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Biodiversity Net Gain Assessment

Site Address:

Hopstrine Farm, Huddersfield Road, Shelley, Huddersfield, HD8 8NE

Client:

Mr James Eastwood

Assessment Date:

23rd January 2026

Project:

This report is prepared to inform a planning application with the Kirklees Metropolitan Council. The proposal is described as:

"a new field access to B6116 Huddersfield Road at Shelley, near Huddersfield."

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	Harry Webster (BSc), Consultant Ecologist	23/01/2026
Review	0.2	Elen Griffin BSc (Hons), MRSB, Senior Ecologist	26/01/2026
Final	1.0	Harry Webster (BSc), Consultant Ecologist	26/01/2026

Limitations and Copyright

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 22055 10918 and has an area of approximately 0.0024ha.

The site is located at Hopstrine Farm, fronting the B6116 Huddersfield Road, within the village of Shelley, West Yorkshire. The site forms part of an established agricultural holding and is used as pasture, consistent with the wider rural character of the area. The surrounding landscape comprises a mixture of farmland, roadside vegetation, mature trees, and scattered residential properties.
The application site relates specifically to a proposed new field access from Huddersfield Road and a short section of associated farm track within the field. The planning application area for the access itself is limited in extent, measuring approximately 23.65 square metres, and includes part of the existing highway verge, footway, and a low stone boundary wall at the edge of the highway.

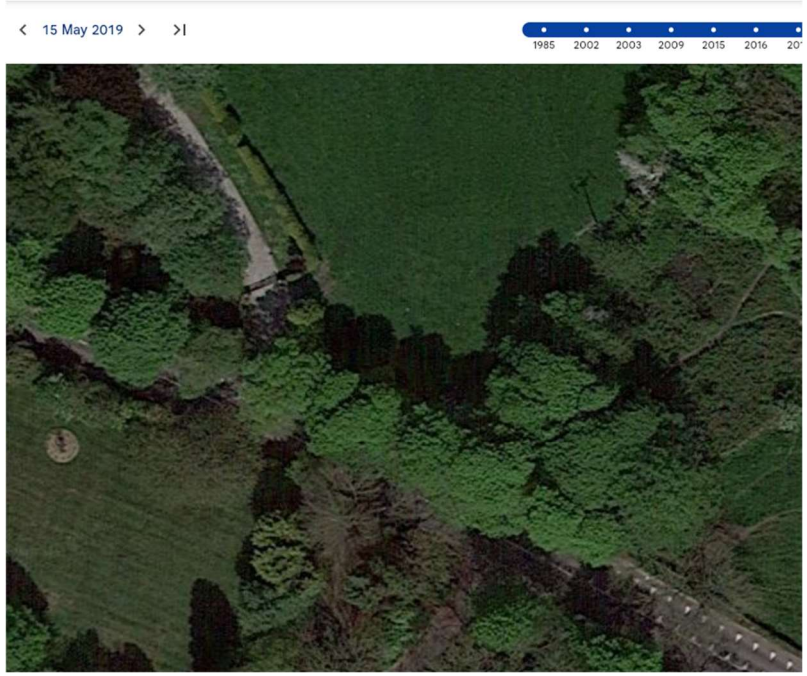
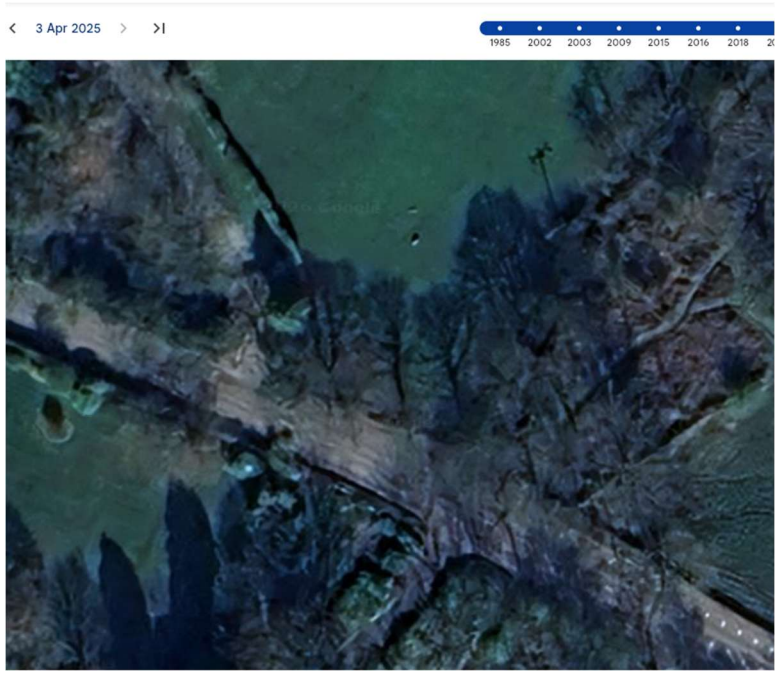
This report should be read in conjunction with the following documents:

- Statutory Baseline BNG Metric – Hopstrine Farm, HD8 8NE (Arbtech Consulting Ltd., 2025)
- Preliminary Ecological Appraisal (PEA) - Hopstrine Farm, HD8 8NE – v1 (Arbtech Consulting Ltd., 2025)

Executive Summary

- The site generates 0.04 area-based habitat units in its baseline. To achieve a minimum +10% uplift for both, a minimum of 0.04 area-based habitat units are required.
- Trading rules are foreseen to be a constraint: the removal of individual trees must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of individual tree habitats are proposed, the site will generate a trading error for the loss of these habitat types.
- Given the proposed vegetation clearance of the site to facilitate the provisioning of urban infrastructure, including large amounts of sealed surfaces, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required.

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	15th December 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 GoogleEarth dated 15th May 2019 (next satellite image dated 22nd April 2020) and 3rd April 2025 (most recent satellite image), the site does not appear to have undergone any degradation. 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 30th January 2020.	
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29th November 2023 with last updates to metric tools and user guides on 23rd July 2024.	

BNG Target Uplift	+10%		
National Character Area (NCA)	38 - Nottinghamshire, Derbyshire and Yorkshire Coalfield		
Strategic Significance	Hull and East Yorkshire LNRS – still in draft stage: https://www.eastriding.gov.uk/environment/sustainable-environment/nature-conservation-and-wildlife/local-nature-recovery-strategy/		
	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**
Sealed & Unsealed Surface	0.0009	Areas of developed land are present in association with the proposed access from Huddersfield Road.	Habitat condition pre-determined as '***N/A***' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	**Low** Strategic Significance
Modified Grassland	0.0019	The field beyond the highway boundary comprises modified grassland (UKHab g4), managed as pasture for agricultural use. The sward is species-poor and dominated by common agricultural grasses, maintained through grazing and/or cutting. Species recorded include perennial rye grass (Lolium perrenne) (A), creeping buttercup (Ranunculus repens) (F), ribwort plantain (Plantago major) (F), and dandelion species (Taraxacum sp.) (F).	***Poor**: passes 3 of 7 criteria excluding essential criterion A.* Assessed using the 'Grasslands Low Distinctiveness' habitat type condition sheet.	**Low** Strategic Significance
Individual trees	0.0041	An elder tree is found in the middle of the site, growing in an area of collapsed drystone wall.	***Moderate**: passes 3 or 4 of 6 criteria.*	**Low** Strategic Significance

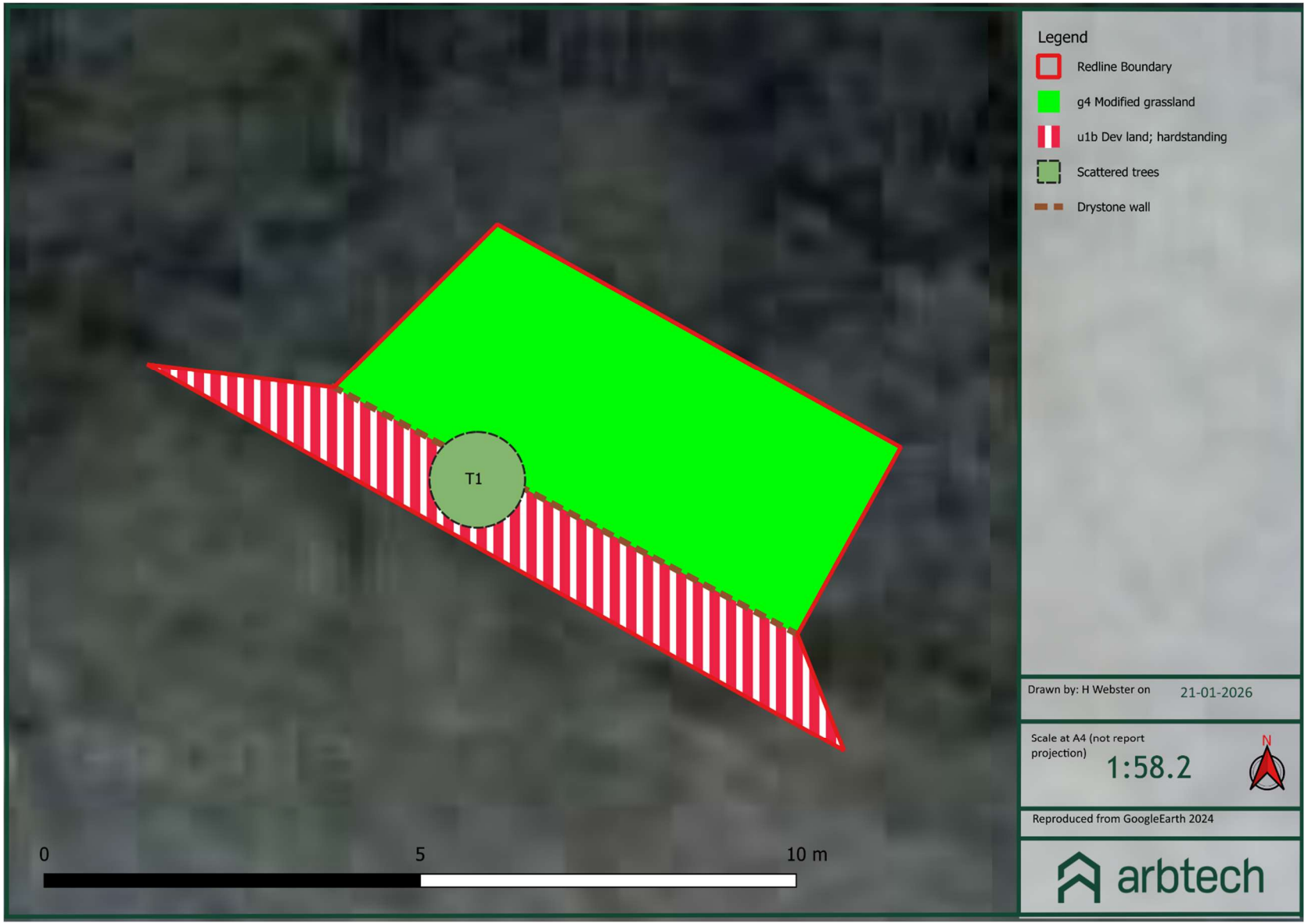
Baseline Biodiversity Value

	Habitat Type	Biodiversity Units Generated
Area-Based	Sealed & Unsealed Surface	0
	Modified Grassland	0
	5no. Urban Trees (Poor Condition)	0.04
	Total	**0.04**

Results, Discussion, and Next Steps

BNG Informative	
Results and Discussion	The site generates 0.04 area-based habitat units in its baseline. To achieve a minimum +10% uplift, a minimum of 0.04 area-based habitat units are required. A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
General Recommendations	Trading rules are foreseen to be a constraint: the removal of individual trees must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of individual tree habitat is proposed, the site will generate a trading error for the loss of these habitat types. Given the proposed vegetation clearance of the site to facilitate the provisioning of urban infrastructure, including sealed surfaces, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required, and can be done by: ❖ creating the required habitats off-site (i.e. outside the red line boundary) *N.B. this will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government*; ❖ purchasing biodiversity units from existing habitat banks *N.B. such habitat bank should ideally be within the curtilage of the LPA or within the same NCA;* or ❖ purchasing statutory biodiversity credits from the government *N.B. metric rules dictate if statutory credits are required, double the amount of credits will be required to compensate for a single unit deficit.* 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 should be of an appropriate distinctiveness to meet the trading rules of BNG.

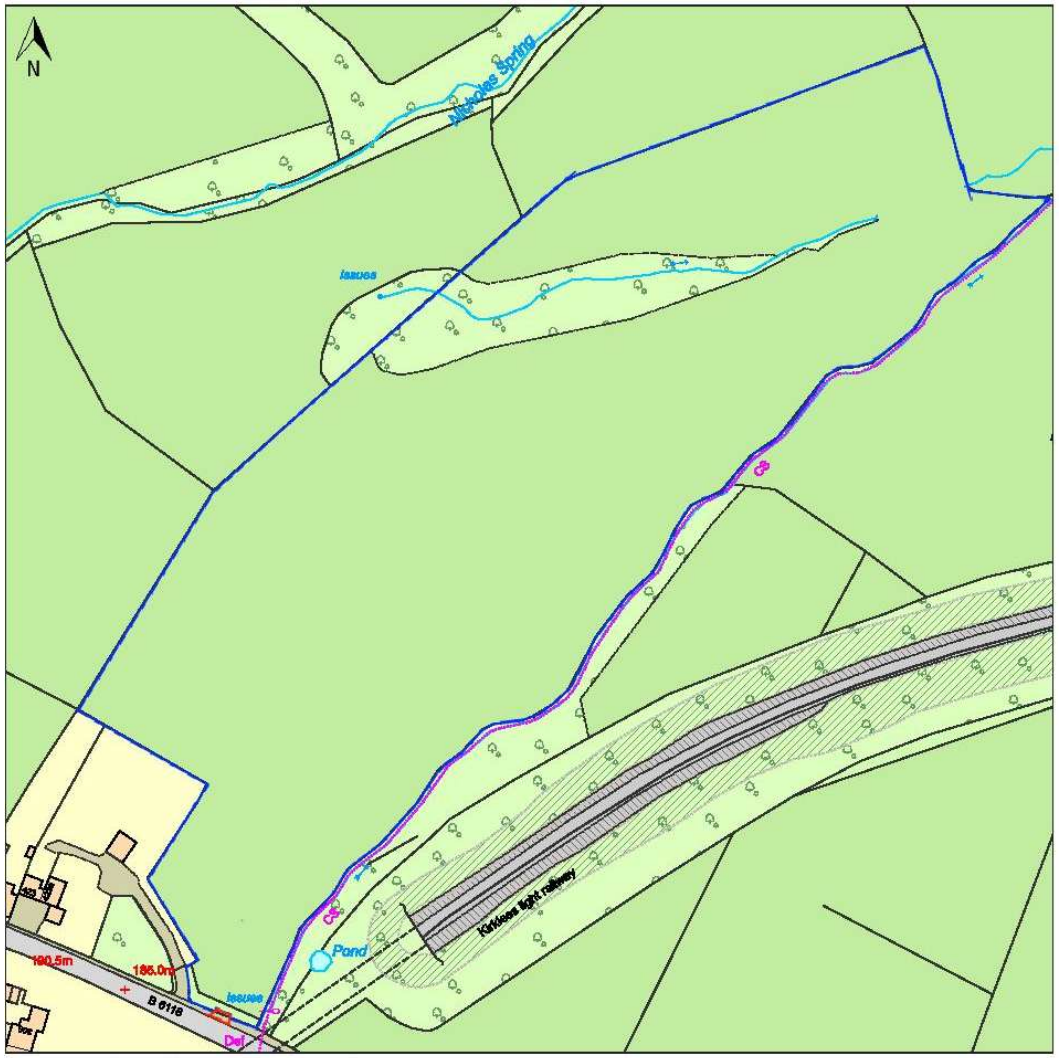
Appendix 1: Baseline Habitat Plan



Appendix 2: Post-Development Habitat Plan

Not available at the time of writing.

Appendix 3: Proposed Development Plan



0m 25m 50m 75m 100m 125m 150m 175m 200m

Scale: 1:2500 Paper Size: A4

Appendix 4: Headline BNG Results

FINAL RESULTS

Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-0.04
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	*Area habitat units*	-100.00%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	No - Check Trading Summaries ▲	

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	0.04	0.04	0.04
Hedgerow units	10.00%	0.00	0.00	0.00
Watercourse units	10.00%	0.00	0.00	0.00

Appendix 5a: Baseline Habitat Condition Assessment Sheets

Modified Grassland; assessed using 'Grasslands Low Distinctiveness' habitat type condition sheet:

Condition Assessment Criteria:		G1
A	There must be 6-8 vascular plant species per m^2, including at least 2 forbs. **Note – this criterion is essential for achieving moderate condition.**	N
B	Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for vertebrates and invertebrates to live and breed.	N
C	Some scattered scrub (including bramble) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of shrubs with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens).	N
F	Cover of bracken less than 20%.	Y
G	There is an absence of invasive non-native species (as listed on Schedule 9 of WCA, 1981).	Y
	Essential criterion achieved (Y/N)	N
	Number of criteria passed	3

Condition Assessment Result	Condition Assessment Score	Score Achieved ✓
Passes 6 or 7 of 7 criteria including passing essential criterion A	Good (3)	
Passes 4 or 5 of 7 criteria including passing essential criterion A	Moderate (2)	
Passes 0, 1, 2 or 3 of 7 criteria; OR 4, 5 or 6 of criteria but failing criterion A	Poor (1)	✓

Urban Trees; assessed using 'Individual Trees' habitat type condition sheet:

Condition Assessment Criteria	
A	The tree is a native species (or more than 70% within the block are native species).
B	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).
C	The tree is mature (or more than 50% within the block are mature).
D	There is little or no evidence of an adverse impact on tree health by anthropogenic activities such as vandalism or herbicide use. There is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
E	Natural Ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
F	More than 20% of the tree canopy area is oversailing vegetation beneath.

Condition Assessment Result	Condition Assessment Score
Passes 5 or 6 of 6 criteria	Good (3)
Passes 3 or 4 of 6 criteria	Moderate (2)
Passes 0, 1 or 2 of 6 criteria	Poor (1)