

**BIODIVERSITY ACCOUNTING
ASSESSMENT REPORT**

at

**Land at Clough Road
Huddersfield
West Yorkshire
HD7 5BZ**

Client:

SB Homes Limited

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29/01/2026



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
01	11/06/25	Rebecca Petch-Smith	11/06/25	Rebecca Petch-Smith Grace Bramley	13/10/25	Rebecca Petch-Smith	17/10/25	James Foster
02	11/06/25	Rebecca Petch-Smith	11/06/25	Rebecca Petch-Smith Grace Bramley	05/01/26	Rebecca Petch-Smith	08/01/26 12/01/26	Grace Bramley Alex Donovan

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM’s Code of Professional Conduct*.

This Assessment is only valid for the named client and the project described. JCA Limited. accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. If the scope of works or timing of the project are altered the advice given in this report may not be valid. Information and data provided within this report is considered accurate at the time of writing.

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

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



Executive Summary

JCA Limited was instructed by **SB Homes Limited** to carry out a Biodiversity Accounting Assessment (BAA) of **Land at Clough Road**, (hereafter referred to as the 'Site') to inform a planning application for the construction of 33 residential dwellings with associated parking. ('the Proposed Development').

The purpose of the assessment is to determine the baseline biodiversity value of the Site and to assess if there are sufficient biodiversity enhancement opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

To fulfil the brief, the Statutory Biodiversity Metric (June 2024 update) was used to calculate the baseline biodiversity value of all existing habitats on-Site. The metric was then used to provide a comparative measure of any habitat creation and enhancements associated with the Client's Proposed Development. The resulting balance determines the extent of Biodiversity Units (BU) generated through the proposed habitats post development.

The baseline habitat units present on site are 4.45 BU. On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a net loss of -2.96 habitat BU, equivalent to a net loss of -66.43%. In addition, the Proposed Development has not satisfied the trading rules due to a loss of -3.72 BU low distinctiveness modified grassland habitat and -0.03 BU of other broadleaved woodland.

This executive summary is intended as a summary of the assessment of the Site based on information received by the client at the time of production. This executive summary should be read in conjunction with the full Report.



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1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **SB Homes Limited** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Land at Clough Road**, (hereafter referred to as the 'Site').

1.1.2 The purpose of this report is to:

- Assess the baseline biodiversity value of the Site through the total sum of the habitats within the Site, and their calculated biodiversity value.
- Assess if there are sufficient biodiversity enhancement and/or creation opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.
- To determine the level of overall residual biodiversity gains or losses associated with the Proposed Development.

1.1.3 The Site location and red line / survey area are shown in Appendix 1.

1.2 Site Description

1.2.1 The site is situated to the southwest of Huddersfield, at grid reference: SE 08128 14614.

1.2.2 The site was comprised of mostly bare ground, with an area of woodland in the northeast of the site and ruderal/ephemeral habitat to the east. The site has been degraded since 2020. The site is bordered to the north by woodland, to the east by a residential estate, to the west by housing, gardens and woodland and to the south by clough road and woodland.

1.3 Details of Proposed Development

1.3.1 The development proposed on this site is the construction of 33 residential dwellings with associated parking.



2. Biodiversity Accounting in Context

2.1 Biodiversity Net Gain Principles

2.1.1 Biodiversity Net Gain: Good Practice Principles for Development published by CIEEM et. al (2016) states that delivering biodiversity net gain goes beyond balancing relative gains and losses. It also involves doing everything to avoid biodiversity losses in the first instance. The application of the DEFRA metric detailed in this report supports developments to adopt this approach by:

- a) Providing a habitat balance sheet which can be used to identify those habitats with the greatest value and subsequently those with the greatest impacts if lost;
- b) Supporting and incentivising the mitigation hierarchy by quantifying the benefits of avoiding and mitigating impacts on high value features;
- c) Promoting the value of biodiversity enhancements and demonstrating the potential for additionality on retained habitats;
- d) Providing a balance of losses, enhancements or on-Site compensation to determine if a measure net gain contribution can be achieved;
- e) Providing transparent, robust and credible evidence to help inform the best possible Site options for biodiversity; and,
- f) Ensuring that any residual off-Site compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.2 Relevant Planning Policy and Legislation

2.2.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning permissions granted in England will have to deliver at least 10% Biodiversity Net Gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development.

2.3 Local Policy and Guidance

2.3.1 Kirklees Local Plan 2013 – 2031 (Kirklees Council, Adopted February 2019)

Policy LP24: Design, Policy LP30: Biodiversity and Geodiversity and Policy LP31: Strategic Green Infrastructure Network, of the Kirklees Local Plan apply to the Proposed Development.



2.3.2 Policy LP24: Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the

townscape, heritage assets and landscape;

- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining

appropriate distances between buildings and the creation of development-free buffer zones

between housing and employment uses incorporating means of screening where necessary;

- c. extensions are subservient to the original building, are in keeping with the existing buildings in

terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

- d. high levels of sustainability, to a degree proportionate to the proposal, through:

- i. The re-use and adaptation of existing buildings, where practicable;
- ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
- iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
- iv. Where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
- v. providing charging points to encourage the use of electric and low emission vehicles;
- vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually



- unobtrusive and allows for the convenient collection of waste;
- vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
 - viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
 - f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places; any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;
 - g. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;
 - h. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
 - i. the provision of public art where appropriate.

2.3.3 Policy LP30: Biodiversity and Geodiversity

Proposals the council will support proposals that seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network. that protect and enhance features of ecological and geological interest and provide net gains in biodiversity will be supported.

Proposals will be required to:

result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;

- ix. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- x. safeguard and enhance the function and connectivity of the Kirklees Wildlife



Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;

- xi. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

2.3.4 Policy LP31: Strategic Green Infrastructure Network

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:-

- i. the function and connectivity of green infrastructure networks and assets are retained or replaced;
- ii. new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;
- iii. the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;
- iv. (iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

2.3.5 Kirklees Biodiversity Action Plan (KBAP)

The BAP for Kirklees (Kirklees Metropolitan Council, No Date) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include semi natural grassland, riverine habitats, ancient woodland, water vole *Arvicola amphibius* and great crested newt *Triturus cristatus*.



3. Methodology

3.1 Background

3.1.1 Biodiversity accounting of existing and post-development habitats and linear features on-Site was carried out using the Statutory Biodiversity Metric Calculator Tool, following guidance set out in the metric user guide (DEFRA, 2024). The process for data collation and analysis associated with the assessment is detailed in Sections 4.2 – 4.3 below.

3.2 Assessing strategic significance

3.2.1 A desk study was conducted to collate baseline data about ecological sites within the zone of influence of the proposed development site, following guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). This data-gathering exercise was undertaken to obtain any available information relating to statutory nature conservation sites, ecological networks, local plans and priority habitats to help establish the strategic significance of the site. Sources of information used are shown in Table 1.

Table 1: Summary of information sources used for the desk study

Organisation/source	Information sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, and all international sites including SAC, SPA or Ramsar sites within 5 kilometres of the site. Priority Habitats within 300m.
Kirklees Council	Adopted Local Plan, evidence base, and polices map

3.2.2 This evidence was reviewed and used to assess the strategic significance of the site, and/or individual habitats and whether it lies within an ecological network for the area.

3.3 Baseline Data

3.3.1 A baseline analysis of the existing habitats on-Site was carried out from the information gathered during the Site's ecological assessment visit carried out by Grace Bramley (Graduate Ecologist, JCA Limited) and Rebecca Petch-Smith (Graduate Ecologist, JCA Limited) on 11/06/2025.



3.4 Biodiversity Net Gain

3.4.1 Biodiversity Net Gain complements and works with the biodiversity mitigation hierarchy set out in the National Planning Policy Framework paragraph 180a. To achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements, the following steps should be followed:

- (1) Aim to avoid or reduce biodiversity impacts through site selection and layout;
- (2) Enhance and restore biodiversity on-site;
- (3) Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market; and
- (4) As a last resort, to prevent undue delays, purchase statutory biodiversity credits from the UK Government where they can demonstrate that they are unable to achieve biodiversity net gain through the available on-site and off-site options.

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

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

3.4.3 Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:

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



3.4.4 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.

Mitigation hierarchy

3.4.5 Development proposals should first seek to avoid impacts by retaining habitats. Second, development proposals should look to minimise the impact by producing plans that are designed to limit habitat disturbance, damage, and loss, thereby mitigating against any unavoidable impacts. Third, proposals should look to restore any damaged or degraded habitats. Then, only as a last resort should proposals compensate for unavoidable residual impacts to damaged or lost habitats that remain after avoidance and mitigation measures.

3.5 Impact Assessment

3.5.1 The existing baseline habitat plan for the Site was overlain with the Proposed Landscape Plan (Dwg number: Site Layout 2517-S1-05) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

3.5.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (Ha) (or length (Km) for linear features) of the on-Site compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.6 Habitat Creation and Enhancement

3.6.1 The area of any retained/enhanced or created habitats proposed on-Site as part of the Proposed Development was mapped using the Proposed Landscape Plan (Dwg number: Site Layout 2517-S1-05) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of on-Site compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.

3.6.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

3.7 Residual Effects

3.7.1 The residual effects of the Proposed Development scheme were calculated using the Statutory Biodiversity Metric Calculator Tool. This subtracts the pre-development



baseline values from that of the post-development values to determine the change in overall habitat value for the Site, taking into account any habitat trading.

- 3.7.2 Habitat trading is where the loss of a habitat must be compensated for through the creation or restoration of areas of equivalent or greater distinctiveness value. Guidance by Defra is that the loss of high distinctiveness areas, such as Habitats of Principal Importance (HPI, NERC Act, S.41), require compensation in a like-for like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the Biodiversity Metric 'trading up' (where compensation through creation of a higher distinctiveness habitat) can occur, however, 'trading down' (compensation through creation of lower distinctiveness habitats) is not permitted. Therefore, if present, despite gains in lower distinctiveness habitats, these will not reduce the net gain requirement for the development. This also applies to the different habitat features i.e. habitats, hedgerows and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.
- 3.7.3 Where the resulting biodiversity balance is negative, a residual net loss of biodiversity is recorded. Where the balance is positive a residual net gain of biodiversity is recorded.



4. Statutory Biodiversity Metric

4.1 Introduction

4.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the Site's ecological assessment survey carried out on 11/06/2025.

4.2 Strategic Significance

4.2.1 The Kirklees Wildlife Habitat Network (KWHN) is within the vicinity of the site. The site is connected to the wider habitat through woodland and grassland. The site is therefore considered to be ecologically desirable.

4.2.2 The woodland on site is part of the Kirklees Wildlife Habitat Network (KWHN) (**Appendix 5, Figure 2**). Therefore, the site is considered to have medium to high strategic significance (Location ecologically desirable but not in local strategy/ Formally identified in local strategy).

4.3 Existing Site Value

4.3.1 The site had been partially cleared prior to the site visit. As identified in the Statutory Metric User Guide, the following principles must be followed:

- use the pre-degradation habitat type as the site's baseline
- evidence how this habitat type and condition has been determined in the user comments
- record the habitat as lost within the biodiversity metric tool
- account for the time between the habitat loss and compensation using the 'delay in starting habitat creation or enhancement' function
- You can use data records, imagery and historic field surveys to determine pre-degradation habitat types. Use a precautionary approach when assigning condition scores. For example, assign a higher condition score in the absence of contrary evidence.

4.3.2 The existing biodiversity value was taken from the site visit and past imaging from Google Earth Pro in 2020 (**Appendix 5, Figure 1**).

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



Table 2: Baseline habitats on site and their ecological value as categorised by the Statutory Biodiversity Metric calculator.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Total Area on Site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Modified grassland	0.5962	Low	Good	Location ecologically desirable but not in local strategy	3.93
2	Developed land; sealed surface	0.1168	V.Low	N/A Other	Area/compensation not in local strategy/ no local strategy	0.00
3	Other woodland; broadleaved	0.0326	Medium	Moderate	Formally identified in local strategy	0.30
4	Urban tree	0.0244	Medium	Moderate	Location ecologically desirable but not in local strategy	0.21
	Total (area excl. trees)	0.75	-	-	-	4.45

4.3.4 The following habitat types were recorded on site: other broadleaved woodland and developed land sealed surface.

4.3.5 Other Broadleaved Woodland

UKHab code: w1g

Secondary code: 524 Invasive non-native species

Condition: Moderate

There was a strip of other broadleaved woodland in the northeast of the site. This is formally identified within the KWHN. This habitat was assessed as moderate condition. Scoring low on age distribution of trees, invasive plant species, open space within woodland, woodland regeneration, vegetation and ground flora, veteran trees and amount of deadwood.

Canopy species identified include ash *Fraxinus excelsior*, holly *Ilex* sp., Acer species. *Acer* sp., hawthorn *Crataegus monogyna*, willow species *Salix* sp., elder *Sambucus nigra*, mountain ash *Sorbus aucuparia*, and beech *Fagus sylvatica*.

Species identified in the understory include ivy *Hedera* sp., bramble *Rubus fruticosus*, foxglove *Digitalis* sp., rose *Rosa* sp., broom *Cytisus*, thistle species *Cirsium* sp., Cotoneaster species **cotoneaster sp.**, common nettle *Urtica dioica*, fern *Tracheophyta*, wood horsetail *Equisetum sylvaticum*, and willowherb species *Epilobium* sp.

4.3.6 Developed Land, Sealed Surface



UKHab code: u1b

Secondary codes: 532 Scattered grass

Condition: N/A (no condition assessment for this habitat type).

Sealed surface in the form of previously developed land. Patches of vegetation occurred within this area, though smaller than the minimum mapping units. Species identified in this habitat include perennial rye grass *Lolium perenne*, orange hawkweed *Pilosella aurantiaca* and groundsel *Senecio vulgaris*.

The following habitat types were identified using past imaging: modified grassland and urban trees. Due to the clearance of modified grassland habitat prior to the site visit and the absence of photographic evidence, precautionary principles must be applied. Therefore, the modified grassland must be awarded 'good' condition.

Photographic evidence supplied of the urban trees showed all three trees to be moderate condition, failing 2 out of 6 assessment criteria. All trees failed condition C (tree is mature); with the medium tree failing condition A (tree is native) and the small cleared trees failing condition E (presence of ecological niches).



5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

- 5.1.1 The Proposed Development involves the construction of 33 residential dwellings with associated parking.
- 5.1.2 The Proposed Development will see the removal and creation of modified grassland and urban tree habitat. Developed land sealed surface and other broadleaved woodland will be created and partially removed during the development. Mixed scrub, vegetated garden and other neutral grassland will be created during development.

5.2 Habitats to be Retained

- 5.2.1 The Proposed Development will see the retention of other broadleaved woodland and developed land sealed surface habitats on-Site to facilitate the development. The retention of other broadleaved woodland habitats will reduce the direct impacts of loss of habitat.

5.3 Habitats to be Enhanced

- 5.3.1 No habitats will be enhanced to facilitate the development.

5.4 Habitats to be Lost

- 5.4.1 The Proposed Development will see the loss or partial loss of all habitats on-Site to facilitate the development.
- 5.4.2 The loss of other broadleaved woodland and urban tree habitat is a major loss and will require replacement with habitat of the same broad type or habitat of a higher distinctiveness. Furthermore, the woodland is located within the Kirklees Wildlife Habitat Network, therefore is formally identified in the local strategy.
- 5.4.3 The loss of modified grassland on site is a major loss due to the greater overall area amounting to 3.93 BU; this will require replacement with habitat of the same distinctiveness or better.
- 5.4.4 The loss of developed land sealed surface has no biodiversity value, therefore will not require compensation.



5.5 Habitats to be Created

- 5.5.1 The Proposed Development will see the creation of modified grassland, other neutral grassland, mixed scrub, developed land sealed surface, vegetated gardens, and urban tree habitats on-Site as part of the development.
- 5.5.2 0.1025 ha of 'poor' condition modified grassland will be created; this will need to meet the UKHab description of its habitat type post-development. Creation of modified grassland will provide 0.22 BU post development.
- 5.5.3 0.0378 ha of 'poor' condition other neutral grassland will be created; this will need to meet the UKHab description of its habitat type post-development. Creation of other neutral grassland will provide 0.15 BU post development.
- 5.5.4 0.0186 ha of 'poor' condition mixed scrub will be created; this will need to meet the UKHab description of its habitat type post-development. Creation of mixed scrub will provide 0.08 BU post-development.
- 5.5.5 0.0896 ha of vegetated gardens will be created; this habitat does not require a condition assessment and will provide 0.19 BU post-development.
- 5.5.6 32 small 'moderate' condition urban trees will be planted in the development. Each tree will need to pass 3 or 4 of the criteria as detailed in the accompanying condition assessment spreadsheet. This will provide 0.44 BU post-development.
- 5.5.7 0.4643 ha of developed land sealed surface will be created; this has no biodiversity value.

5.6 Overall Impacts

- 5.6.1 The retention, enhancement and loss of habitats as a result of the Proposed Development are quantified in Table 3.

Table 3: Summary of baseline habitat biodiversity value through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Retained		Enhanced		Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Modified grassland	0.00	0.00	0.00	0.00	0.60	3.93
2	Developed land; sealed surface	0.0034	0.00	0.00	0.00	0.11	0.00
3	Other woodland; broadleaved	0.0294	0.27	0.00	0.00	0.00	0.03
4	Urban tree	0.0163	0.14	0.00	0.00	0.01	0.07
	Total (area excl. trees)	0.05	0.41	0.00	0.00	0.72	4.04



5.6.2 The existing baseline across the site was compared to the current hard and soft landscaping plans. The Metric calculated a net change of negative 66.43% for habitat units. The full Metric spreadsheet has been provided alongside this report for the LPAs review. Table 4 summarizes the biodiversity metric results.

Table 4: Summary value of baseline habitat biodiversity value through retention, creation and enhancement

On-site baseline	Habitat units	4.45 BU
On-site post intervention	Habitat units	1.49 BU
Total net change %	Habitat units	-66.43% (-2.96 BU)
Trading rules satisfied	Yes/No	No

5.6.3 The proposed development has a unit deficit of **3.40** BU, which will need to be compensated for the achieve a 10% gain.

5.6.4 The proposed development has not satisfied the trading rules due of a net loss of:

- -0.03 BU for medium distinctiveness woodland habitats
- -3.53 BU for low distinctiveness habitats

5.6.5 As the trading rules cannot be met on site, off-site mitigation will be required. This can be achieved in three different ways:

- Using additional owned land or purchasing land off-site which is designated as a compensatory biodiversity off-set site to compensate for the loss on-site and satisfy the trading rules,
- Purchasing off-site units from a habitat bank
- If on-site and off-site mitigation is insufficient, then Statutory Credits will need to be purchased.

5.6.6 Should the Proposed Development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.



6. References

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain. Good practice principles for development.

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

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

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

DEFRA (2023) Statutory Biodiversity Metric User guide

DEFRA (2023) Statutory Biodiversity Metric and SSM: Technical Annex1 (habitat condition assessments)

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

Multi-Agency Geographical Information for the Countryside (MAGIC) Website



Appendices

Appendix 1: Baseline UKHab Habitat Map





Site name & address
Land at Clough Road
Slaithwaite
Huddersfield
HD7 5BZ




Key

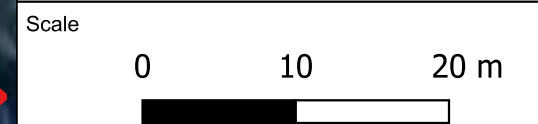
 Red Line Boundary

Individual tree Baseline -

-  Existing Medium Urban Tree
-  Existing Small Urban Tree

Habitats Baseline -

-  Developed land; sealed surface
-  Modified grassland
-  Other woodland; broadleaved



Site Land at Clough Road	Client SB Homes Limited
Project 22934b Biodiversity Accounting Assessment	Author RPS
Plan ref 2517 S1 05	Revision 1



Appendix 2: Proposed UKHab Habitat Map



Site name & address
Land at Clough Road
Slaitwaite
Huddersfield
HD7 5BZ

Key

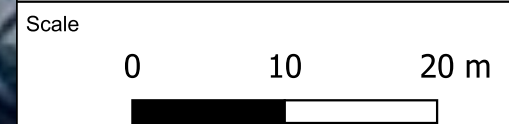
- Red Line Boundary

- Individual tree Proposed -

 - ◆ Proposed Small Urban Tree
 - ◆ Retained Medium Urban Tree
 - ◆ Lost Urban Tree

- Habitats Proposed -

 - Developed land; sealed surface
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Other woodland; broadleaved
 - Vegetated garden



Site Land at Clough Road	Client SB Homes Limited
Project 22934b Biodiversity Accounting Assessment	Author RPS
Plan ref 2517 S1 05	Revision 1



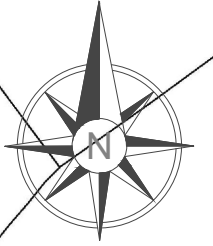
Brook Side
 Clough Road

G Stone Cleaning

Appendix 3: Proposed Development Plan



PLANNING LAYOUT - CLOUGH ROAD, SLAITHWAITE



Path (um)



CLOUGH ROAD SCHEDULE OF ACCOMMODATION

House Type	Bed No./storey	Type	Parking	Sq.ft	No. Units	Total Sq.ft	%
Free-sale							
Apartment 2	2B/Apt	Ap1	PS	699	8	5592	31%
3 Bed	3B/2.5	End	PS	1229	8	9832	31%
3 Bed	3B/2.5	Mid	PS	1229	6	7374	23%
4 Bed	4B/2.5	End	PS	1410	4	5640	15%
Free-sale Total				26	28438	100%	
Affordable							
Apartment 1	2B/Apt	Ap1	PS	666	4	2664	57%
Apartment 3	2B/Apt	Ap1	PS	726	3	2184	43%
Affordable Total				7	4848	100%	
Affordable Site Percentage						21%	
Total				33	33286		

- LEGEND**
- RED LINE BOUNDARY
 - EXISTING TREES TO BE RETAINED
 - PROPOSED TREES/LANDSCAPING
 - AFFORDABLE UNITS

PLANNING LAYOUT - 2517-SI-05
 CLOUGH ROAD, SLAITHWAITE
 SB HOMES
 SCALE:1:500@A3 - DECEMBER 2025
PARKER PEEL
 ARCHITECTURAL
 e info@parkerpeel.co.uk w www.parkerpeel.co.uk f 01924 921 860

Appendix 4: Site Photographs



Photo 1: Ruderal/ephemeral habitat on site.



Photo 2: Developed land sealed surface bordering the woodland on site.



Photo 3: Bare ground parcel 2.



Photo 4: Developed land sealed surface.



Photo 5: Bare ground parcel 1.



Photo 6: Scattered scrub in ruderal/ephemeral.





Photo 7: Woodland on site.



Photo 8: Log pile in the woodland on site.



Photo 9: Edge of the woodland on site.



Photo 10: Woodland bordering the ruderal/ephemeral habitat in the east of the site.



Photo 11: Woodland on site.



Photo 12: cotoneaster spp. on site.



Appendix 5: Additional Maps and Figures

Figure 1: Map of the satellite imaging prior to site clearance in 2020.



Figure 2: Map of the Kirklees Wildlife Habitat Network on and adjacent to site.



Appendix 6: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management, ACIEEM

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree in Animal and Wildlife Management, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence and a Natural England Level 2 bat survey class licence.

Rebecca Petch-Smith, Graduate Ecologist

MBiol (Hons) Zoology

Rebecca joined JCA in 2025 after spending 18 months in the teaching industry. Prior to this she graduated from the University of Leeds with a 2:1 Honours Integrated Master's degree in Zoology. As part of her degree programme, Rebecca spent time in Kenya conducting surveys on African ungulates. Rebecca began assisting on bat emergence surveys in 2024, after which, she gained employment as a Graduate Ecologist at JCA Ltd. She is currently conducting Preliminary Ecological Appraisals, Bat Scope Surveys and Biodiversity Net Gain Assessments and working towards her protected species licence.

James Foster, Assistant Ecologist

BSc (Hons) Biology

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

Grace Bramley, Graduate Ecologist

BSc (Hons) Design and Innovation with Environmental Science

Grace joined JCA in 2024 after completing her degree from The Open University with a first-class honour's degree in design and environmental science. Prior to this she spent six years working in the automotive industry followed by three years in the chemical industry. She is conducting Preliminary Ecological Appraisal and Biodiversity Net Gain Assessments and working towards her protected species licenses.

Alex Donovan, Assistant Ecologist

MBiol BSc (Hons) Biology (Industrial), MRSB.

Alex joined JCA in 2023 after graduating from the University of Leeds with a First Class Honours Integrated Master's degree in Biology, including an industrial placement year working in the Uplands Research Department of the Game and Wildlife Conservation Trust. Alex is a Qualifying Member of CIEEM, a Member of the Royal Society of Biology, and a member of the BTO's Bird Ringing Scheme and Nest Record Scheme. Alex holds Natural England licences for barn owls (CL29) and great crested newts (level 1, CL08) and is working towards additional survey licences for bats and white-clawed crayfish.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Author

R. Petch-Smith

.....
Rebecca Petch-Smith *MBiol BSc (Hons)*

05/01/2026

Review by

GB

.....
Grace Bramley *BSc (Hons)*

08/01/2026

Review by

A.D.

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

12/01/2026



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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