

Biodiversity Net Gain Assessment

Prepared by: Arthian Ltd.

For: Portakabin Ltd

Site: Mars Petcare, Oakwell

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Quality Assurance

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Staff Detail

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1. Introduction

1.1 Brief

Portakabin Ltd (the Client) are seeking planning permission for the installation of a Portakabin modular unit (the Proposed Development) on land at Mars Petcare, Oakwell Way, Birstall, Batley WF17 9LU (the Site). The local planning authority have requested that a Biodiversity Net Gain Assessment be carried out at the Site prior to the commencement of the works. The Client has appointed Arthian Ltd (Arthian) to undertake a Biodiversity Net Gain Assessment for the Proposed Development.

1.2 Proposed Development

The planning application will be for a proposed Portakabin modular building on an area that is currently modified grassland which contains a small hedgerow to the north.

The Portakabin building is expected to be removed after five years.

1.3 Purpose of this Report

This report has been produced to document whether the Proposed Development will result in a net gain or loss in biodiversity. This report is intended to be submitted as part of the planning application and complements the metric itself, which is included as an Excel spreadsheet.

This report contains recommendations on measures for achieving BNG. These recommendations do not constitute a design for BNG. In submitting these recommendations, the Arthian Ecology Team has no Design Liability associated with these recommendations for BNG.



2. Methodology

2.1 Baseline Habitats

The baseline habitats have been informed by the UK Habitat (UKHab) survey undertaken by Arthian on the 3rd December 2025. The pre-development baseline habitat areas were calculated using measurements from the UKHab map. The UKHab Map is shown in Appendix B.

2.2 Proposed Development

The post-development habitats have been informed by the Proposed Development Landscaping Plan (Arthian Ltd, 2025), seen in Appendix C.

2.3 Biodiversity Units

The statutory biodiversity metric calculation tool (hereafter referred to as the biodiversity metric tool) was used to calculate the change in biodiversity units and the overall percentage of gain / loss. The biodiversity metric tool has been submitted as a separate Excel document and should be read in conjunction with this report.

2.4 Condition assessment

Each habitat was assigned a condition following set criteria within the statutory biodiversity metric condition assessments Excel document.

2.5 Metric Principles

The Statutory Biodiversity Metric User Guide (DEFRA, 2024) was used as guidance on how to use the biodiversity metric tool.

Section 3 within the Statutory Biodiversity Metric User Guide sets out rules and principles which should be followed the metric. This includes following good practice guidance, applying the mitigation hierarchy, avoiding loss of irreplaceable habitats, and created habitat delivering strategically important outcomes for nature conservation.

2.6 Strategic Significance

The strategic significance of the habitats was assessed by determining if the habitats are identified within published plans, strategies or policies which are relevant to the habitat's location. There is currently a draft Local Nature Recovery Strategy for West Yorkshire (West Yorkshire Combined Authority , 2025) which has been used to determine strategic significance.

2.7 Trading Rules

The biodiversity metric tool sets minimum habitat creation and enhancement requirements to compensate for specific habitat losses (up to the point of no net loss). These requirements are based on habitat type and distinctiveness.



3. Results

3.1 On-Site Habitat and Hedgerow Baseline

A summary of the baseline habitats/hedgerows and areas/lengths retained are presented in the table below.

Table 1: On-site Habitat and Hedgerow Baseline

UKHab Type	Habitat	Metric Type	Habitat	Area/Length (ha/km)	Condition	Area/Length Retained (ha/km)	Area/Length Enhanced (ha/km)
	Modified grassland		Modified grassland	0.1821	Poor	0.1283	0.035
	Individual tree (medium size)		Individual urban tree (medium size)	0.0163	Poor	0.0163	0
	Individual tree x30 (small size)		Individual tree (small size)	0.1221	Poor	0.1221	0
	Developed land; sealed surface		Developed land; sealed surface	0.7247	Poor	0.7247	0
	Other broadleaved woodland		Other broadleaved woodland	0.0258	Poor	0.0258	0
Linear Habitat							
	Non-native and ornamental hedgerow		Non-native and ornamental hedgerow	0.017	Poor	0	0

All of the baseline habitats have been assessed as low strategic significance, as a LNRS has been published and therefore habitat parcels within the areas should always be scored as low at baseline level. Site photos can be found in Appendix A.

Of the modified grassland onsite, 0.1283ha will be retained and 0.035ha will be enhanced. The enhancement measures are set out in Section 3.3. All of the other habitats (individual trees, developed land; sealed surface and other broadleaved woodland) will be retained and not affected by the Proposed Development, except the non-native and ornamental hedgerow, which will be removed to facilitate the development.

3.2 On-Site Habitat and Hedgerow Creation

A summary of the created habitats/hedgerows as part of the proposals is presented in the table below.

Table 2: On-site Habitat/Hedgerow Creation

Post-development Habitat	Metric Habitat Type	Area/Length (ha/km)	Condition
Developed land; sealed surface	Developed land; sealed surface	0.0288	N/A
Linear Habitat			

Native hedgerow	Native hedgerow	0.01	Poor
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After five years, the Portakabin building will be removed, however the building footprint will remain, and the habitats will not be reinstated. Therefore, for the purpose of the metric, the building footprint has been recorded as 'developed land; sealed surface' in the Created Habitat tab.

There will be 0.01km of native hedgerow planted within the western extent of the Site and will be planted with native species, referred to in the Landscaping Plan. Native hedgerow has been assigned as high strategic significance as it is mentioned within the LNRS.

3.3 On-site Habitat Enhancement

A summary of the enhanced areas of the Site as part of the proposals are presented in the table below.

Table 3: On-Site Habitat Enhancement

Baseline Habitat	Proposed Development Habitat	Post	Metric Habitat Type	Area/Length (ha/km)	Condition
Modified grassland	Wildflower area		Other neutral grassland	0.035	Moderate

Other neutral grassland has been assigned as low strategic significance as it is mentioned within the LNRS, however, it is being retained and enhanced and therefore strategic significance would remain the same as the baseline.

An area of existing modified grassland (0.035ha) will be enhanced into a wildflower area and will be planted within the western extent of the Site with 'Emorsgate M2F Standard General-Purpose Wildflowers' or similar. It will also require a seed mix (preferably of local provenance) which represent the UKHab definition and characteristic indicator species (see Appendix D for UKHab definition of other neutral grassland).

3.4 Headline Results

The results demonstrate a +10.72% net gain for habitats, additionally the trading rules have been satisfied for low distinctiveness habitats (same broad habitat or higher distinctiveness habitat required).

The results demonstrate a +30.56% net gain for hedgerows, additionally the trading rules have been satisfied for low distinctiveness habitats (same broad habitat or higher distinctiveness habitat required).

A summary of the headline results is presented in the table below. The full details can be found in the separate Statutory Biodiversity Metric Calculation Tool (excel document).

Table 4: Headline Results

On-site baseline	Habitat units	1.02
	Hedgerow units	0.02
On-site post-intervention	Habitat units	1.13
	Hedgerow units	0.02



On-site net change	Habitat units	0.11
	Hedgerow units	0.01
FINAL RESULTS		
Total net % change	Habitat Units	10.72%
	Hedgerow units	30.56%
Trading rules satisfied?	Habitat Units	Yes
	Hedgerow units	Yes



4. Conclusion

Biodiversity Net Gain (BNG) is mandatory from 12th February 2024 for major developments and small sites from 2nd April 2024, unless exempt. Developers must now deliver a BNG of 10% using the biodiversity metric calculation tool. The requirement to deliver at least a 10% net gain applies to each type of habitat unit (habitat, hedgerow and watercourse). The Proposed Development will result in a 10.72% net gain for habitats, 30.56% net gain for hedgerows. The trading rules have been satisfied for habitats and hedgerow units and therefore, it does comply with the National Planning Policy Framework (NPPF) and local policy.

Given the nature of the development, it was not possible to avoid all habitat impacts by re-siting the development, however none of the habitats lost are medium distinctiveness, high distinctiveness, very high distinctiveness or irreplaceable. As identified in the metric, enhancing existing grassland by the planting of wildflowers to achieve an area of other neutral grassland, retaining existing modified grassland, individual trees and woodland and the creation a new hedgerow will achieve the minimum 10% net gain that is the legal requirement.

The legal minimum required for information to be submitted as part of the planning application for BNG has been met. In addition, a completed metric tool calculation has been submitted. The statutory framework for biodiversity net gain has been designed as a post-permission matter to ensure that the biodiversity gain objective of achieving at least a 10% gain in biodiversity value will be met for development granted planning permission. Therefore, it is proposed further matters relating to BNG are addressed through the planning condition, including production of the Biodiversity Gain Plan and Habitat Management and Monitoring Plan (if required; if the proposals is determined to result in significant enhancements).



5. References

Arthian Ltd, 2025. *Proposed Landscape Plan*, s.l.: s.n.

DEFRA, 2024. *The Statutory Biodiversity Metric User Guide*. s.l.:s.n.

West Yorkshire Combined Authority , 2025. *Local Nature Recovery Strategy* , s.l.: s.n.

Appendices

Appendix A – Site Photos

Site Photos



Ornamental hedgerow to the northeast of the Site



Modified grassland on the eastern extent of the Site

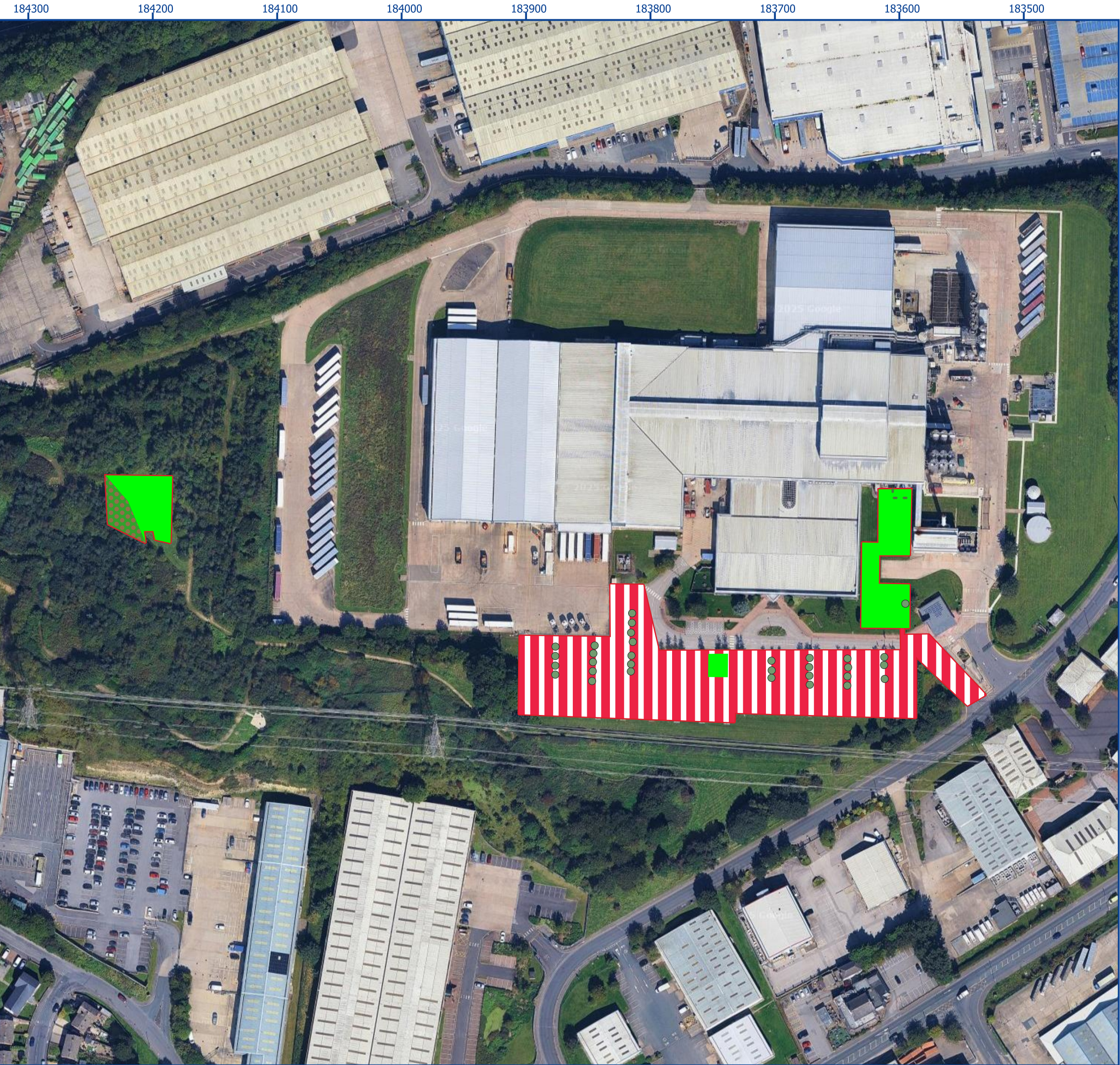


Modified grassland on the eastern extent of the Site



Modified grassland and woodland on the western extent of the Site

Appendix B – UKHab Map



Basemap Sourced from Google Sattelite Imagery



Figure 1 - UKHab Map

Portakabin Ltd	Mars Petcare
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Key:

— Site Boundary

● Individual broadleaved tree

UKHab

g4 - modified grassland

w1g - other woodland-broadleaved

u1b - developed land. sealed surface

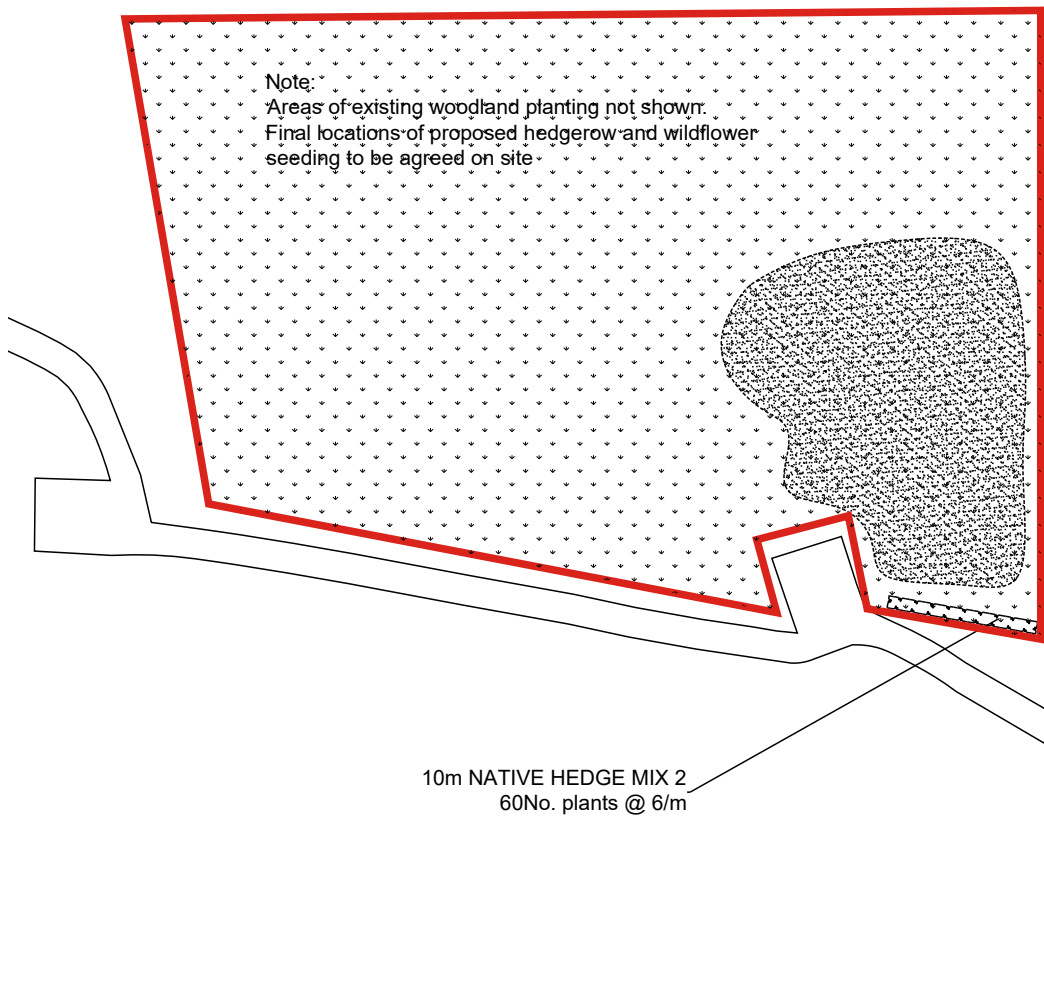
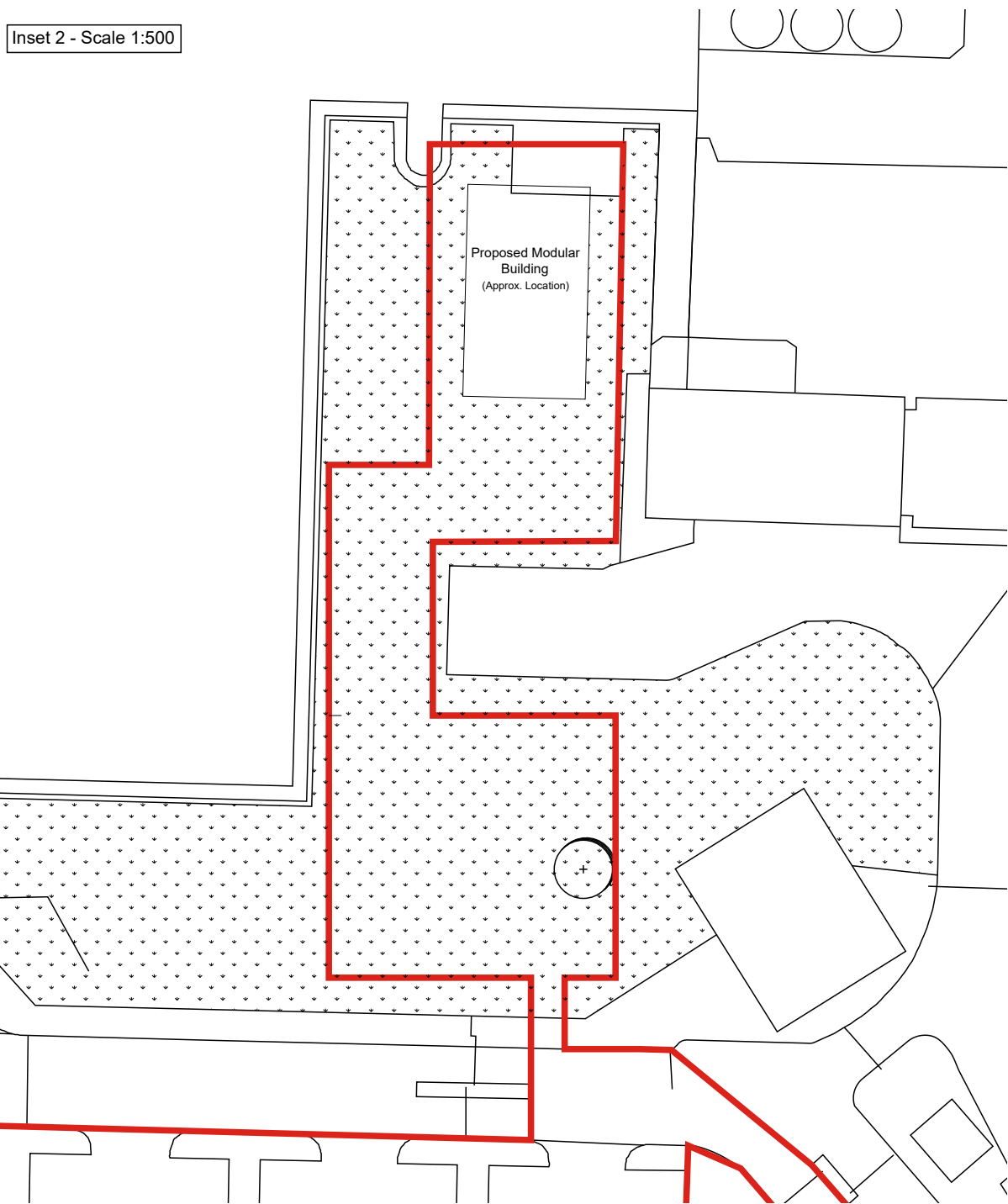
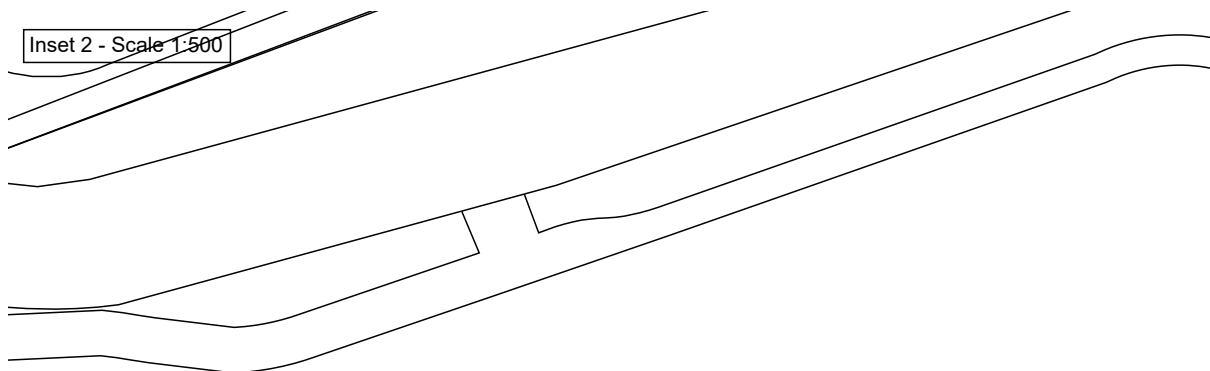
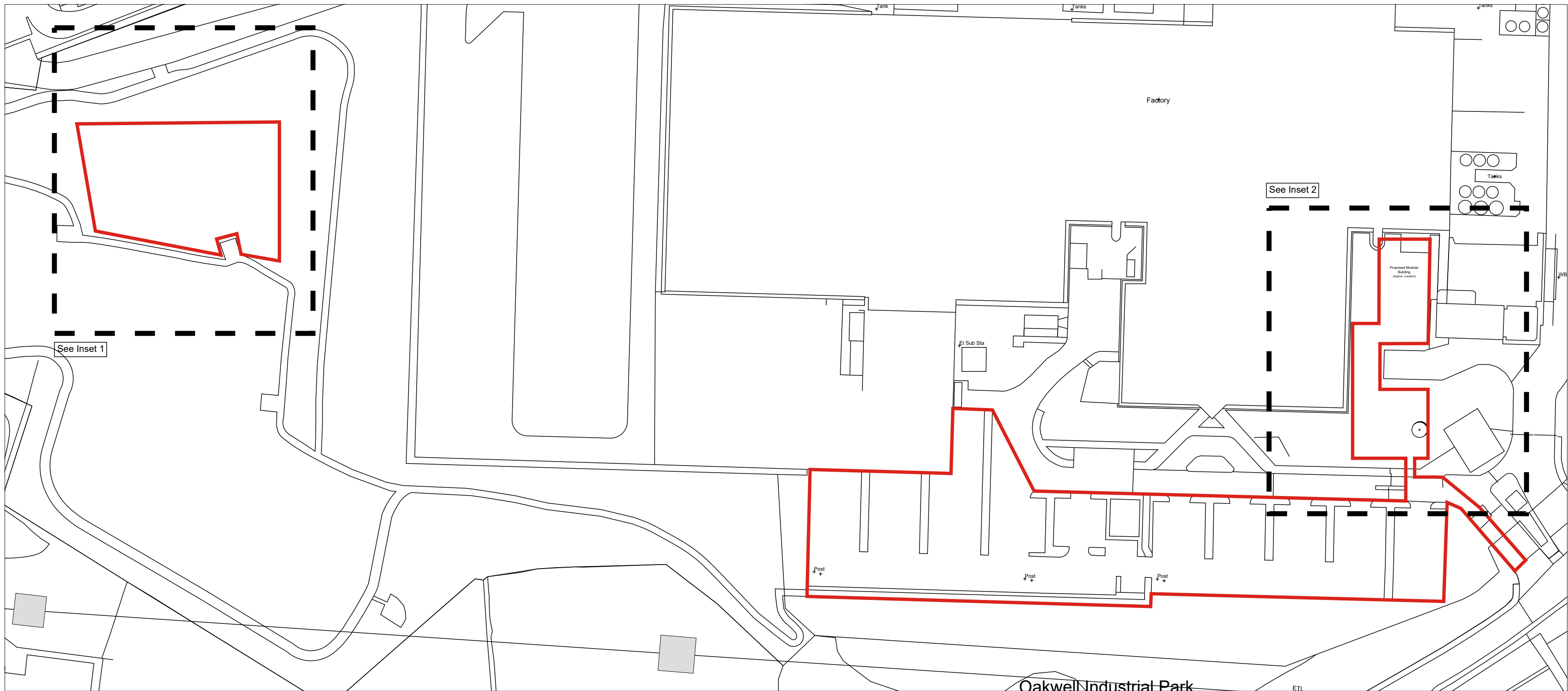
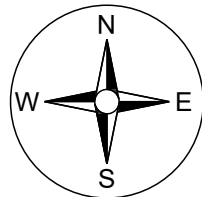
h2b - Non native ornamental hedgerow

04080 m



Project Number: 321287	Scale at A3:
Drawn By: GH	1:3,000
Reviewed By: AB	Version: Final
Projection: OSGB 1936/British National Grid - EPSG 27700	Issue Date: 19/01/2026

Appendix C – Proposed Landscaping Plan



Note:
Areas of existing woodland planting not shown.
Final locations of proposed hedgerow and wildflower seeding to be agreed on site.

10m NATIVE HEDGE MIX 2
60No. plants @ 6/m

PLANT SCHEDULE

HEDGE MIXES

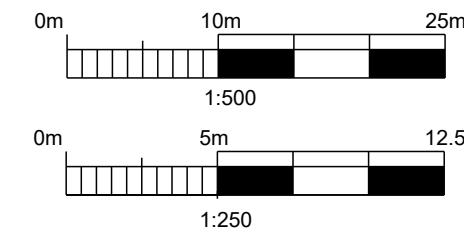
PERCENT	QTY	PLANT NAME	STOCK	SIZE
10m NATIVE HEDGE MIX 2 planted @ 6m in a Double Staggered Row				
50%	30No.	Prunus spinosa	B Trans	60-80cm
20%	12No.	Corylus avellana	B Trans	60-80cm
20%	12No.	Cornus sanguinea	B Trans	60-80cm
5%	3No.	Ilex aquifolium	C 3L	40-60cm
5%	3No.	Rosa canina	B Trans	60-80cm

NOTES AND ABBREVIATIONS:

B = Bare root (bagged).
C = Container (or pot) grown, followed by size of the container (or pot).
FORM = Shape of tree as supplied by the nursery.
QTY = Quantity.
STOCK = Root condition/protection method eg Bare root.
Trans = Transplant (or undercut seedling).
- Refer to specification for further information.
- All plants to be completely hardened off.
- Substitutions to be agreed with Landscape Architect.
Plant Schedule generated by "Qscape" software 10/11/2025

Legend:

- Application / Site Boundary
- Native Wildflower Area (350m2)
'Emorsgate EM2F Standard General Purpose Wild Flowers'
- Existing Tree Retained
- Existing Grass



All Dimensions to be checked on site and not scaled from this drawing.
This drawing is not for construction
This drawing is for planning only
All services to be checked on site and not scaled from this drawing

Consultant:



Client:

PORTAKABIN

Site:

Mars Petcare

Drawing Title:

Landscape Proposals

Date: 19 Jan 2026	Scale: 1:250 & 1:500	Paper Size: A2 (594x420 mm)
Drawn By: IS	Checked By: IS	Status: Final
CAD Ref: 321287-ADW01-Final v1.0	Final Revision: 1.0	Drawing No: / Client Ref: Figure 1

Appendix D – UKHab Definition – Other Neutral Grassland

Meets at least three of these four criteria:

1. >20% cover of broadleaved herbs and sedges;
2. >8 species per m² (including forbs, grasses, sedges and rushes, and excluding bryophytes);
3. ≥1 grass species that is not generally sown for intensive agricultural production (ie. Ryegrasses *Lolium* spp., Timothy *Phleum pratense*, Cock's-foot *Dactylis glomerata*, Meadow fescue *Festuca pratensis*) is at least abundant;
4. Cover of Rye-grasses *Lolium* spp. and White Clover *Trifolium repens*, where present, is <30%.

Species

Grasses may include Common Bent *Agrostis capillaris*, False Oat-grass *Arrhenatherum elatius*, Yorkshire-fog *Holcus lanatus*, Perennial Rye-grass *Lolium perenne*, Common Bent *Agrostis capillaris*, Crested Dog's-tail *Cynosurus cristatus*, Rough Meadow-grass *Poa trivialis* and Cock's-foot *Dactylis glomerata*. On wetter sites, Velvet Bent *Agrostis canina*, Creeping Bent *Agrostis stolonifera* and Marsh Foxtail *Alopecurus geniculatus* may be frequent, and rushes such as Soft Rush *Juncus effusus* and Hard Rush *Juncus inflexus* are likely to be present.

Herbs commonly found include Yarrow *Achillea millefolium*, Ribwort Plantain *Plantago lanceolata*, Creeping Thistle *Cirsium arvense*, White Clover *Trifolium repens*, Red Clover *Trifolium pratense*, Meadow Buttercup *Ranunculus acris*, Creeping Buttercup *Ranunculus repens*, Common Nettle *Urtica dioica*, Hogweed *Heracleum sphondylium* and Daisy *Bellis perennis*. On wetter sites, herbs commonly found including Silverweed *Potentilla anserina*, Wild Angelica *Angelica sylvestris* and Fleabane *Pulicaria dysenterica*.