

Biodiversity Net Gain Report

For:	Henegan Architecture
Site:	Land at 711 New Hey Road, Huddersfield, HD3 3YL
Report Date:	19 th March 2026
Report Reference:	SQ-4118

Surveying Ecologists:

Marie McAvan BSc (Hons) MSc

Client:	Henegan Architecture
Site Name:	Land at 711 New Hey Road, Huddersfield, HD3 3YL
Report:	Biodiversity Net Gain Assessment
Survey Date:	24 th of February 2026
Surveyed by:	Marie McAvan BSc (Hons) MSc

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
-	-	Draft	17/03/2026	Marie McAvan BSc (Hons) MSc – Estrada Ecology Ltd.	John Davies BSc (Hons) - Estrada Ecology Ltd
-	V1	Final	19/03/2026	Marie McAvan BSc (Hons) MSc – Estrada Ecology Ltd.	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd



1 Executive Summary

- 1.1 For the proposed development scheme for the site, a net gain of 14.43% for area habitat units is calculated. Furthermore, the Trading Summaries for area habitats have been satisfied by the proposed development scheme.

2 Introduction

- 2.1 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for the proposed development plan for the site.
- 2.2 Biodiversity metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity value within the development site.

3 Baseline and Post Development Scheme Designs

- 3.1 Figure 1 presents the UK HABS habitat classification map for the site baseline as informed by a site visit on the 24th of February 2026 by assistant ecologist Marie McAvan BSc (Hons) MSc.
- 3.2 Figure 2 presents the current proposed development scheme used within the Metric calculations.
- 3.3 Figure 3 presents a summary of Statutory Metric results for the current development proposal.

Figure 1 : UK HABS Habitat Classification Map Baseline

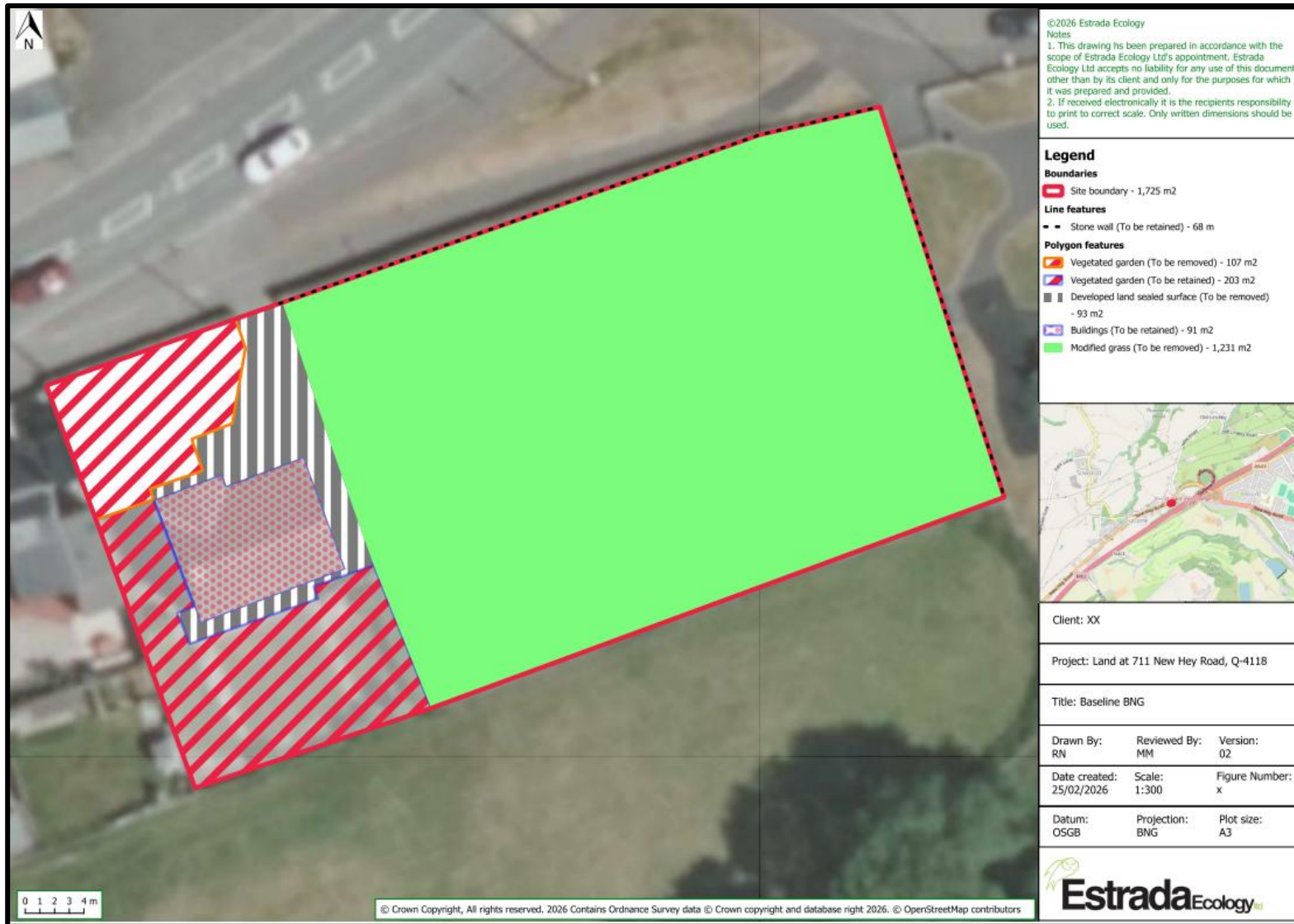


Figure 2: Proposed Habitat Map



4 Methodology

- 4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Bill which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.
- 4.2 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024. This development predates the mandatory 10% net gain requirement; however, no overall net loss has been requested regarding this development.
- 4.3 The Statutory Biodiversity Metric Tool was used to calculate biodiversity units for baseline and post-development units for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.
- Individual habitat areas / lengths were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres, where present.
 - Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.
 - Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.

- 4.4 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for hedgerow and watercourse habitats (linear) are calculated separately from area habitats within the metric.

5 Assumptions and Limitations

- 5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Metric are calculated and accurate to two decimal places.
- 5.2 Habitat areas used in the calculations are based on two-dimensional plans and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.
- 5.3 The site was assessed outside of the recognised growing season, April to September (inclusive), therefore the habitats are required to be condition assessed as their highest condition, as outlined in the Statutory Biodiversity Metric Guide unless condition assessment can be justified outside of season.
- 5.4 The grassland on site was deemed to be in poor condition despite being assessed outside of the growing season. Average species were less than the required 6 per m² to score above poor condition. Species diversity was on average 2 species per m². This is unlikely to change in other parts of the year due to it's use as amenity grassland.

6 Biodiversity Net Gain

- 6.1 The total baseline for biodiversity units for the site was calculated at 0.31 area habitat units with no watercourse, or linear (hedgerow) units present at the baseline. No irreplaceable habitats are present at the baseline.
- 6.2 The site post-development is calculated to have a total value of 0.35 area habitat units with no watercourse or linear units proposed.

Figure 3: Summary of DEFRA Metric Calculations Results.

FINAL RESULTS																								
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Habitat units</i>	0.04																					
		<i>Hedgerow units</i>	0.00																					
		<i>Watercourse units</i>	0.00																					
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)		<i>Habitat units</i>	14.43%																					
		<i>Hedgerow units</i>	0.00%																					
		<i>Watercourse units</i>	0.00%																					
Trading rules satisfied?		Yes ✓																						
<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Target</th> <th>Baseline Units</th> <th>Units Required</th> <th>Unit Deficit</th> </tr> </thead> <tbody> <tr> <td><i>Habitat units</i></td> <td>10.00%</td> <td>0.31</td> <td>0.34</td> <td>0.00</td> </tr> <tr> <td><i>Hedgerow units</i></td> <td>10.00%</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td><i>Watercourse units</i></td> <td>10.00%</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> </tbody> </table>					Unit Type	Target	Baseline Units	Units Required	Unit Deficit	<i>Habitat units</i>	10.00%	0.31	0.34	0.00	<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00	<i>Watercourse units</i>	10.00%	0.00	0.00	0.00
Unit Type	Target	Baseline Units	Units Required	Unit Deficit																				
<i>Habitat units</i>	10.00%	0.31	0.34	0.00																				
<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00																				
<i>Watercourse units</i>	10.00%	0.00	0.00	0.00																				

7 Overall Development

- 7.1 Overall, the proposals for the current development scheme will result in a net gain of 0.04 habitat area units, representing a 14.43% net gain for this unit category.
- 7.2 In addition, the Trading Summaries have been satisfied for this development proposal by the current scheme. Loss of low distinctiveness amenity grassland has been compensated for by the addition of medium distinctiveness urban tree and scrub habitat.

8 Summary and Recommendations

- 8.1 The site under the current proposed development scheme is predicted to achieve a 14.43% net gain for area habitat units with the Trading Summaries met.
- 8.2 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way.

References

Environment Bank (2015) Biodiversity Impact Calculator – Guidance for Use. Environment Bank.

Environment Bank (2016) Biodiversity Accounting – An introduction. Environment Bank.

Environment Bank (2021) The Environment Bill and Biodiversity Net Gain Delivery. Available online at <https://www.environmentbank.com/blog/the-environment-bill-and-biodiversity-net-gain-delivery-what-planning-authorities-need-to-know/> (February 2024)

DEFRA (2024) The Statutory Biodiversity Metric User Guide

UK HABS (2023) The UK Habitat Classification : Habitat Definitions. Version 2.

