are required for the scheme to achieve the minimum 10% net gain. These units can be purchased via a private habitat banking company or through offsetting.

5.1.3. A Habitat Management and Monitoring Plan (HMMP) is not required as all post-development habitats relate to developed land and vegetated garden.

6. BIBLIOGRAPHY






- CIEEM (2021) Biodiversity Net Gain Report and Audit Templates.
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity
- DEFRA (2023) The Statutory Biodiversity Metric: Auditing and Accounting for Biodiversity. Condition Assessment Sheets (Excel Format)
- Collington Winter Environmental (2020) Preliminary Ecological Appraisal; Land at Scotforth Road, Lancaster.

APPENDIX 1 – BASELINE HABITAT MAP



UKHab Map

Total Area (of visible polygons): **0.021 ha**

-  **g4** Modified grassland
-  **h3d** Bramble scrub
-  **u1b** Developed land - sealed surface
-  **u1b6** Other developed land
-  **u1c** Artificial unvegetated - unsealed surface

Collington Winter Environmental

Project ref: **20-3641**

Drawn by: **Michael Boucher**

Survey date: **17/10/25**

Map ID: **001**

Version: **1**

Version Date: **04/11/25**

Reviewer: **Katie Bird**

No Notes

10 m



Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)													
UK Habitat Classification (UKHab) Habitat Type													
Grassland - Modified grassland													
Habitat Description													
ukhab – UK Habitat Classification													
On-site or off-site, site name and location			Survey date and Surveyor name										
			Survey reference (if relating to a wider survey)										
Limitations (if applicable)			Habitat parcel reference										
			29965019										
Condition Assessment Criteria			Grid reference										
			Criterion passed (Yes or No)										Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition.	Yes											
	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 ² (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.												
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.	Yes											
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.	Yes											
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.	No											
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	No											
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Yes											
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Yes											
Essential criterion achieved (Yes or No)			Yes										
Number of criteria passed			5										
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)	Yes											
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)												

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).

APPENDIX 2 – SITE PHOTOS

Habitat	Photo
Bramble scrub	
Artificial unvegetated - unsealed surface	

Modified grassland



THIS PAGE HAS BEEN LEFT INTENTIONALLY BLANK

