Biodiversity Net Gain Assessment

For

Patrick Rayson

32 Dorchester Road

Huddersfield

HD2 2JZ

Reference: Q**18808**

Date of survey: 11/03/2026

Baseline area units: 0.04

Baseline hedgerow units: 0.02

Publication date of metric used: 3rd July 2025

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Date: March 2026

Quality Assurance

Client	**Patrick Rayson** **32 Dorchester Road** **Huddersfield** **HD2 2JZ**
Remarks	**Version 1**
Reference	**Q18808**
Date	**11th March 2026**
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Disclaimers

All information contained within this Biodiversity Net Gain (BNG) Assessment is true and based on the professional opinions and knowledge of ProHort at the time of writing. This report has been prepared solely for the use of the client and for the specific purpose outlined within this document. No responsibility is accepted for use of this report or its contents by any third party.

This assessment is based on conditions observed at the time of the site visit and on data available at the time of preparation. Biodiversity values and habitat conditions may change over time due to natural processes, management practices, or development activities. As such, the findings and calculations presented represent a snapshot of the site's condition at the date of assessment only.

The results of this BNG Assessment rely on the accuracy of baseline data, habitat mapping, and measurements used in the Defra Biodiversity Metric (or other applicable metric). Any subsequent changes to the metric, survey data, or development proposals may alter the calculated Biodiversity Net Gain outcome.

This report should be read in full and not in part, as sections may be misinterpreted when taken out of context. Recommendations provided are based on current best practice and guidance available at the time of writing.

This report has been produced in accordance with the standards and principles set out in the Chartered Institute of Ecology and Environmental Management's (CIEEM) Code of Professional Conduct. In line with current guidance, this report is considered valid for a period of 6 months from the date of the site visit, after which the baseline conditions may no longer reflect the true state of the site.

Contents

1. Introduction

ProHort Limited have been commissioned by Patrick Rayson to conduct a Biodiversity Net Gain Assessment for 32 Dorchester Road, Huddersfield, HD2 2JZ. A site survey was undertaken on the 11th March 2026 and a desktop study was undertaken in March 2026.

The Local Planning Authority has requested that a Biodiversity Net Gain (BNG) Assessment is completed to support the planning application. The development includes the conversion of a single storey garage into a two-storey dwelling with associated landscaping and infrastructure.

Kirklees Metropolitan Council requires developments in the area to achieve a net gain in biodiversity, with a minimum of a 10% gain compared to the pre-development value of the site. A quantitative measure of the base value of a Site for biodiversity, and the value of a Site post-development, is arrived at by using a recognised Biodiversity metric. Biodiversity metrics measure the value of a Site in terms of Biodiversity Units. Biodiversity Units are a proxy measure of biodiversity, arrived at by assessing the type, area and condition of semi-natural habitats on site. A limitation of the use of metrics is that they only measure habitat areas, and do not consider species-specific measures which may nevertheless make meaningful contributions to gains in local biodiversity.

2. Site and Surroundings

The area surveyed is a residential plot at 32 Dorchester Road, Huddersfield, HD2 2JZ (grid reference: SE1454720337), (Figure 1), hereafter referred to as the ‘Site’. The Site is located within the outskirts of Huddersfield, c. 3.8km north of the town centre. The surrounding area is dominated by arable fields, woodlands, and residential properties. Site access is off Dorchester Road.

The woodland to the north and south of the site is designated as priority habitat deciduous woodland and there are a number of priority deciduous woodland blocks and traditional orchards within the surrounding area. There are no designated sites within proximity to the Site. There are no water features in close proximity for the project area.

Figure 1 - Red line boundary of the Site and the surrounding area.
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3. Methodology

The pre-development (baseline) and post development (proposed) value of the habitats have been calculated using the DEFRA/Natural England's Statutory Biodiversity Metric calculator. The methodology for determining habitat distinctiveness and condition values, follows the guidelines set out in the User Guide and Technical Supplement for Biodiversity Metric.

The current assessment utilised the principles outlines in the 'Mitigation Hierarchy' denoting the steps involved in reaching the conclusions outstated in this report and preserving natural features and resources of importance. The 'Mitigation Hierarchy' states:

- Avoid: The easiest, cheapest and most desirable method of reducing potential impacts of the proposed development.
- Minimise: Where avoidance is not possible, measures can be taken to minimise the impacts of the proposed development.
- Mitigate: Where minimisation is not possible, measures can be taken to enhance/ create on Site habitats to compensate for potential losses caused by the proposed development.
- Offset: Where mitigation is not possible, on-site habitat loss must be compensated off site. This should be utilised as a last resort for compensating losses as it is the most risk involved, expensive and complex solution.

3.1. Site Boundary

The following data sources have been used to define the boundary for the BNG calculation and determine the relevant attributes for BNG (e.g. size, condition and habitat type) for the pre and post-development habitats.

The boundary used for the BNG assessment is the red line application boundary for the project (See Figure 2 for a detailed red line boundary).

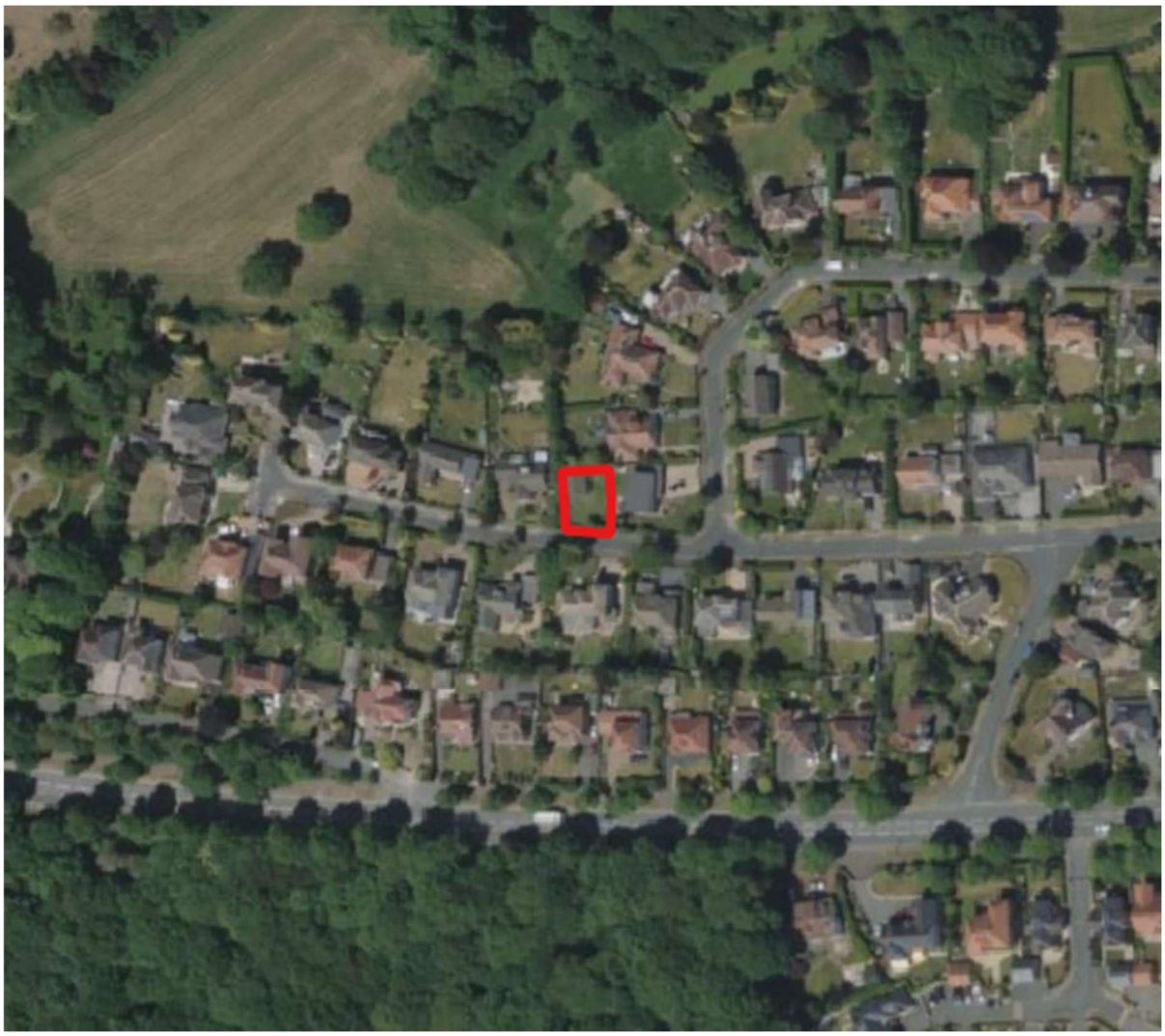

Figure 2 – Red line boundary of the Site
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3.2. Baseline Habitats:

In order to generate the site baseline habitat data (e.g. habitat type, condition), a phase 1 habitat survey was undertaken, where the site was systematically walked over and the dominant habitat type in each area recorded. Dominant plant species were noted, as were any that are legally protected (Schedule 8 of the Wildlife and Countryside Act 1981), invasive species listed on Schedule 9 of the Wildlife and Countryside Act 1981. Additionally, 5 (1 meter-squared) quadrats were used to determine species richness on any grassland habitats and the other grassland conditions were estimated from a visual inspection of the site.

The information collected during the site visit was used to baseline any applicable habitats and satellite mapping was used to calculate habitat areas. The areas and conditions of any onsite habitats were inputted into DEFRA/Natural England's Statutory Biodiversity Metric calculator. The metric includes 3 broad categories of habitats and biodiversity units for which scores are calculated differently:

- Area habitats, such as grasslands, woodlands and ponds
- Linear hedgerows and lines of trees
- Linear rivers and ditches

4. Habitat Baseline

4.1. Habitat descriptions

All habitats within the Site are outlined below:

- Developed Land; Sealed Surface; and
- Vegetated Garden

Two linear features were found within the red line boundary of the Site.

- Non-native and ornamental hedgerow

The location of all baseline habitats can be seen in Appendix 1 and habitat descriptions are outlined in Table 1.

Table 1 – baseline habitat descriptions

Habitat Type	Habitat Description	Flora Species
Vegetated Garden	Managed residential garden dominated by amenity grassland with abundant moss and a small number of common ruderal species. Vegetation is typical of regularly maintained garden turf with occasional ornamental shrubs and scattered common weeds. Structural and species diversity is limited, reflecting routine garden management and disturbance typical of urban gardens.	**Abundant** - Moss (*Bryophyta* spp.) - Fescue (*Festuca* spp.) **Occasional** - Perennial Rye (*Lolium perenne*) - Olive (*Olea europaea*) **Rare** - Creeping Thistle (*Cirsium arvense*) - Cherry Laurel (*Prunus laurocerasus*) - Prunus spp. (*Prunus* spp.) - Cleavers (*Galium aparine*) - Warminster Broom (*Cytisus scoparius*) - Nandina (*Nandina domestica*) - Common Nettle (*Urtica dioica*)

Non-native and ornamental hedgerow	Boundary hedgerows composed primarily of planted ornamental and non-native evergreen shrubs and trees. The hedges are regularly managed and form dense screening vegetation with limited understorey or ground flora. Species composition and structure are typical of ornamental garden boundary planting and are of relatively low ecological diversity.	**H1** **Dominant** - Cherry Laurel (*Prunus laurocerasus*) **Rare** - Holly (*Ilex aquifolium*) **H2** **Frequent** - Holly (*Ilex aquifolium*) - Cypress (*Cupressus* spp.)

4.2. Baseline Metric

The value of the area and linear baseline habitats was calculated using the Statutory Biodiversity Metric and is outlined in Tables 2 and 3 below.

Table 2 – area habitat baseline calculation

Habitat	Notes	Area (ha)	Habitat Units	Area retained	Area enhanced	Units lost
Developed Land; Sealed Surface	N/A	0.007645	0	0.007645	0	0
Vegetated Garden	N/A	0.02027	0.04	0	0	0.04
Totals		**0.03**	**0.04**	**0.01**	**0**	**0.04**

The area habitat baseline of 0.04 units must be enhanced by 10% resulting in at least a **0.04** unit baseline post intervention. If this cannot be achieved on Site, off Site credits will need to be acquired.

Table 3 – linear habitat baseline calculation

Habitat	Notes	Length (km)	Habitat Units	Length retained	Length enhanced	Units lost

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Non-native and ornamental hedgerow (H1)	Poor	0.0138	0.01	0.00872	0	0.01
Non-native and ornamental hedgerow (H2)	Poor	0.00429	0	0.00429	0	0
Totals		**0.02**	**0.02**	**0.01**	**0**	**0.01**

The linear habitat baseline of 0.02 units must be enhanced by 10% resulting in at least a **0.02** unit baseline post intervention. If this cannot be achieved on-Site, off-Site credits will need to be acquired.

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5. Proposed Habitats

All habitats proposed within the Site are outlined below:

- Developed Land; Sealed Surface; and
- Vegetated Garden

The location of these proposed habitats can be seen in Appendix 2.

In accordance with the Statutory Biodiversity Metric Guidelines, no creation or enhancement of habitats within the curtilage of a privately owned or tenanted dwelling is to be recorded. As these gains cannot be legally secured the area habitat will be classified as either 'vegetated garden' or 'unvegetated garden'.

We outline indicative suggestions on how such habitats may be established and should be treated as general guidelines.

5.1. Developed land; sealed surface

The development includes the conversion of a single storey garage into a two storey dwelling with associated landscaping and infrastructure.

5.2. Vegetated garden

Vegetated garden will be created at the front of the proposed dwelling.

In order to establish a vegetated garden, any existing vegetation will be cut short. A grass seed mix containing a range of species will be distributed around the area. This will then be rolled in to increase likelihood of establishment. This will contain species that can handle heavy management e.g. red clover (*Trifolium pratense*), white clover (*Trifolium repens*), ribwort plantain (*Plantago lanceolata*), yarrow (*Achillea millefolium*), black medick (*Medicago lupulina*), common sorrel (*Rumex acetosa*) and a mix of grass species.

5.3. Proposed habitats metric

Table 4 – area habitat proposal calculation

Habitat	Notes	Area (ha)	Habitat Units Delivered
On-site habitat creation			
Developed Land; Sealed Surface	N/A	0.01309	0
Vegetated Garden	N/A	0.007788	0.02
Totals		**0.02**	**0.02**

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If all area habitats and conditions are met post intervention, then a **62.92%** loss of biodiversity will occur.

If all linear habitats and conditions are met post intervention, then a **28.08%** /loss of biodiversity will occur.

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6. Conclusion

The development will result in a measurable loss to local biodiversity.

There will be a total decrease of 62.92% biodiversity of area habitats. In order to achieve the obligatory 10% uplift of area habitats, at least 0.03 off site biodiversity units must be acquired.

There will be a total decrease of 28.08% biodiversity of linear habitats. In order to achieve the obligatory 10% uplift of linear habitats, at least 0.01 off site biodiversity units must be acquired.

Offsite biodiversity units can be obtained through local landowners, habitat banks and the market which can be found through your LPA, a broker etc. If this is not possible statutory biodiversity credits must be purchased from the UK government as a last resort. The number of statutory credits required is 0.06 A1 units and 0.01 H units. These units are exclusively purchased from the government and the cost of these is inflated to equate 2 credits per 1 off site biodiversity unit.

As mitigating and minimising was not a viable option due to the scale of the project off setting was the only feasible option.

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7. Other recommended enhancements

Enhancements for bats and birds are recommended due to the Site's proximity to several priority woodland parcels. These habitats are likely to support bat and bird populations that may use the Site for commuting and foraging.

To support local wildlife, it is proposed that either one bat box suitable for crevice-dwelling species or one bird box is installed on the building. In addition, Green and Blue Bee Bricks should be incorporated within any new brick walls constructed as part of the development.

These measures would provide opportunities for roosting, nesting, and invertebrate habitat, thereby contributing to an overall enhancement of local biodiversity.

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Appendix 1 Baseline Habitat Maps

Key -

- Redline boundary
- Non-Native Hedgerow
- Vegetated Garden
- Developed Land; Sealed Surface

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Appendix 2 Habitat Proposals

Key -

- Redline boundary
- Non-Native Hedgerow
- Vegetated Garden
- Developed Land; Sealed Surface

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Appendix 3 Additional Photographs

Image 1 - Developed Land; Sealed Surface and Vegetated Garden

Image 2 - Developed Land; Sealed Surface

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Image 3 – Vegetated Garden

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Image 4 – Non-Native Ornamental Hedgerow (H1)

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Image 5 – Non-Native Ornamental Hedgerow (H2)

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