

Biodiversity Net Gain Assessment

Site Address:

Wye, Wheelwright Drive, Dewsbury, WF13 4JB

Client:

Kabir Hussain

Assessment Date:

25th November 2025

Project:

This report is prepared to inform a planning application with Kirklees Council. The proposal is described as:
Demolition of existing bungalow and erection of one bespoke detached family home with integral double garage.

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025**.

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Kerris Taylor BSc (Hons) MSc, Consultant Ecologist	25/11/2025
Reviewed	0.2	Abby Pidgen BSc (Hons) MSc, Senior Ecologist	28/11/2025
Final	1.0	Kerris Taylor BSc (Hons) MSc, Consultant Ecologist	01/12/2025

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Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a post development habitat map in **Appendix 2**, a proposed development plan in **Appendix 3**, headline BNG results in **Appendix 4**, and condition assessments in **Appendix 5**.

The survey site is centred on National Grid Reference SE 23569 22677 and has an area of approximately 0.27ha.

The site comprises a dwelling and associated garden area, with trees and hedgerows, also present. The site is located within the town of Dewsbury, 12km south-west of the city of Leeds and 11km north-east of the town of Huddersfield. The site is bound by dwellings on all boundaries, with the wider landscape dominated by extensive areas of built form, with minimal pockets of greenspace present within the urban landscape.

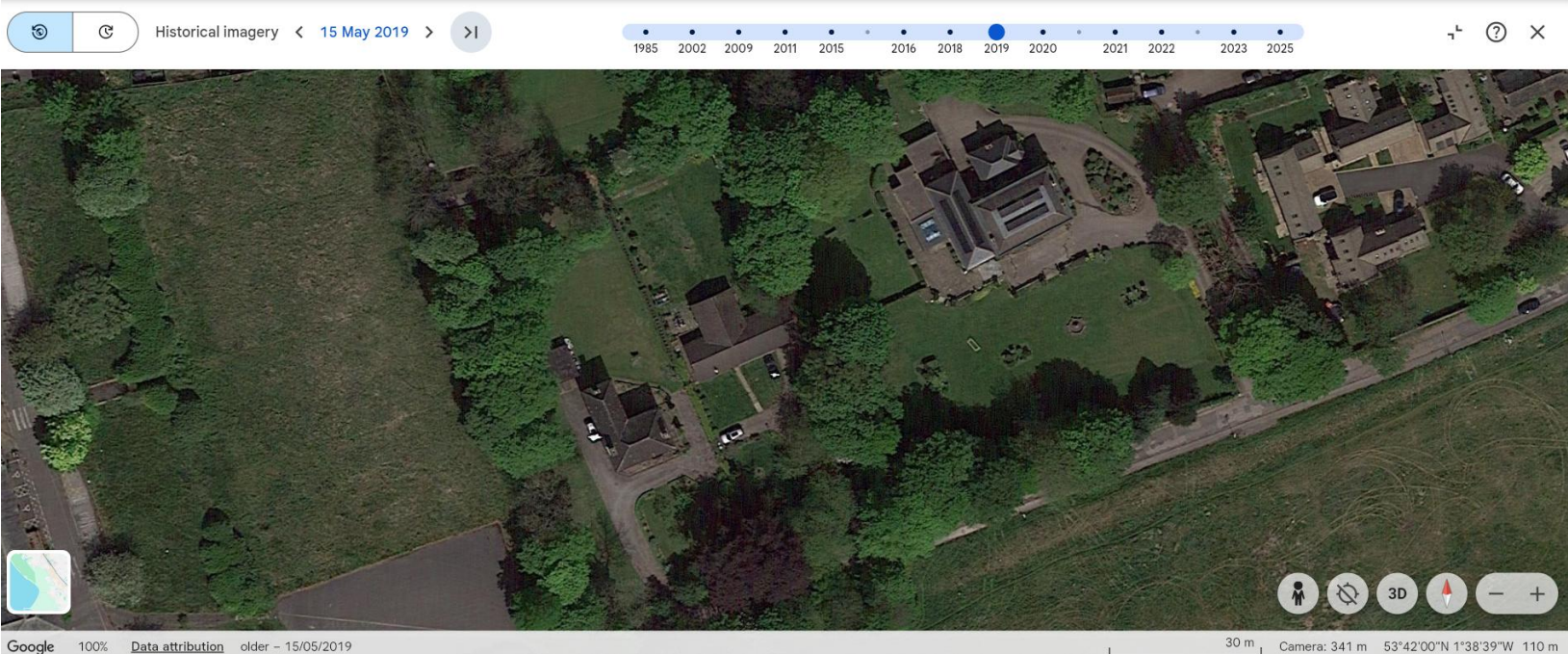
This report should be read in conjunction with the following documents:

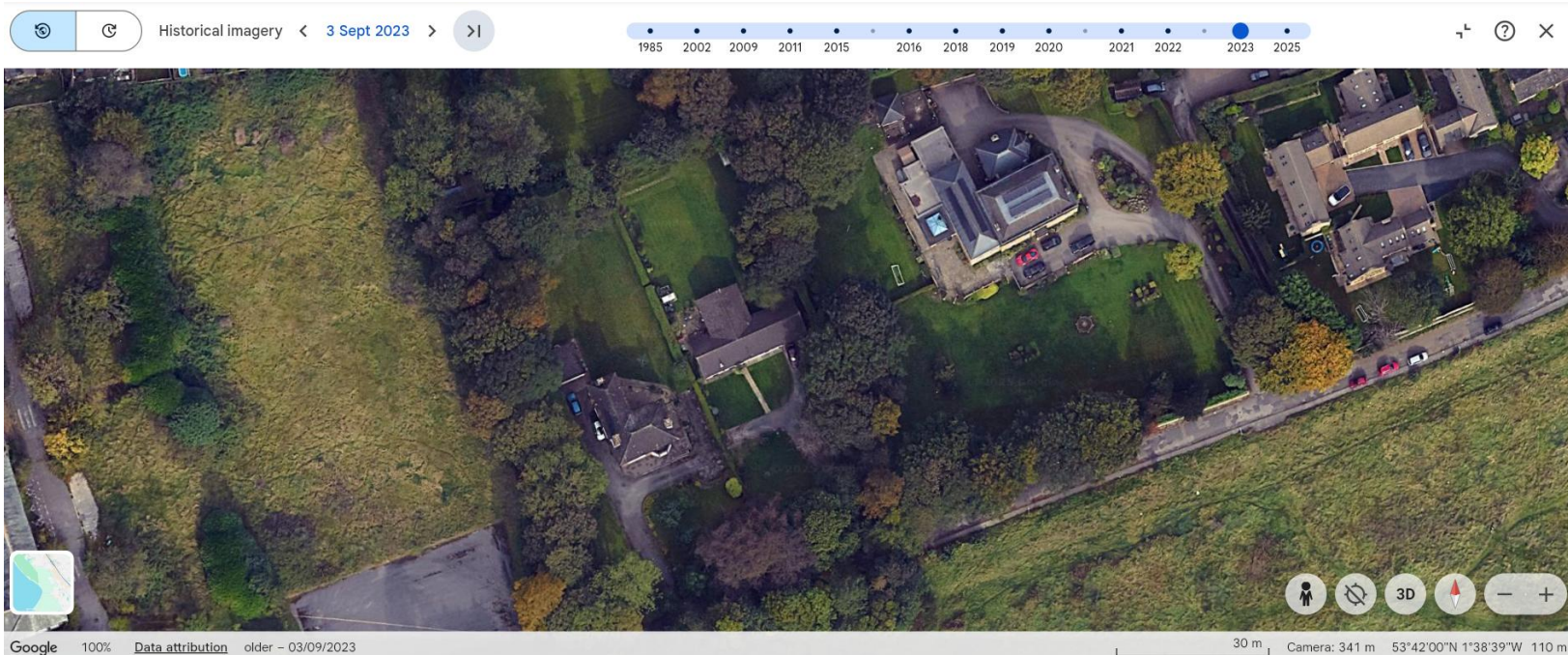
- ❖ Statutory BNG Metric – Wye WF13 4JB – v1.0 (Arbtech Consulting Ltd., 2025)
- ❖ Soft Landscape Proposals (LVIA Ltd., 2025)
- ❖ Preliminary Ecological Appraisal (PEA) - Wye WF13 4JB – v1.0 (Arbtech Consulting Ltd., 2025)
- ❖ Tree Survey Report - Wye WF13 4JB – v1.0 (Arbtech Consulting Ltd., 2025)

Executive Summary

- ❖ The current landscaping proposal generates a net gain of area-based habitat units (+0.26%) and a gain in linear-based habitat units (14.48%) with satisfied trading rules.
- ❖ In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.89 will need to be achieved. At present, there is a unit deficit of **0.34** units.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	25 th November 2025
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2025). As evident in the screenshots of satellite imagery obtained from Google Earth dated 15 th May 2019 and 3 rd September 2023, the site does not appear to have undergone any degradation. The most recent aerial imagery is not of good quality and therefore the clearest representation was used. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020.	
		

	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 23 rd July 2024.
BNG Target Uplift	+10%
National Character Area (NCA)	37 - Yorkshire Southern Pennine Fringe
Strategic Significance	West Yorkshire Combined Authority the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Kirklees Council, has yet to adopt a comprehensive LNRS. The following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance: ❖ Policies Map

	❖ Biodiversity Action Plan ❖ Draft LNRS The habitats on site and the site itself are not within any policy areas.		
	Habitat	Baseline / Post-Development	Justification
	N/A	N/A	N/A
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Buildings	0.023	There is one building present within the site, which forms the main dwelling at the site.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Developed land sealed surface	0.037	Forming the main access into the site is a tarmacked driveway and parking area. There is no associated vegetation, and the area is of minimal ecological value.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Vegetated Garden	0.227	Located around the dwelling within the site is a vegetated garden, comprising an amenity lawn, small areas of introduced planting and a small paved area. The lawn area comprises a rye-grass mix (<i>Lolium perenne</i>) that is extremely species poor, with only rare occurrences of white clover (<i>Trifolium repens</i>), dandelion (<i>Taraxacum officinale</i>) and creeping buttercup (<i>Ranunculus repens</i>) present. The lawn area is regularly mown to maintain its amenity value for the dwelling at the site. The areas of introduced shrubs comprise a range of species, which mainly border sections of these areas, although they are rare in their occurrence.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Urban Tree	0.2565	Located on the boundaries of the site are 7 no. scattered trees, with species including sycamore (<i>Acer pseudoplatanus</i>), oak (<i>Quercus robur</i>), ash (<i>Fraxinus excelsior</i>) and chestnut (<i>Castanea sativa</i>). The trees are mainly mature and have DBHs between 60–90 cm and as such, are large trees. The trees are not subject to a routine pruning regime, and they maintain the majority of their canopy. They all oversail areas of vegetation below, and are generally in good, healthy condition.	Good: passes 5 of 6 criteria.	Low Strategic Significance

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
Non-native and ornamental hedge	0.02	Located on the southern boundary of the site is an ornamental hedgerow composed entirely of leylandii specimens. At the time of survey, the hedgerow appeared largely unmanaged, but has shown signs of previous management, by the previous occupant of the site.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Post-Development

Post-Development Biodiversity Value: On-Site					
Area-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (A-1)	Urban Tree	0.2565	All trees retained.	Good: passes 5 of 6 criteria.	Low Strategic Significance
Created (A-2)	Buildings	0.025	Proposed detached dwelling.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Developed land sealed surface	0.022	Proposed access driveway and pathways.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
	Vegetated Garden	0.24	Proposed vegetated garden areas, to be seeded with Hedgerow and Light Shade Seed Mix as supplied by British Wildflower Seeds. See Soft Landscape Proposals (LVIA Ltd., 2025).	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Post-Development Biodiversity Value: On-Site					
Linear-Based Habitats					
	Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
Retained (B-1)	Non-native and ornamental hedge	0.02	Retained in full.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
Created (B-2)	Non-native and ornamental hedge	0.003	Hedgerow to meet net gain.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

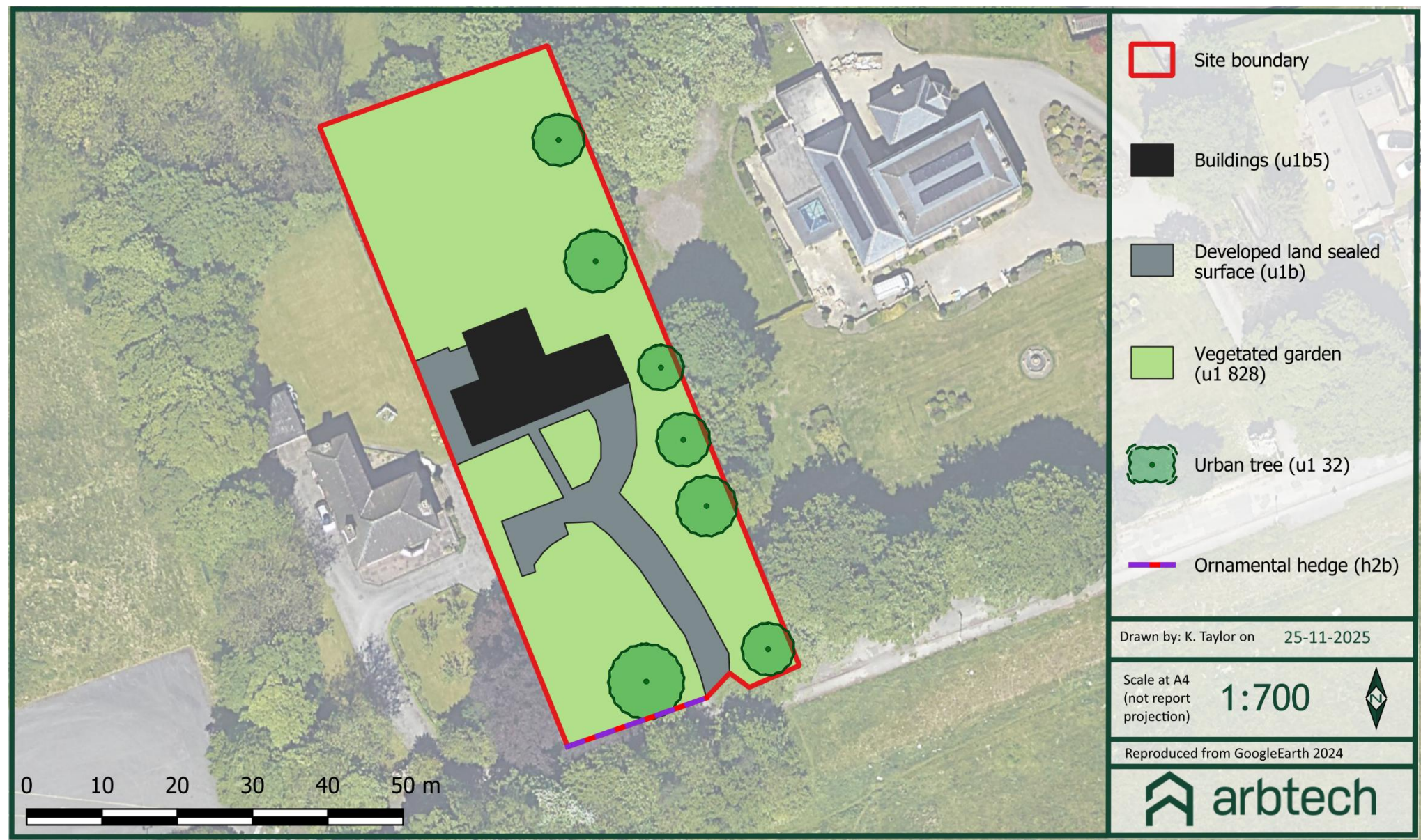
Change of Biodiversity Value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	3.53 ❖ 3.08 units of urban trees ❖ 0.45 units of vegetated garden ❖ 0.0 units of developed land sealed surfaces ❖ 0.0 units of buildings	0.02 ❖ 0.02 units of ornamental hedgerow	N/A
	Post-Development	3.54 ❖ 3.08 units of retained urban trees ❖ 0.46 units of proposed vegetated garden ❖ 0.0 units of proposed developed land sealed surfaces ❖ 0.0 units of proposed buildings	0.02 ❖ 0.02 units of retained ornamental hedgerow ❖ 0.0 units of proposed ornamental hedgerow	
	Net Change	0.01 units (0.26%)	0.0 units (14.48%)	

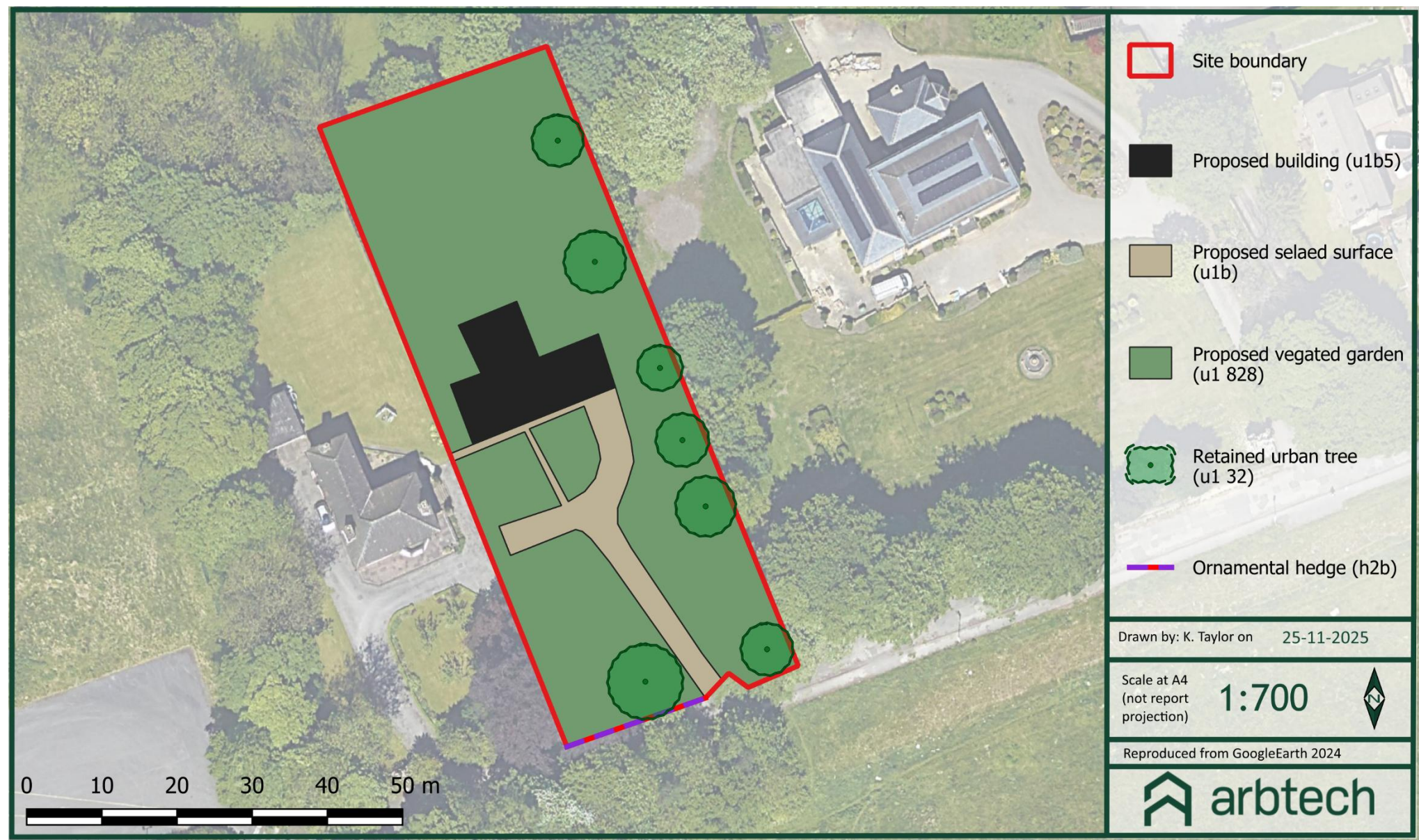
BNG Informative																		
Results	The current landscaping proposal generates a net gain of area-based habitat units (+0.26%) and a gain in linear-based habitat units (14.48%) with satisfied trading rules. In order to achieve a +10% biodiversity net gain for area-based habitats, a minimum area-based unit score of 3.89 will need to be achieved. At present, there is a unit deficit of 0.34 units.																	
Recommendations and Next Steps	There is limited scope on site and this provision may not be possible to achieve on site or adjacent with the current arrangement (within the redline boundary or offsite on other owned land) considering the size of the proposed development area and the intended use as a residential swelling. Based on the proposed plans, it is unlikely that net gain will be achieved by ways of habitat creation/enhancement without significant changes to the proposals on site or require unfeasible commitments off-site. As such, a financial contribution to off-site ecological enhancements (i.e. purchasing biodiversity units) within an approved scheme is required to make up the +10% net gain for area-based habitat units. The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation must be of an appropriate distinctiveness to meet the trading rules of BNG. A summary as to what off-site units will be required is detailed in the table below. <table><tr><th></th><th>Distinctiveness</th><th>Broad Habitat Group</th><th>Habitat</th><th>Units Required</th></tr><tr><td rowspan="2">Area-Based</td><td>Any</td><td>Any</td><td>Any</td><td>0.34</td></tr><tr><td colspan="3">Total</td><td>0.34</td></tr></table>					Distinctiveness	Broad Habitat Group	Habitat	Units Required	Area-Based	Any	Any	Any	0.34	Total			0.34
	Distinctiveness	Broad Habitat Group	Habitat	Units Required														
Area-Based	Any	Any	Any	0.34														
	Total			0.34														
Pre-Commencement	A Biodiversity Gain Plan (BGP) and Habitat Management and Monitoring Plan (HMMP) must be produced for the site. This should include recommendations for the implementation, management and monitoring of the site for at least 30 years to ensure that biodiversity net gain is delivered.																	

	These additional requirements can only be actioned following the finalisation of the BNG assessment – be it on-site or off-site net gains sought.
BNG Mitigation Hierarchy	
Avoidance	Impacts to the highest unit value habitat on site, urban tree, has been avoided in full. Only vegetated garden habitat will be
Minimisation	removed to facilitate the development.
Mitigation	No further enhancements are considered feasible due to intended use as residential dwelling.
Offset	Off setting will be required to achieve 10% net gain.

Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan



Appendix 3: Proposed Development Plan



Appendix 4: Headline BNG Results

FINAL RESULTS			
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.01	
	Hedgerow units	0.00	
	Watercourse units	0.00	
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.26%	Total net gain achieved is less than target set ▲
	Hedgerow units	14.48%	
	Watercourse units	0.00%	
Trading rules satisfied?	Yes ✓		

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet.	
Criteria	Criteria passed (Y/N)
The tree is a native species (or at least 70% within the block are native species).	Y
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
The tree is mature (or more than 50% within the block are mature) ¹ .	Y
There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Number of criteria passed	5
Condition (P/M/G)	GOOD
Size (S/M/L/VL)	LARGE

Appendix 5b: Post-Development Habitat Condition Assessment Sheets

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet.	
Criteria	Criteria passed (Y/N)
The tree is a native species (or at least 70% within the block are native species).	Y
The tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).	Y
The tree is mature (or more than 50% within the block are mature) ¹ .	Y
There is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.	Y
Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
Number of criteria passed	5
Condition (P/M/G)	GOOD
Size (S/M/L/VL)	LARGE