



**BIODIVERSITY NET GAIN ASSESSMENT
SUMMARY REPORT**

UNITED CHURCH, MARSDEN, HUDDERSFIELD, HD7 6AB

FEBRUARY 2026

Biodiversity Net Gain Assessment Summary Report

UNITED CHURCH, MARSDEN, HUDDERSFIELD, HD7 6AB

A report for

SB Homes Limited,
Empire House,
Lewisham Road,
Slaithwaite,
Huddersfield,
HD7 5AL.

Report by



PENNINE *ecological*
24 The Highgrove
Heaton, Bolton,
Greater Manchester,
BL1 5PX

Tel. 07505 172 087

email: bob@pennineecological.co.uk

web: www.pennineecological.co.uk

Report Author:

Marcus Hogg BSc (Hons) MSc QCIEEM

Reviewed by:

Robert N. Leatham BSc (Hons), P.Dip.

February 2026

CONTENTS

1.	Introduction	1
1.1	Background	1
1.2	Site Context	1
2.	Biodiversity Net Gain Results	2
2.1	Biodiversity Net Gain Results	2
3.	Conclusion	4
3.1	Conclusion	4
4.	BNG Proposals	6
	References	7
	Appendix A: Figures	8

Terms of Use

This report has been compiled by Pennine Ecological with all reasonable skill, care and diligence within the terms of the instruction and permissions granted by the client. The results, conclusions and recommendations of this report are proportionate and in line with the British Standard 42020:2013.

This is a technical report and does not represent legal advice/opinion.

The report is for the sole use of the commissioning client in connection with the development project described in the report, and must not be used for any other purpose, copied, re-produced or sent to any other party other than the Local Planning Authority without the permission of Pennine Ecological.

This report remains the property of Pennine Ecological and cannot be relied upon until full payment has been made. Pennine Ecological reserve the right to retract any survey reports submitted to planning where payments are outstanding.

Pennine Ecological will retain the right to re-publish data obtained, and to forward data collected during all its ecology surveys to the local wildlife records centre.

1. INTRODUCTION

1.1 BACKGROUND

Pennine Ecological have been commissioned to undertake a Biodiversity Net Gain (BNG) assessment for the repurposing of a 19th century church into residential dwellings at United Church, Marsden, Huddersfield, HD7 6AB.

To address the anticipated loss of low-medium distinctiveness habitats as a result of the proposed development a biodiversity net gain (BNG) assessment has been undertaken to determine whether a 10% gain can be achieved. This is in line with both National and Local Planning Policy ((Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021))).

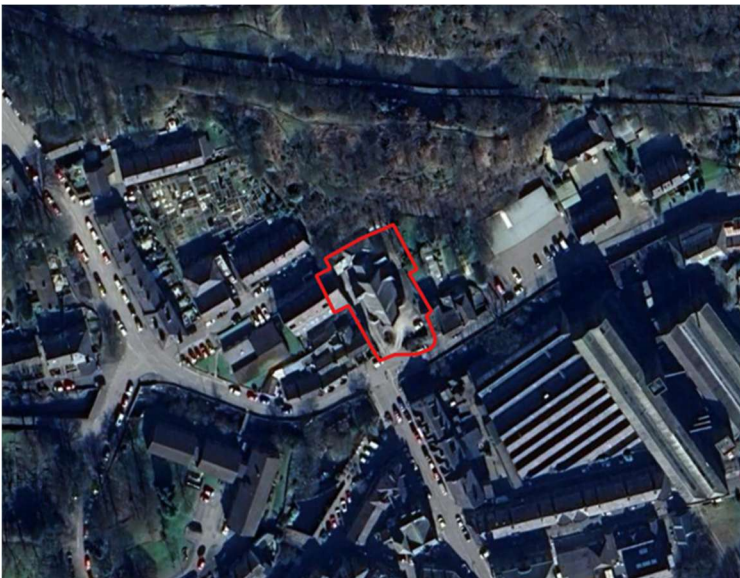
The assessment has been undertaken to support the LPA in making an informed decision on whether the proposal will be able to achieve the required 10% net gain.

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

1. Pennine Ecological (2026). United Church, Marsden - The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled
2. Pennine Ecological (2026). United Church, Marsden - Preliminary Ecological Appraisal
3. 25-10-03-GA-120-Proposed Site & Roof Plan

1.2 SITE CONTEXT

The site is located within the rural/urban area of Marsden, southwest of Huddersfield. The site grid reference is SE 04890 11719. The approximate site area is 0.15ha



Photograph 1: Aerial image of land at United Church, Marsden with site boundary.

2. BIODIVERSITY NET GAIN RESULTS

2.1 BIODIVERSITY NET GAIN RESULTS

The biodiversity calculation concluded that the development would result in a net gain of biodiversity on the site. The habitat trading rules have also been satisfied.

2.1.1 Habitat Net Gain Results

An area of unvegetated garden and developed land, sealed surface will be lost. Residential gardens will be created to the east and additional introduced shrub will be created around the communal carpark to the south.

A summary of the habitat calculations is provided in Tables 2.1 and 2.2 below.

Refer to Appendix B, Figure 1 for baseline habitats plan. Refer to Appendix B, Figure 2 and 3 for site proposals.

Table 2.1: On site habitat baseline calculations

Habitat	Habitat Area (ha)	Habitat Condition	Habitat Unit Value	Area Retained (ha)	Area Enhanced (ha)	Habitat Units Lost
Developed land, sealed-surface (including buildings)	0.137	N/A	0.00	0.125	0.00	0.00
Introduced shrub	0.005	N/A	0.01	0.005	0.00	0.00
Unvegetated garden	0.007	N/A	0.00	0.00	0.00	0.00
Individual tree	0.0041 (1x small)	Moderate	0.03	0.0041	0.00	0.00
TOTAL	0.147 (exc. Trees)		0.04			0.00

*Biodiversity Net Gain Assessment
United Church, Marsden, Huddersfield, HD7 6AB*

Table 2.2: Proposed on site habitats

Habitat	Area (Ha)	Habitat Created / Enhanced	Distinctiveness	Condition	Strategic Significance	Standard Time to Target Condition (Years)	Habitat Units Delivered
Vegetated garden	0.015	Created	Low	Condition Assessment N/A	Area not in Local Strategy	1	0.03
Introduced shrub	0.002	Created	Low	Condition Assessment N/A	Area not in Local Strategy	1	0.00
TOTAL	0.017						0.03

3. CONCLUSION

3.1 CONCLUSION

A summary of the BNG assessment can be found in Table 3.1 and the headline results extracted in Table 3.2 below.

The development has resulted in a gain of 0.03 habitat units. Trading rules have been satisfied.

Table 3.1: Summary of BNG Assessment

	Net Habitat Biodiversity Units / Biodiversity %
Onsite	0.03 habitat unit gain / 77.17% net gain
Trading Rules Satisfied	Yes

Biodiversity Net Gain Assessment
United Church, Marsden, Huddersfield, HD7 6AB

Table 3.2: BNG Headline Results extract

On-site baseline	Area habitat units	0.04		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.08		
	Hedgerow units	0.00		
	Watercourse units	0.00		
On-site net change (units & percentage)	Area habitat units	0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site baseline	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site post-intervention (Including habitat retention, creation & enhancement)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Off-site net change (units & percentage)	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Spatial risk multiplier (SRM) deductions	Area habitat units	0.00		
	Hedgerow units	0.00		
	Watercourse units	0.00		
FINAL RESULTS				
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	0.03		
	Hedgerow units	0.00		
	Watercourse units	0.00		
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	77.17%		
	Hedgerow units	0.00%		
	Watercourse units	0.00%		
Trading rules satisfied?		Yes ✓		
Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.04	0.05	0.00
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

4. BNG PROPOSALS

The development would result in a 77.17% net gain of habitat units, therefore, achieving the required 10% biodiversity net gain to satisfy National and Local Planning Policy.

Additional biodiversity enhancements are recommended in Pennine Ecological's (2026) Preliminary Ecological Appraisal.

REFERENCES

DEFRA (2024) The Statutory Biodiversity Metric: User Guide. Last updated: July 2024.

UKHab Ltd (2023). *UK Habitat Classification Version 2.0* (at <https://ukhab.org/>)

Pennine Ecological (2026). United Church, Marsden -
The_Statutory_Biodiversity_Metric_Calculation_Tool_-_Macro_enabled

Pennine Ecological (2026). United Church, Marsden - Preliminary Ecological Appraisal
25-10-03-GA-120-Proposed Site & Roof Plan

Appendix A: Figures

Figure 1: UKHabs Baseline Map



Figure 2: Proposed site plans: 20-0000-Proposed Site Plan and Front Elevation-REV-A

