

**BIODIVERSITY ACCOUNTING
ASSESSMENT REPORT**

at
**Land at The Quarry
The Old Brickworks
Thurstonland
West Yorkshire
HD4 6UY**

**Client:
L'Arche Developments Ltd**

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Quality Assurance

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1	N/A	N/A	03/02/26	James Foster	17/04/26	James Foster	21/04/26	Liz Davies

This report has been prepared and provided in accordance with the *British Standard 42020: Biodiversity – Code of practice for planning and development 2018* and the *CIEEM's Code of Professional Conduct*.

This Assessment is only valid for the named client and the project described. JCA Limited. accepts no responsibility or liability for the consequences of this document being used for a purpose other than the purpose for which it was commissioned. If the scope of works or timing of the project are altered the advice given in this report may not be valid. Information and data provided within this report is considered accurate at the time of writing.

Provided no significant changes are made to the proposals or on the site (e.g. significant changes to management practices or habitats present) subsequent to the report's issue; this report can be considered valid for 18 months from the date of issue.

As part of membership to our professional body (CIEEM) and EPS licence reporting we are required to provide our biological results to applicable biological record centres. As such, it is our intention to supply biological data collected as part of this assessment, where recorded, to the relevant BRC. If the project is sensitive in nature, we may be able to delay submitting the records until the project enters the public domain, however, this must be discussed with JCA Limited and agreed in writing.



Executive Summary

JCA Limited was instructed by **L'Arche Developments Ltd** to carry out a Biodiversity Accounting Assessment (BAA) of **Land at The Quarry, The Old Brickworks** (hereafter referred to as the 'Site') to inform a planning application for the demolition of the existing building on-site and the construction of a single residential dwelling ('the Proposed Development').

The purpose of the assessment is to determine the baseline biodiversity value of the Site and to assess if there are sufficient biodiversity enhancement opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.

To fulfil the brief, the Statutory Biodiversity Metric 4.0 (June 2024 update) was used to calculate the baseline biodiversity value of all existing habitats on-site. The metric was then used to provide a comparative measure of any habitat creation and enhancements associated with the Client's Proposed Development. The resulting balance determines the extent of Biodiversity Units (BU) generated through the proposed habitats post development.

The baseline habitat units present on-site are 4.07 and the baseline hedgerow units present on-site are 0.03.

The baseline habitat units present off-site are 1.41 and the baseline hedgerow units present off-site are 0.00.

On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a **net gain** of **+0.41** habitat BU, equivalent to a **net gain** of **10.17%** and a **net gain** for hedgerows of **+0.04** BU, equivalent to a **net gain** of **128.67%**.

In addition, the Proposed Development has **satisfied** the trading rules.



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1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **L'Arche Developments Ltd.** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Land at The Quarry, The Old Brickworks** (hereafter referred to as the 'Site').

1.1.2 The purpose of this report is to:

- Assess the baseline biodiversity value of the Site through the total sum of the habitats within the Site, and their calculated biodiversity value.
- Assess if there are sufficient biodiversity enhancement and/or creation opportunities available within the Site boundary to compensate for any residual biodiversity losses as a result of the Proposed Development.
- To determine the level of overall residual biodiversity gains or losses associated with the Proposed Development.

1.1.3 The on-site and off-site locations and red line / survey areas are shown in **Appendix 1 & 2**.

1.2 Site Description

1.2.1 The on-site area is situated 1.3km northeast of Thongsbridge, at grid reference: SE 16263 10169.

1.2.2 The off-site area is adjacent to the on-site area, at grid reference: SE 16326 10100. The off-site area is used to graze animals.

1.2.3 The site is used as a stable and grazing land for horses and for storage. The site is bordered to the north by residential properties, to the east by agricultural pastureland, to the west by residential properties with woodland further afield and to the south by agricultural pastureland.

1.3 Details of Proposed Development

1.3.1 The development proposed at the site is for the demolition of the existing building on-site and the construction of a single residential dwelling.



2. Biodiversity Accounting in Context

2.1 Biodiversity Net Gain Principles

2.1.1 Biodiversity Net Gain: Good Practice Principles for Development published by CIEEM et. al (2016) states that delivering biodiversity net gain goes beyond balancing relative gains and losses. It also involves doing everything to avoid biodiversity losses in the first instance. The application of the DEFRA metric detailed in this report supports developments to adopt this approach by:

- a) Providing a habitat balance sheet which can be used to identify those habitats with the greatest value and subsequently those with the greatest impacts if lost;
- b) Supporting and incentivising the mitigation hierarchy by quantifying the benefits of avoiding and mitigating impacts on high value features;
- c) Promoting the value of biodiversity enhancements and demonstrating the potential for additionality on retained habitats;
- d) Providing a balance of losses, enhancements or on-site compensation to determine if a measure net gain contribution can be achieved;
- e) Providing transparent, robust and credible evidence to help inform the best possible Site options for biodiversity; and,
- f) Ensuring that any residual off-site compensation required (e.g. through biodiversity offsetting) is proportionate to the impacts and can secure a measurable net gain contribution for biodiversity overall.

2.2 Relevant Planning Policy and Legislation

2.2.1 In England, Biodiversity Net Gain (BNG) is mandatory under Schedule 7A of the Town and Country Planning Act 1990 (as inserted by Schedule 14 of the Environment Act 2021). All planning permissions granted in England will have to deliver at least 10% Biodiversity Net Gain (BNG) to be maintained for a period of at least 30 years. The concept seeks measurable improvements for biodiversity by creating or enhancing habitats in association with development.

2.3 Local Policy and Guidance

2.3.1 West Yorkshire Combined Authority: Local Nature Recovery Strategy (draft) 2025.

Local Nature Recovery Strategies (LNRS) are a new system of spatial strategies intended to drive nature recovery, along with associated environmental improvements. Their main purpose is to identify appropriate actions and suitable locations to enhance



existing habitats, or create new habitats, where this is most likely to provide the greatest benefits for nature and the wider environment.

2.3.2 Kirklees Local Plan 2013 – 2031 (Kirklees Council, Adopted February 2019)

Policy LP24: Design, Policy LP30: Biodiversity and Geodiversity and Policy LP31: Strategic Green Infrastructure Network, of the Kirklees Local Plan apply to the Proposed Development.

Policy LP24: Design

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
- d. high levels of sustainability, to a degree proportionate to the proposal, through:
 - i. The re-use and adaptation of existing buildings, where practicable;
 - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
 - iii. considering the use of innovative construction materials and techniques, including reclaimed and recycled materials;
 - iv. Where practicable, minimising resource use in the building by orientating buildings to utilise passive solar design. This includes encouraging the incorporation of vegetation and tree planting to assist heating and cooling and considering the use of renewable energy;
 - v. providing charging points to encourage the use of electric and low emission vehicles;



- vi. incorporating adequate facilities to allow occupiers to separate and store waste for recycling and recovery that are well designed and visually unobtrusive and allows for the convenient collection of waste;
 - vii. designing buildings that are resilient and resistant to flood risk, where such buildings are acceptable in accordance with flood risk policies and through incorporation of multi-functional green infrastructure where appropriate;
 - viii. designing places that are adaptable and able to respond to change, with consideration given to accommodating services and infrastructure, access to high quality public transport facilities and offer flexibility to meet changing requirements of the resident / user.
- e. the risk of crime is minimised by enhanced security, and the promotion of well-defined routes, overlooked streets and places, high levels of activity, and well-designed security features;
 - f. the needs of a range of different users are met, including disabled people, older people and families with small children to create accessible and inclusive places; any new open space is accessible, safe, overlooked and strategically located within the site and well integrated into wider green infrastructure networks;
 - g. development contributes towards enhancement of the natural environment, supports biodiversity and connects to and enhances ecological networks and green infrastructure;
 - h. the retention of valuable or important trees and where appropriate the planting of new trees and other landscaping to maximise visual amenity and environmental benefits; and
 - i. the provision of public art where appropriate.

Policy LP30: Biodiversity and Geodiversity

Proposals the council will support proposals that seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network. that protect and enhance features of ecological and geological interest and provide net gains in biodiversity will be supported.

Proposals will be required to:

result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;

- ix. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;



- x. safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
- xi. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

Policy LP31: Strategic Green Infrastructure Network

Within the Strategic Green Infrastructure Network identified on the Policies Map, priority will be given to safeguarding and enhancing green infrastructure networks, green infrastructure assets and the range of functions they provide.

Development proposals within and adjacent to the Strategic Green Infrastructure Network should ensure:-

- i. the function and connectivity of green infrastructure networks and assets are retained or replaced;
- ii. new or enhanced green infrastructure is designed and integrated into the development scheme where appropriate, including natural greenspace, woodland and street trees;
- iii. the scheme integrates into existing and proposed cycling, bridleway and walking routes, particularly the Core Walking and Cycling Network, by providing new connecting links where opportunities exist;
- iv. (iv) the protection and enhancement of biodiversity and ecological links, particularly within and connecting to the Kirklees Wildlife Habitat Network.

The council will support proposals for the creation of new or enhanced green infrastructure provided these do not conflict with other Local Plan policies.

2.3.3 Kirklees Biodiversity Action Plan (KBAP)

The BAP for Kirklees (Kirklees Metropolitan Council, No Date) concentrates on species and habitats that had national action plans produced or are of local conservation concern. These include semi natural grassland, riverine habitats, ancient woodland, water vole *Arvicola amphibius* and great crested newt *Triturus cristatus*.



3. Methodology

3.1 Background

3.1.1 Biodiversity accounting of existing and post-development habitats and linear features on-site was carried out using the Statutory Biodiversity Metric 4.0 Calculator Tool, following guidance set out in the metric user guide (DEFRA, 2024). The process for data collation and analysis associated with the assessment is detailed in Sections 4.2 – 4.3 below.

3.2 Assessing strategic significance

3.2.1 A desk study was conducted to collate baseline data about ecological sites within the zone of influence of the proposed development site, following guidelines set out by the Chartered Institute of Environmental and Ecological Management (CIEEM, 2017). This data-gathering exercise was undertaken to obtain any available information relating to statutory nature conservation-sites, ecological networks, local plans and priority habitats to help establish the strategic significance of the site. Sources of information used are shown in Table 1.

Table 1: Summary of information sources used for the desk study.

Organisation/source	Information sought
MAGIC	Locations of and citations for all national statutory wildlife sites, including SSSI, and all international sites including SAC, SPA or Ramsar sites within 5 kilometres of the site. Priority Habitats within 300m.
Kirklees Council & West Yorkshire Combined Authority	West Yorkshire Local Nature Recovery Strategy (draft) (LNRS), Adopted Local Plan, evidence base, and polices map

3.2.2 This evidence was reviewed and used to assess the strategic significance of the site, and/or individual habitats and whether it lies within an ecological network for the area.

3.3 Baseline Data

3.3.1 A baseline analysis of the existing habitats on-site was carried out from the information gathered during the Site's ecological assessment visit carried out on 03/02/2026 by James Foster (Assistant Ecologist, JCA Limited).

3.4 Biodiversity Net Gain



3.4.1 Biodiversity Net Gain complements and works with the biodiversity mitigation hierarchy set out in the National Planning Policy Framework paragraph 180a. To achieve a net gain in a way that is consistent with the mitigation hierarchy and reflects the 'spatial-hierarchy' preference for local enhancements, the following steps should be followed:

- (1) Aim to avoid or reduce biodiversity impacts through site selection and layout;
- (2) Enhance and restore biodiversity on-site;
- (3) Create or enhance off-site habitats, either on their own land or by purchasing biodiversity units on the market; and
- (4) As a last resort, to prevent undue delays, purchase statutory biodiversity credits from the UK Government where they can demonstrate that they are unable to achieve biodiversity net gain through the available on-site and off-site options.

3.4.2 On completion of the fieldwork the habitat information was mapped and areas were imported into the DEFRA Biodiversity Statutory Metric Calculation Tool. The metric calculates the baseline biodiversity units for the site based on the following factors:

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

3.4.3 Once inputted the metric provides biodiversity units for the proposed habitats based on the following factors:

- Area
- Habitat distinctiveness (full metric only – automatically calculated for small sites metric)
- Habitat target condition
- Strategic significance
- Time habitat is created (full metric only)
- Time to the target condition (full metric only – automatically calculated for small sites metric)
- Difficulty of creation (full metric only – automatically calculated for small sites metric)

3.4.4 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved. Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.



3.4.5 The Small Sites Metric user guide (2024) states that the SSM cannot be used where Priority habitats (excluding hedgerows and arable field margins), statutory protected sites or habitats or European Protected Species are present.

3.4.6 As per the Small Sites Metric user guide (2024) page 30 and pages 55-56 of Statutory Biodiversity Metric user guide (2024):

- We will record any medium, large and very large trees in private gardens.
- And any small trees that are ancient or veteran in private gardens.
- Small trees outside of private gardens will be counted.
- Exceptions; we cannot count newly planted trees within private gardens.

3.4.7 As per the Small Sites Metric user guide (2024) page 26 and page 49 of Statutory Biodiversity Metric user guide (2024):

- Where urban-vegetated garden is used for baseline habitat units, if there are parcels of higher distinctiveness these will be mapped and counted separately to avoid under-recording biodiversity.

Mitigation hierarchy

3.4.8 Development proposals should first seek to avoid impacts by retaining habitats. Second, development proposals should look to minimise the impact by producing plans that are designed to limit habitat disturbance, damage, and loss, thereby mitigating against any unavoidable impacts. Third, proposals should look to restore any damaged or degraded habitats. Then, only as a last resort should proposals compensate for unavoidable residual impacts to damaged or lost habitats that remain after avoidance and mitigation measures.

3.5 Impact Assessment

3.5.1 The existing baseline habitat plan for the Site was overlain with the Proposed Scheme Plans & Elevations (Dwg number: 124/2.002 - D) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.

3.5.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (Ha) (or length (Km) for linear features) of the on-site compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.6 Habitat Creation and Enhancement

3.6.1 The area of any retained/enhanced or created habitats proposed on-site as part of the Proposed Development was mapped using the Proposed Scheme Plans & Elevations



(Dwg number: 124/2.002 - D) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of on-site compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.

3.6.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

3.7 Residual Effects

3.7.1 The residual effects of the Proposed Development scheme were calculated using the Statutory Biodiversity Metric 4.0 Calculator Tool. This subtracts the pre-development baseline values from that of the post-development values to determine the change in overall habitat value for the Site, taking into account any habitat trading.

3.7.2 Habitat trading is where the loss of a habitat must be compensated for through the creation or restoration of areas of equivalent or greater distinctiveness value. Guidance by Defra is that the loss of high distinctiveness areas, such as Habitats of Principal Importance (HPI, NERC Act, S.41), require compensation in a like-for-like manner (creation or restoration of habitat of the same habitat classification as that impacted). Within the Statutory Biodiversity Metric 'trading up' (where compensation through creation of a higher distinctiveness habitat) can occur, however, 'trading down' (compensation through creation of lower distinctiveness habitats) is not permitted. Therefore, if present, despite gains in lower distinctiveness habitats, these will not reduce the net gain requirement for the development. This also applies to the different habitat features i.e. habitats, hedgerows and rivers and streams. Hedgerow creation gains will not reduce net gain requirements for either rivers and streams or habitats.

3.7.3 Where the resulting biodiversity balance is negative, a residual net loss of biodiversity is recorded. Where the balance is positive a residual net gain of biodiversity is recorded.



4. Statutory Biodiversity Metric 4.0

4.1 Introduction

4.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the Site's ecological assessment survey carried out on 03/02/2026.

4.2 Habitat Degradation

4.2.1 Historical imagery reveals that habitat degradation has occurred on-site prior to the date of the survey but after January 2020.

4.2.2 Two large trees on the north of the site are present in historical imagery from July 2022 but were not present at the time of survey. The two individual trees were judged to be large size, mature, with no gaps in the canopy and are both oversailing vegetation. The two trees were included in the baseline as large urban trees of good condition.

4.3 Strategic Significance

4.3.1 The site is not included in the West Yorkshire Local Nature Recovery Strategy: Local Habitat Map and does not have any Measure Priority Recommendations. The habitats of the site are considered to have low strategic significance post development (Area/compensation not in local strategy/ no local strategy).

4.4 Existing On-site Value

4.4.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in Table 2.

Table 2: Baseline habitats on-site and their ecological value as categorised by the Statutory Biodiversity Metric 4.0 calculator.

Biodiversity Metric Reference Number	Biodiversity Metric Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Other neutral grassland	0.2975	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	2.38
2	Mixed scrub	0.0881	Medium	Poor	Area/compensation not in local strategy/ no local strategy	0.35
3	Mixed scrub	0.0449	Medium	Poor	Area/compensation not in local strategy/ no local strategy	0.18
4	Ruderal/Ephemeral	0.0394	Low	Poor	Area/compensation	0.08



Biodiversity Metric Reference Number	Biodiversity Metric Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
					not in local strategy/ no local strategy	
5	Artificial unvegetated, unsealed surface	0.0541	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
6	Developed land; sealed surface	0.0206	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
7	Urban tree	0.0244	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	0.20
8	Urban tree	0.0733	Medium	Good	Area/compensation not in local strategy/ no local strategy	0.88
	Total (area excl. trees)	0.54	-	-	-	4.07

4.4.2 The following habitat types were recorded on-site:

4.4.3 g3c – Other neutral grassland: 14 – Scattered rushes, 32 – Scattered trees, 81 – Ruderal or ephemeral, 103 – Horse grazed.

The majority of the site is composed of other neutral grassland. (**Appendix 1 & 6 photo 1 - 3**). Abundant occurring species found here include common bent *Agrostis capillaris*, false oat-grass *Arrhenatherum elatius*, cock's-foot *Dactylus glomerata* and perennial ryegrass *Lolium perenne*. Frequent occurring species found here include creeping thistle *Cirsium arvense*, creeping buttercup *Ranunculus repens*, broad-leaved dock *Rumex obtusifolius*, dandelion *Taraxacum officinale* and stinging nettle *Urtica dioica*. Occasional occurring species found here include cow parsley *Anthriscus sylvestris*, broom *Cytisus scoparius*, hairy willowherb *Epilobium hirsutum*, cleavers *Galium aparine*, herb Robert *Geranium robertianum*, rush species *Juncaceae* sp., sorrel *Rumex acetosa*, ragwort *Senecio jacobaea* and clover species *Trifolium* sp. Rare occurring species found here include drooping sedge *Carex pendula*, red valerian *Centranthus ruber*, mouse-eared chickweed *Cerastium fontanum*, foxglove *Digitalis purpurea*, shining cranesbill *Geranium lucidum*, wood avens *Geum urbanum*, ribwort plantain *Plantago lanceolata*, bracken *Pteridium aquilinum*, oak *Quercus robur*, bramble *Rubus fruticosus*, goat willow *Salix caprea*, prickly sowthistle *Sonchus asper*, common whitebeam *Sorbus aria*, woodland germander *Teucrium scorodonia* and vetch species *Vicia* sp.

The three other neutral grassland parcels on-site were all assessed to be of moderate condition as the grassland parcels failed criteria B (sward height is varied), failed by one parcel. Criteria C (cover of bare ground), failed by all parcels and criteria F (10 or more vascular plant species per m²), failed by all parcels.

Grassland parcel 1 (G1) had a species density of 5 species per m².



Grassland parcel 2 (G2) had a species density of 4.8 species per m².

Grassland parcel 3 (G3) had a species density of 5.7 species per m².

4.4.4 h3h – Mixed scrub: 32 – Scattered trees, 81 – Ruderal or ephemeral, 202 – Young trees – self-set, 524 – Invasive non-native species, 532 – Scattered grass.

There are several areas of mixed scrub scattered throughout the site (**Appendix 1 target note 1 & Appendix 6 photo 4 - 6**). Dominant occurring species found here include bramble *Rubus fruticosus*. Abundant occurring species found here include feather moss species *Hypnales* sp., stinging nettle *Urtica dioica* and hairy willowherb *Epilobium hirsutum*. Frequent occurring species found here include cleavers *Galium aparine*, hawthorn *Crataegus monogyna* and goat willow *Salix caprea*. Occasional occurring species found here include cow parsley *Anthriscus sylvestris*, cock's-foot *Dactylus glomerata* and sorrel *Rumex acetosa*. Rare occurring species found here include sycamore *Acer pseudoplatanus*, alder *Alnus glutinosa*, burdock species *Arctium* sp., **wall cotoneaster *Cotoneaster horizontalis***, ribwort plantain *Plantago lanceolata* whitebeam *Sorbus aria* and vetch species *Vicia* sp.

The four mixed scrub parcels on-site were all assessed to be of poor condition as the scrub parcels failed criteria B (seedlings, saplings, young shrubs and mature shrubs are all present), failed by all parcels. Criteria C (absence of invasive non-native species), failed by two parcels. Criteria D (well developed edge), failed by all parcels and criteria E (clearings, glades or rides present), failed by all parcels.

4.4.5 u1 – Urban: 81 – Ruderal or ephemeral.

There is an area dominated by moss and ruderal species on the north of the site (**Appendix 1 & 6 photo 7 - 8**). Dominant occurring species found here include hairy willowherb *Epilobium hirsutum* and feather moss species *Hypnales* sp. Abundant occurring species found here include hairy bittercress *Cardamine hirsuta* and stinging nettle *Urtica dioica*. Frequent occurring species found here include creeping thistle *Cirsium arvense*. Occasional occurring species found here include wood avens *Geum urbanum*. Rare occurring species found here include bramble *Rubus fruticosus*, ash *Fraxinus excelsior*, shining cranesbill *Geranium lucidum*, cleavers *Galium aparine* and creeping buttercup *Ranunculus repens*.

The ruderal/ephemeral was assessed to be of poor condition as the ruderal/ephemeral habitats failed criteria A (vegetation structure is varied) and criteria B (different beneficial plant species).

4.4.6 u1b – Developed land; sealed surface.

There is a single building on-site. The building is two stories with a single pitched roof which is currently used as a stable and for storage (**Appendix 1 & 6 photo 9**). Developed land; sealed surface is a habitat of N/A condition and null biodiversity value.

4.4.7 u1c – Artificial unvegetated, unsealed surface.

There is a small gravel track for access and parking on the south of the site (**Appendix**



1 & 6 photo 9). Artificial unvegetated, unsealed surface is a habitat of N/A condition and null biodiversity value.

4.4.8 Urban trees.

There are six individual trees present on-site at the time of survey. All of the trees were small size. The urban trees on-site were all judged to be of moderate condition as the trees failed criteria C (the tree is mature), failed by all trees and criteria E (natural ecological niches present) failed by all trees.

Two large trees were identified to be present on site after January 2020 but prior to the date of the survey. The trees have been included in the baseline as large trees of good condition.

4.4.9 The existing biodiversity value for each hedgerow, together with the cumulative value of all hedgerows is provided in Table 3.

Table 3: Baseline hedgerows on-site and their ecological value as categorised by the Statutory Biodiversity Metric 4.0 calculator.

Biodiversity Metric Reference Number	Biodiversity Metric Habitat Type	Total Length on-site (Km)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Non-native and ornamental hedgerow	0.03	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	0.03
	Total	0.03	-	-	-	0.03

4.4.10 h2b – Non-native ornamental hedgerow: 523 – Non-native.

There is a single hedgerow on the northwest boundary of the site. The hedgerow is composed of Lawsons cypress *Chamaecyparis lawsoniana* (**Appendix 1 & 6 photo 10**). Non-native ornamental hedgerow is a hedgerow of N/A condition and is automatically assigned a score of poor by the calculation tool.

4.5 Existing Off-site Value

4.5.1 The existing biodiversity value for each habitat, together with the cumulative value of all habitats is provided in Table 4.

Table 4: Baseline habitats off-site and their ecological value as categorised by the Statutory Biodiversity Metric 4.0 calculator.

Biodiversity Metric Reference Number	Biodiversity Metric Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Modified grassland	0.4346	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.87



Biodiversity Metric Reference Number	Biodiversity Metric Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
2	Modified grassland	0.2721	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.54
	Total	0.71	-	-	-	1.41

4.5.2 The following habitat types were recorded off-site:

4.5.3 g4 – Modified grassland: 100 – Grazed.

4.5.4 The off-site area is composed of modified grassland. The area is species poor due to frequent grazing and has a uniform short sward height throughout (**Appendix 2 & 6 photo 12**). Dominant occurring species include perennial ryegrass *Lolium perenne*. Abundant occurring species include cock's foot *Dactylus glomerata* and dove's-foot crane's-bill *Geranium molle*. Frequent occurring species include mouse-eared chickweed *Cerastium fontanum*. Occasional occurring species include creeping buttercup *Ranunculus repens* and dandelion *Taraxacum officinale*. Rare occurring species include ragwort *Senecio jacobaea*.

4.5.5 The modified grassland off-site was assessed to be poor condition as the grassland failed criteria A (6 – 8 species per m²), which is essential for moderate or good condition, criteria B (sward height is varied) and criteria E (cover of bare ground).

4.5.6 The off-site grassland parcel had a species density of 3.8 species per m².

4.5.7 The off-site area is adjacent to the on-site area and is included in the same Local Planning Authority (LPA) and National Character Area (NCA) area. The habitats off-site are therefore listed as 'Compensation inside LPA boundary or NCA of impact site' under the spatial risk category.



5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

- 5.1.1 The Proposed Development involves the demolition of the existing building on-site and the construction of a single residential dwelling.
- 5.1.2 The Proposed Development will see the total loss of ruderal/ephemeral and artificial, unvegetated, unsealed surface on-site to facilitate the development.
- 5.1.3 The Proposed Development will see the partial loss of other neutral grassland, mixed scrub and individual trees on-site to facilitate the development.
- 5.1.4 The Proposed Development will see the partial retention of other neutral grassland, mixed scrub and individual trees on-site.
- 5.1.5 The Proposed Development will see the retention of developed land; sealed surface on-site.
- 5.1.6 The Proposed Development will see the creation of modified grassland, other neutral grassland, mixed scrub, developed land; sealed surface, vegetated garden and 17 small sized individual trees on-site.
- 5.1.7 The Proposed Development will see the enhancement of poor condition mixed scrub into moderate condition mixed scrub on-site.
- 5.1.8 The Proposed Development will see the retention of the hedgerow on-site.
- 5.1.9 The Proposed Development will see the loss of modified grassland (due to habitat creation) off-site.
- 5.1.10 The Proposed Development will see the retention of the modified grassland off-site.
- 5.1.11 The Proposed Development will see the creation of mixed scrub and planting of 68 small sized individual trees off-site.
- 5.1.12 The Proposed Development will see the enhancement of poor condition modified grassland into moderate condition other neutral grassland off-site.
- 5.1.13 The Proposed Development will see the creation of a native hedgerow off site.

5.2 Habitats to be Retained

- 5.2.1 The Proposed Development will see the retention of moderate condition other neutral grassland, poor condition mixed scrub, developed land; sealed surface and moderate condition urban trees on-site to facilitate the development. The retention of these habitats will avoid any direct impacts of loss of habitat.



5.2.2 The Proposed Development will see the retention of the non-native ornamental hedgerow on-site to facilitate the development. The retention of this hedgerow will avoid any direct impacts of loss of habitat.

5.2.3 The Proposed Development will also see the retention of modified grassland off-site.

5.3 Habitats to be Enhanced

5.3.1 The Proposed Development will see the enhancement of 0.0449 ha of poor condition mixed scrub into moderate condition mixed scrub on-site, delivering 0.33 habitat units. To achieve this target condition at least three of the following five condition assessment criteria must be passed. It is advised to target criteria A, C, & E.

- Criteria A: The parcel represents a good example of its habitat type - the appearance and composition of the vegetation closely matches its UKHab description (where in its natural range). At least 80% of scrub is native, there are at least three native woody species, and no single species comprises more than 75% of the cover (except hazel *Corylus avellana*, common juniper *Juniperus communis*, sea buckthorn *Hippophae rhamnoides* or box *Buxus sempervirens*, which can be up to 100% cover).
- Criteria B: Seedlings, saplings, young shrubs and mature (or ancient or veteran) shrubs are all present.
- Criteria C: There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA) and species indicative of suboptimal condition make up less than 5% of ground cover.
- Criteria D: The scrub has a well-developed edge with scattered scrub and tall grassland and or forbs present between the scrub and adjacent habitat.
- Criteria E: There are clearings, glades or rides present within the scrub, providing sheltered edges.

5.3.2 The Proposed Development will not see the enhancement of hedgerows on-site to facilitate the development.

5.3.3 The Proposed Development will see the enhancement of 0.2721 ha of poor condition modified grassland into moderate condition other neutral grassland off-site, delivering 1.69 habitat units. To achieve this target condition at least three of the following six condition assessment criteria must be passed in order to achieve this target condition. It is advised to target criteria A, C, D or E.

- Criteria A: The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.



- Criteria 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 insects, birds and small mammals to live and breed.
- Criteria C: Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- Criteria D: Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.
- Criteria E: Combined cover of species indicative of suboptimal condition and physical damage (such as excessive poaching, damage from machinery use or storage, damaging levels of access, or any other damaging management activities) accounts for less than 5% of total area. If any invasive non-native plant species⁴ (as listed on Schedule 9 of WCA) are present, this criterion is automatically failed.
- Criteria F (for non-acid grassland only): There are 10 or more vascular plant species per m² present, including forbs that are characteristic of the habitat type. Note - this criterion is essential for achieving Good condition for non-acid grassland types only.

5.4 Habitats to be Lost

- 5.4.1 The Proposed Development will see the loss of ruderal/ephemeral, artificial, unvegetated, unsealed surface, other neutral grassland, mixed scrub and individual tree habitats on-site to facilitate the development.
- 5.4.2 The ruderal/ephemeral habitat on-site is a low distinctiveness habitat of poor condition. The loss of this habitat is considered to be minor.
- 5.4.3 The artificial, unvegetated, unsealed surface on-site is a very low distinctiveness habitat of N/A condition and null biodiversity value. The loss of this habitat is inconsequential.
- 5.4.4 The other neutral grassland habitat on-site is a medium distinctiveness habitat of moderate condition. The loss of this habitat is considered to be moderate.
- 5.4.5 The mixed scrub habitat on-site is a medium distinctiveness habitat of poor condition. The loss of this habitat is considered to be moderate.
- 5.4.6 The individual tree habitat on-site is a medium distinctiveness habitat of moderate condition. The loss of this habitat is considered to be moderate.
- 5.4.7 The Proposed Development will see the loss of modified grassland off site to facilitate habitat creation.
- 5.4.8 The modified grassland habitat off-site is a low distinctiveness habitat of poor condition. The loss of this habitat is considered to be minor.



5.4.9 The Proposed Development will not see the loss of hedgerows on-site to facilitate the development.

5.5 Habitats to be Created

5.5.1 The Proposed Development will see the creation of poor condition modified grassland, moderate condition other neutral grassland, poor condition mixed scrub, developed land; sealed surface, vegetated garden and 17 small sized individual trees of moderate condition on-site as part of the development. The creation of these habitats will deliver 0.80 habitat units.

5.5.2 0.1891 ha of poor condition modified grassland will be created on-site, delivering 0.36 habitat units. To achieve this target condition no condition assessment criteria are required to be passed. However, the habitat must meet its definition as listed in the UKHab Habitat Classification (2023).

*“Species poor vegetation dominated by a few fast-growing grasses on fertile, neutral soils. It is frequently characterised by an abundance of rye-grasses *Lolium* sp. and white clover *Trifolium repens*. Most broadleaved species present will be associated with high fertility.”*

5.5.3 0.0043 ha moderate condition other neutral grassland will be created on-site, delivering 0.03 habitat units. To achieve this target condition at least three of the six condition assessment criteria (**see Section 5.3.3**) must be passed in order to achieve this target condition. It is advised to target criteria A, C, D or E.

5.5.4 0.0013 ha poor condition mixed scrub will be created on-site, delivering 0.01 habitat units. To achieve this target condition no condition assessment criteria are required to be passed. However, the habitat must meet its definition as listed in the UKHab Habitat Classification (2023).

“Dense scrub comprising of a mixture of species without a single species dominant or stands with a dominant species not listed in h3a-h3k.”

5.5.5 0.0946 ha developed land; sealed surface will be created on-site, delivering 0.00 habitat units. Developed land; sealed surface is a habitat of N/A condition.

5.5.6 0.0967 ha vegetated garden will be created on-site, delivering 0.19 habitat units. Vegetated garden is a habitat of N/A condition.

5.5.7 17 small sized trees of moderate condition will be created on-site, delivering 0.21 habitat units. To achieve this target condition at least three of the six condition assessment criteria must be passed in order to achieve this target condition. It is advised to target criteria A, B, D or F.

- Criteria A: the tree is a native species (or at least 70% within the block are native species).



- Criteria 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).
- Criteria C: the tree is mature (or more than 50% within the block are mature).
- Criteria D: there is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
- Criteria E: natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
- Criteria F: more than 20% of the tree canopy area is oversailing vegetation beneath.

5.5.8 The Proposed Development will not see the creation of hedgerows on-site to facilitate the development.

5.5.9 The Proposed Development will see the creation of moderate condition mixed scrub and 68 moderate condition small sized individual trees off-site. The creation of these habitats will deliver 1.52 habitat units.

5.5.10 0.1012 ha moderate condition mixed scrub will be created off-site, delivering 0.68 habitat units. To achieve this target condition at least three of the five condition assessment criteria (**see Section 5.3.1**) must be passed. It is advised to target criteria A, C, & E.

5.5.11 68 small sized trees of moderate condition will be created off-site, delivering 0.85 habitat units. To achieve this target condition at least three of the six condition assessment criteria (**see Section 5.5.7**) must be passed in order to achieve this target condition. It is advised to target criteria A, B, D or F.

5.6 Overall Impacts

5.6.1 The retention, enhancement and loss of habitats on-site as a result of the Proposed Development are quantified in Table 5.

Table 5: Summary of baseline habitat biodiversity value on-site through retention and enhancement.



Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Baseline units Retained		Baseline units Enhanced		Baseline units Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Other neutral grassland	0.0879	0.70	0	0	0.21	1.68
2	Mixed scrub	0.0052	0.02	0	0	0.08	0.33
3	Mixed scrub	0	0	0.0449	0.18	0	0
4	Ruderal/Ephemeral	0	0	0	0	0.04	0.08
5	Artificial unvegetated, unsealed surface	0	0	0	0	0.05	0
6	Developed land; sealed surface	0.0206	0	0	0	0	0
7	Urban tree	0.0204	0.16	0	0	0.00*	0.03
8	Urban tree	0	0	0	0	0.07	0.88
	Total (area excl. trees)	0.13	0.89	0.04	0.18	0.39	3.00

*The area is below the minimum area threshold; it has been rounded down to 0.00 by the calculation tool.

5.6.2 The retention, enhancement and loss of hedgerows on-site as a result of the Proposed Development are quantified in Table 6.

Table 6: Summary of baseline hedgerow biodiversity value on-site through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Hedgerow Type	Baseline units Retained		Baseline units Enhanced		Baseline units Lost	
		Length (km)	Unit	Length (km)	Unit	Length (km)	Unit
1	Non-native and ornamental hedgerow	0.03	0.03	0	0	0	0
	Total (area excl. trees)	0.03	0.03	0.00	0.00	0.00	0.00

5.6.3 The retention, enhancement and loss of habitats off-site as a result of the Proposed Development are quantified in Table 7.

Table 7: Summary of baseline habitat biodiversity value off-site through retention and enhancement.

Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Baseline units Retained		Baseline units Enhanced		Baseline units Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Modified grassland	0.3334	0.67	0	0	0.10	0.20
2	Modified grassland	0	0	0.2721	0.54	0	0
	Total (area excl. trees)	0.33	0.67	0.27	0.54	0.10	0.20

5.6.4 The existing baseline across the site was compared to the current hard and soft landscaping plans. The Metric calculated a net change of **+10.17%** for habitat units and a net change of **+128.67%** for hedgerow units. The full Metric spreadsheet has been provided alongside this report for the LPAs review. Table 8 summarizes the biodiversity metric results.



Table 8: Summary value of baseline habitat biodiversity value through retention, creation and enhancement

On-site baseline	Habitat units	4.07
	Hedgerow units	0.03
On-site post intervention	Habitat units	2.01
	Hedgerow units	0.03
Off-site baseline	Habitat units	1.41
	Hedgerow units	0.00
Off-site post intervention	Habitat units	3.88
	Hedgerow units	0.04
Total net change %	Habitat units	+10.17
	Hedgerow units	+128.67
Trading rules satisfied Yes/No	Habitat units	Yes
	Hedgerow units	Yes

5.6.5 Should the Proposed Development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.



6. References

JCA Ltd, Preliminary Ecological Appraisal Report. Land at The Quarry, The Old Brickworks, Thurstonland, West Yorkshire, HD4 6UY. JCA Ref: 23642a/JF

CIEEM, CIRIA, IEMA (2016) Biodiversity Net Gain. Good practice principles for development.

CIEEM, CIRIA, IEMA (2019) Biodiversity Net Gain. Good practice principles for development. A practical guide. CIRIA C776a. London, 2019.

CIEEM (2017) Guidelines for Preliminary Ecological Appraisal, 2nd edition. Chartered Institute of Ecology and Environmental Management, Winchester.

CIEEM (2018) Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine. Version 1.1. Chartered Institute of Ecology and Environmental Management, Winchester.

Department for Communities and Local Government (2005), Circular 06/2005: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System.

DEFRA (2023) Biodiversity Metric Calculation tool (spreadsheet) (Biodiversity Metric 4.0)

DEFRA (2023) Biodiversity Metric 4.0 User guide

DEFRA (2023) Biodiversity Metric 4.0 and SSM: Technical Annex1 (habitat condition assessments)

Ministry of Housing, Communities and Local Government (2021), National Planning Policy Framework.

Multi-Agency Geographical Information for the Countryside (MAGIC) Website



Appendices

Appendix 1: On-site Baseline UKHAB Habitat Map



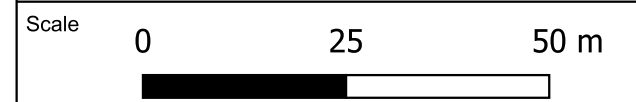


Site name & address

Land at The Quarry, The Old Brickworks, Thurstonland, West Yorkshire HD4 6UY

Key

- Red Line Boundary: On-site Area
- Individual tree Baseline
 - ◆ Existing Large Urban Tree
 - ◆ Existing Small Urban Tree
- Hedgerow Baseline
 - Non-native and ornamental hedgerow
- Habitats Baseline
 - Artificial unvegetated, unsealed surface
 - Developed land; sealed surface
 - Mixed scrub
 - Other neutral grassland
 - Ruderal/Ephemeral



Site Land at The Quarry	Client L'Arche Developments Ltd
Project Biodiversity Accounting Assessment	Author JF
Plan ref 23642/JF	Revision 0

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Appendix 2: Off-site Baseline UKHAB Habitat Map





Site name & address

**Land at The Quarry, The Old
Brickworks, Thurstonland, West
Yorkshire HD4 6UY**

Key

 Blue Line Boundary: Off-site area

Habitats Baseline

 Modified grassland

Secondary Codes

100 – Grazed



Site Land at The Quarry	Client L'Arche Developments Ltd
Project Biodiversity Accounting Assessment	Author JF
Plan ref 23642/JF	Revision 0

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Appendix 3: On-site Proposed UKHAB Habitat Map



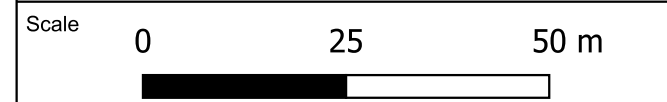


Site name & address

Land at The Quarry, The Old Brickworks, Thurstonland, West Yorkshire HD4 6UY

Key

- Red Line Boundary: On-site Area
- Individual tree Proposed
- ◆ Proposed Small Urban Tree
- ◆ Retained Small Urban Tree
- Lost Urban Tree
- Hedgerows Proposed
- Non-native and ornamental hedgerow
- Habitats Proposed
- Developed land; sealed surface
- Mixed scrub
- Modified grassland
- Other neutral grassland
- Vegetated garden



Site Land at The Quarry	Client L'Arche Developments Ltd
Project Biodiversity Accounting Assessment	Author JF
Plan ref 124/2.002 - D	Revision 0

Appendix 4: Off-site Proposed UKHAB Habitat Map





Site name & address

**Land at The Quarry, The Old
Brickworks, Thurstonland, West
Yorkshire HD4 6UY**

Key

Blue Line Boundary: Off-site area

Individual tree Proposed

Proposed Small Rural Tree

Hedgerows Proposed

Native hedgerow

Habitats Proposed

Mixed scrub

Modified grassland

Other neutral grassland



Site Land at The Quarry	Client L'Arche Developments Ltd
Project Biodiversity Accounting Assessment	Author JF
Plan ref 23642/JF	Revision 0

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Appendix 5: Proposed Development Plan



Detailed Proposed Development plans are not available at this time.



Appendix 6: Site Photographs



Photo 1: Other neutral grassland on the east of the site, viewed from the north.



Photo 2: Other neutral grassland on the north of the site, viewed from the south.



Photo 3: Other neutral grassland on the west of the site, viewed from the west.



Photo 4: Mixed scrub on the north of the site, viewed from the east.



Photo 5: Mixed scrub on the south of the site, viewed from the south.



Photo 6: Mixed scrub on the east of the site, viewed from the north.





Photo 7: Ruderal vegetation on the north of the site, viewed from the south.



Photo 8: Ruderal vegetation on the north of the site, viewed from the southwest.



Photo 9: Building 1 and artificial unvegetated unsealed surface, viewed from the southeast.



Photo 10: Non-native ornamental hedgerow on the northwestern boundary of the site.



Photo 11: Wall cotoneaster on-site.



Photo 12: Modified grassland off-site, viewed from the west.



Appendix 7: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management, ACIEEM.

Adam joined JCA to lead the expanding ecology department. Having returned to education as a mature student, Adam studied Countryside Management for two years before undertaking a Bachelor's degree in Animal and Wildlife Management, for which he was awarded First Class Honours. Adam has many years' experience in ecological consultancy, working on projects ranging from individual planning applications to national infrastructure projects. Adam holds a Natural England Level 1 great crested newt survey class licence and a Natural England Level 2 bat survey class licence.

James Foster, Assistant Ecologist

BSc (Hons) Biology.

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has 9 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.



The Information and advice which we have prepared and provided is true and has been prepared and provided in accordance with the CIEEM's Code of Professional Conduct. We confirm that the opinions expressed are our true and bona fide opinions.

Signed



.....
James Foster *BSc (Hons)*

17/04/2026

Reviewed by



.....
Elizabeth Davies *BSc (Hons) MCIEEM*

21/04/2026



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

- Phase 1 Habitat Surveys
- Great Crested Newt eDNA Sampling
- Protected species: Bat, Wintering and Nesting Bird, Badger, Amphibian, Otter, Water Vole, White-Clawed Crayfish, Dormice and Reptile Surveys.
- Preparation for Environmental Impact Assessment (EIA)
- Invasive Species Surveys
- Code for Sustainable Homes
- Butterfly & Insect Surveys

Ecological Post-Planning Services

- Biodiversity Enhancement Plans
- Protected Species Mitigation
- Ecological Management (Bat and Bird box installation and inspection)
- Planting Schemes
- Monitoring of bird or bat boxes.

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

- British Standard 5837 Surveys
- Arboricultural Implications Assessments (AIA)
- Arboricultural Method Statements (AMS)

Advice for Engineers, Loss Adjusters and Insurers

- Tree Surveys for Subsidence
- Heave Assessment
- Tree Root Identification

Advice for Local Authorities and Social Housing

- Tree Safety Surveys
- Specialist Decay Detection
- Landscape and Orchard Design

Tree Advice for the Legal Profession

- Subsidence Litigation
- Personal Injury and Accident Investigation
- Expert Witness, Planning Inquiries and Appeals

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

- Pest and Disease Surveys
- Tree Health Checks
- Disease Mitigation and Control



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