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# Biodiversity Net Gain Report

Client

**Arkle Boyce**

Project

**Community of the Resurrection,  
Mirfield**

Date

**February 2026**

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## 1.0 NON-TECHNICAL SUMMARY

<b>Report Scope and Methodology</b>
<p>FPCR were commissioned by Arkle Boyce to undertake a Biodiversity Net Gain (BNG) assessment at Community of the Resurrection, Mirfield to provide a baseline biodiversity score for the Site and compare this to proposals. Site proposals comprise improvement to the main entrance of the site which includes, demolition of the garages and the dwelling house, modification of the east wing of the monastery building, and associated carparking and landscaping.</p> <p>This assessment has been informed by a survey of the habitats present onsite, including condition assessments, undertaken on 18<sup>th</sup> July 2025.</p>
<b>Baseline</b>
<p>The site is dominated by buildings and hardstanding but also contains small areas of vegetated garden, introduced shrub, modified grassland and a single small tree.</p> <p>The site also contains two non-native beech hedgerows.</p> <p>With the exception of the tree, all habitats are of low and very low distinctiveness, and no irreplaceable habitats are present.</p>
<b>Proposals</b>
<p>The Site is subject to a planning application to improve the main entrance of the site which includes, demolition of the garages and the dwelling house, modification of the east wing of the monastery building, and associated carparking and landscaping.</p> <p>This will result in the loss of some introduced shrub, modified grassland and a single tree.</p> <p>A detailed landscape design has not yet been produced, with the proposed habitats used in this assessment interpreted from the Proposed Site Design and the Design and Access Statement, together with professional judgement.</p> <p>The proposed development should create new areas of modified grassland and introduced shrub, tree and native hedgerow planting.</p>
<b>Conclusion</b>
<p>The Site will result in a 29.60% gain in habitat units, a 22.82% gain in hedgerow units with all trading rules satisfied.</p> <p>This assessment has therefore demonstrated that the proposals can deliver an onsite gain that is compliant with national and local policy requirements.</p>

## 2.0 INTRODUCTION

- 2.1 The following Biodiversity Net Gain (BNG) Report has been prepared by FPCR Environment and Design Ltd on behalf of Arkle Boyce to accompany a planning application for the redevelopment of Community of Resurrection, Mirfield (Central OS Grid Ref: SE 19028 20842) herein referred to as 'the Site'.
- 2.2 This report accompanies an Ecological Assessment for the Site which has been undertaken to inform the development proposals and to provide recommendations for mitigation and enhancement. This report should therefore be read in conjunction with this accompanying EclA report (FPCR, 2026).

### Site Context

- 2.3 The Site comprises of an Anglican monastery and retreat, a dwelling house and garden, and a car park. The site is within a wider site under the same ownership that comprises allotment and orchard, ornamental lawns, garden panting, grasslands and woodlands.
- 2.4 The Site and wider ownership boundary is located in Mirfield, Kirklees, West Yorkshire. To the north-west and east of the site are residential properties. To the north are agricultural fields with tree lines and hedgerows. To the south are sports pitches, the river Calder, a rail line and an agricultural landscape.

### Site Proposals

- 2.5 The Site is subject to a planning application to improve the main entrance of the site which includes, demolition of the garages and the dwelling house, modification of the east wing of the monastery building, and associated carparking and landscaping.

### Report Scope and Objectives

- 2.6 This Biodiversity Net Gain Report is based on the Chartered Institute of Ecology and Environmental Management (CIEEM) guidance. The scope and objectives of this report are to:
- Summarise the results of the baseline UKHab Survey undertaken on the Site and to present the results of habitat condition assessment surveys following the Defra Statutory Biodiversity Metric Technical Guidance.
  - Provide an overview of the proposed habitats following completion of the scheme.
  - Present the results of the Statutory Biodiversity Metric assessment completed for the proposals.
  - Demonstrate the capacity for the proposals to demonstrate a net gain in biodiversity through the Statutory biodiversity Metric.
  - Provide recommendations for the proposals to maximise their biodiversity potential.

### 3.0 LEGISLATION AND POLICY

#### The Environment Act 2021

- 3.1 In England, biodiversity net gain is required under statutory frameworks introduced by Schedule 7A of the Town and Country Planning Act 1990 (inserted by the Environment Act 2021). Under this framework, the majority of planning permission grants will be deemed to have been granted subject to a general biodiversity gain condition. This will require an objective for developments to deliver at least a 10% increase in biodiversity value relative to the pre-development biodiversity value of all on-site habitats.
- 3.2 This is a pre-commencement condition requiring the provision of a Biodiversity Gain Plan to be submitted and approved before works can be commenced, but after planning permission has been granted.
- 3.3 In principle, the grant of planning permission is not within the scope of BNG, however it is important to consider as part of the consenting body's decision-making process how a scheme will be able to demonstrate BNG after permission is granted. Therefore, this biodiversity net gain report presents the results of a Biodiversity Net Gain assessment that has been completed in order to demonstrate how the proposals can be compliant with the requirements of the Environment Act.

#### Biodiversity Net Gain Hierarchy

- 3.4 The statutory framework allows for the 10% biodiversity gain to be delivered through on-site biodiversity gains, registered off-site biodiversity gains or statutory biodiversity credits. However, as set out in Articles 37A and 37D of the Town and Country Planning (Development Management Procedure) (England) Order 2015, development must consider the biodiversity net gain hierarchy when designing scheme proposals. This sets out hierarchy of actions as follows:
- a) First, for all medium, high and very high distinctiveness habitats, the avoidance of any adverse effects.
  - b) Where these can't be avoided, mitigating any adverse effects on medium, high and very high distinctiveness habitats.
  - c) Then, for all on-site habitats (including low distinctiveness), adverse effects should be compensated by in accordance with the following hierarchy:
    - Prioritising the enhancement of existing habitats; then
    - Creation of on-site habitats;
    - Allocation of registered off-site unit gains; then
    - Purchase of biodiversity credits
- 3.5 Proposals must demonstrate how the biodiversity hierarchy has been applied to or provide the reasons for any deviation. This biodiversity net gain hierarchy is distinct from the mitigation hierarchy set out by CIEEM which is addressed in the accompanying Ecological Impact Assessment (FPCR, 2026) where relevant.

## National Planning Policy Framework

- 3.6 The National Planning Policy Framework (NPPF) 2024 seeks to ensure that the planning system contributes to and enhances the natural and local environment, protect and enhance biodiversity and geodiversity by:

*"187. d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures and incorporating features which support priority or threatened species such as swifts, bats and hedgehogs;*

*193. when determining planning applications, local planning authorities should apply the following principles: ...*

*193. d) development whose primary objective is to conserve or enhance biodiversity should be supported; while opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate."*

## Local Policy

- 3.7 Kirklees Council have published a Biodiversity Net Gain Technical Note (June 2021) which outlines the information expected to be submitted with a planning application in relation to Biodiversity Net Gain. This also include, in the absence of Local Nature Recovery Strategy how Strategic Significance should be assessed for individual habitats.

## Mandatory Biodiversity Net Gain Minimum Reporting Requirements

- 3.8 The Government's BNG Planning Practice Guidance (PPG)<sup>1</sup> sets out the minimum requirements of any planning application subject to mandatory BNG to present as part of any submission in order to validate the application. For ease of reference, the minimum information required has been set out in Table 1 below.
- 3.9 Additional detail and information appropriate to the application is provided within this report in order to assist Kirklees Council in their decision-making process and to provide confidence that the scheme will be able to demonstrate a mandatory BNG through the provision of a Biodiversity Gain Plan following receipt of planning permission, in accordance with the PPG.

**Table 1: Checklist of Minimum BNG Reporting Requirements for Planning Application Validation**

Minimum Requirements in BNG PPG	Statement of Relevance to Site
<i>Confirmation that the Site is believed to be subject to the mandatory BNG condition.</i>	The Site does not meet any of the exemption criteria and so it is understood that the site will be subject to the mandatory BNG condition.
<i>The pre-development biodiversity value of the Site, either on the data of application or an earlier proposed date (as appropriate).</i>	The accompanying Statutory Metric completed for the scheme provides the pre-development biodiversity value of the Site. The values are also presented within this report.

<sup>1</sup> Gov.uk (2024), Biodiversity Net Gain. Available at: Biodiversity net gain - GOV.UK

<p><i>Where an earlier date is proposed, provide the reasons for proposing that date.</i></p>	<p>The 'relevant date' is proposed to be the latest date that a Site survey was completed during which observations were made to check if any significant changes in habitats had occurred. For the Site, this will be 18<sup>th</sup> July 2025. This is considered to be an appropriate date as it is within the date that ecological data is considered valid (two years, as recommended by CIEEM).</p>
<p><i>The completed metric calculation showing the calculations of the pre-development biodiversity value of the on-site habitat on the data of application (or proposed earlier date) including the publication date of the biodiversity metric used.</i></p>	<p>The Statutory Biodiversity Metric, published in August 2024, was used to calculate the pre-development value of the Site. The completed metric has been provided alongside this BNG report.</p>
<p><i>A statement whether activities have been carried out prior to the date of application (or proposed date), that result in loss of on-site biodiversity value (degradation).</i></p>	<p>This statement confirms that FPCR and Arkle Boyce not aware of any habitat degradation on-site.</p>
<p><i>A description of any irreplaceable habitat (as set out in column 1 of the Schedule to the Biodiversity gain Requirements (Irreplaceable Habitat) Regulations 2024) on the Site, that exists on the date of application (or an earlier proposed date)</i></p>	<p>This statement confirms that no irreplaceable habitat has been identified on-site.</p>
<p><i>Plan(s), drawn to an identified scale and showing the direction of North, showing on-site habitat existing on the date of application (or earlier proposed date) including any irreplaceable habitat (if applicable).</i></p>	<p>Figure 1 shows the baseline habitats present on-site on the proposed relevant date (18<sup>th</sup> July 2025). This includes the minimum requirement to show an identified scale and north arrow.</p>

## 4.0 METHODOLOGY

### Baseline Habitat Assessment

- 4.1 A habitat survey was conducted on 18<sup>th</sup> July 2025. Survey methods broadly followed the UK Habitat Classification System<sup>2</sup> (UKHab) to map habitats present onsite, with minor departures from this methodology to allow for compatibility with the DEFRA metric, where applicable. This involved a systematic walk over of the Site to classify the broad habitat types which were broadly mapped in the field.
- 4.2 Habitat condition assessment surveys were completed on 18<sup>th</sup> July 2025 in accordance with the Statutory Biodiversity Metric Habitat Condition Assessments. The summary results of the habitat condition assessment survey results are presented in this report.
- 4.3 Where species are referred to in the text, the common name for the species is used, with the associated scientific name provided within the botanical species lists for the Site in Appendix B
- 4.4 Further details of the survey methodologies employed to assess the ecological baseline for the Site are provided in the accompanying Ecological Assessment (FPCR, 2026).

### Biodiversity Net Gain Calculation

- 4.5 Defra's Statutory Biodiversity Metric calculation tool was used to inform this BNG Report. It is an MS Excel spreadsheet that is used to quantify the predicted net-change in biodiversity value ("biodiversity units") of a proposed development site before and after development. It treats the area-based habitats and linear features such as hedgerows and lines of trees separately, and is based on pre-determined values, along with published written guidance set by a Natural England-led team of experts.
- 4.6 The development Site was surveyed and mapped, as described above. The survey results were digitised using QGIS, with the existing habitats identified and areas automatically generated.
- 4.7 On-Site post-development habitats were determined from the latest Proposed Site Plan by Arkle Boyce (22024 – AP-0004) with proposed habitats mapped and digitised using QGIS to generate areas for each of the habitats proposed for enhancement.
- 4.8 These pre- and post-enhancement habitat areas were then inputted into the Statutory Biodiversity Metric Calculation tool. The metric automatically assigns habitat distinctiveness score for each of the baseline and proposed habitats.
- 4.9 The metric then assigns a range of pre-assigned factors to each of the proposed habitats. These have been advised by subject knowledge experts and are universal multipliers generated by the metric itself for the following variables relevant to habitat creation, enhancement or restoration proposals:
- difficulty of creating or restoring/enhancing a habitat: This pre-assigned score is based on how difficult a particular habitat type is to create or restore/enhance
  - temporal risk: this is the 'time to target condition' for any particular habitat and determines how long a particular habitat type is likely to take to reach the condition score that the desired condition score assigned to it.

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<sup>2</sup> Butcher, B., Edmonds, B., Norton, L., & Treweek, J. (n.d.). The UK Habitats Classification System V2. UKHab. Available at: <https://ukhab.org/>

- spatial risk: this score is based on the distance between the site of habitat loss and any habitats creation or enhancement proposals at any off-site offsetting solutions.
- 4.10 The strategic significance multiplier within the metric has been informed by a desk study review. Full details of the desktop study undertaken are provide in the accompanying Ecological Impact Assessment.
- 4.11 Full details of the calculation methodology are provided in The Statutory Biodiversity Metric User Guide.

#### **Limitations**

- 4.12 A detailed Landscape Plan is not currently available. The Proposed Site plan only includes areas habitats will be created in and not habitat types or details of which species will be planted. Therefore, within this report the proposed habitat types and conditions are suggested habitats to demonstrate the likely BNG outcome of the site. Final habitats should be confirmed in a Biodiversity Net Gain plan used to discharge the standard BNG condition.

## 5.0 RESULTS

### Strategic Significance

- 5.1 In the absence of Local Nature Recovery Network Strategies, national and local guidance has been consulted to assign strategic significance. This has included Kirklees Biodiversity Net Gain Technical Advice Note (June 2021) and the Statutory Biodiversity Metric User Guide.
- 5.2 Within the Kirklees Biodiversity Net Gain Technical Advice Note, strategic significance is categorised as follows:

*“High strategic significance*

*Any habitat parcel within a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network. Any Habitat of Principal Importance within Kirklees located within the associated Biodiversity Opportunity Zone.*

*Medium strategic significance*

*Any habitat parcel not designated as above but directly adjoining such a habitat.*

*Low Strategic Significance*

*Habitat parcels not within or adjacent to a statutory designated wildlife site, a Local Wildlife Site or the Kirklees Wildlife Habitat Network”*

- 5.3 The site does not fall within or is adjacent to any designated site, the Kirklees Wildlife Habitat Network.
- 5.4 The site does fall within the Biodiversity Opportunity Areas Built-up Areas zone. Within this zone the priority habitats are “Open mosaics on previously developed land” and “Ponds”. As the site does not contain either of these habitat types.
- 5.5 Therefore, all habitats at the site (at baseline and post development) are considered of low strategic significance.

### Biodiversity Units

#### Habitats

- 5.6 A summary description and baseline conditions of the baseline habitats is provided in *Table 2* below and mapped in *Figure 1 and Figure 4*.
- 5.7 Full survey results, baseline condition assessment scores and baseline unit scores are provided in *Appendix A*.
- 5.8 Condition assessments are only shown for modified grassland and individual trees as all other habitats have a fixed condition.

Table 2: Baseline Habitats Summary

Ref	Habitat	Condition	Distinctiveness	Description
-	Developed land; Sealed Surface (Buildings and Hardstanding)	N/A	V.Low	The site is dominated by buildings and hardstanding. The buildings include the monastery buildings, a single dwelling house and garages. The hardstanding includes the roads, pavement and car parks.
-	Artificial unvegetated, unsealed surface (Gravel)	N/A	V.Low	An area of gravel surrounding the dwelling house and garden.
-	Introduced Shrub	N/A	Low	Ornamental planting within raised wall planting areas along the east edge of the site including to the east edge of the east wing building (B4). Species recorded included Rhododendron, buddleja and holly.
-	Modified Grassland	Moderate	Low	A small area of mown grass located west of the dwelling house and south of the garages. The Grassland was characterised by abundant perennial rye-grass and Yorkshire-fog, together with a number of herbs typical of modified grassland such as daisy, creeping buttercup and dandelion. The community was assessed as being in moderate condition, passing essential criterion A as the community was visually assessed as containing more than 6 species per m <sup>2</sup> including two forbs.
-	Vegetated Garden	N/A	Low	A small garden associated with the dwelling house. The garden featured a disturbed area of lawn dominated by red fescue and creeping bent, noted with ribwort plantain and fox-and-cubs. The lawn was a typical example of its type and was not considered sufficiently diverse to be considered a higher distinctiveness grassland habitat.
T1	Individual Trees x1	Good	Medium	A single small holly tree within the ornamental planting to the east side of the east wing building (B4)

## Hedgerows

- 5.9 A summary description and baseline conditions of the baseline hedgerows is provided in *Table 3* below and mapped in *Figure 1* and *Figure 4*.

Table 3: Baseline Hedgerow Summary

Ref	Hedgerow Type	Condition	Distinctiveness	Description
H1	Non-native ornamental hedgerow	Poor	V.Low	An ornamental beech hedgerow along the east side of the area of modified grassland
H2	Non-native ornamental hedgerow	Poor	V.Low	An ornamental beech hedgerow along the south side of the garden

## 6.0 PROPOSALS

- 6.1 Proposed habitats are shown on *Figure 2* and *Figure 5*, while proposed habitat retention, enhancement and creation is shown on *Figure 3*. The proposals are summarised below, with broad creation, enhancement and management methods outlined in *Table 4*, as subject to detailed design.

6.2 At this stage, detailed planting plans and habitat creation and management measures have not yet been fixed. Therefore, a number of assumptions regarding proposed habitat types and condition have been made during this assessment. Individual habitat type and condition targets are outlined within this section and have been informed by the Proposed Site Plan and Design and Access Statement and ecological professional judgement.

### Habitats

#### Habitat Retention

6.3 Habitat retention includes temporary losses where the habitat type is the same at baseline and post development and the time to target condition is less than 2 years.

6.4 Therefore, any areas that contain either “Developed land, sealed surface” and “Introduced Shrub” at baseline and post development are considered retained.

6.5 Habitats that will not be subject to temporary loss and will be fully retained include:

- The introduced shrub along the east edge of the east wing building will be mostly retained.

#### Habitat Creation

6.6 Proposed habitat creation includes:

- Small areas of introduced shrub to the west of the main access road, to the north of the east wing and along the east edge of the east wing
- Small areas of modified grassland will be created to the at east and west edges of the access road and accessible car park.

**Table 4: Outline Habitat Creation, Enhancement and Management Proposals**

Ref	Habitat	Description	Condition	Distinctiveness
-	Introduced shrub	The species chosen for these areas should ideally be native species or non-native species with a known benefit to wildlife such as invertebrate pollinators	N/A	Low
-	Modified Grassland	These areas will be created using a flowering lawn seed mix and which can be managed on an informal basis during the summer to allow for flowering.	Poor	Low
-	Individual Trees x 4	Four small individual trees are shown planted near on the east and west side of the main entrance. There should be a preference for native species to maximise the biodiversity value.	Moderate	Medium

### Hedgerows

6.7 There will be no retention or enhancement of existing hedgerows and all existing hedgerows will be lost.

#### Hedgerow Creation

6.8 The proposed ground floor plans for the site show a creation of 21m of new hedgerow. AT present no details have been provided to show the species that will be planted so it is

recommended that this hedgerow is planted with native hedgerow species and targets a minimum of poor condition.

## 7.0 CONCLUSION

7.1 The habitat retention, enhancement and creation proposals highlighted within this report have all been inputted into the Statutory Biodiversity Metric. *Table 5* provides a summary of the headline results of the assessment completed for the proposals.

**Table 5: Statutory Biodiversity Metric Headline Results**

<b>Baseline</b>	Habitat Units	0.09
	Hedgerow Units	0.03
	Watercourse Units	N/A
<b>Post-Intervention</b>	Habitat Units	0.12
	Hedgerow Units	0.04
	Watercourse Units	N/A
<b>Total Net Unit Change</b>	Habitat Units	0.03
	Hedgerow Units	0.01
	Watercourse Units	N/A
<b>Total Net Percentage Change</b>	Habitat Units	29.06%
	Hedgerow Units	22.82%
	Watercourse Units	N/A

7.2 The Statutory Metric has demonstrated that the scheme can result in a net gain for both habitats and hedgerows with all trading rules satisfied.

### Biodiversity Net Gain Hierarchy

7.3 The Biodiversity Net Gain hierarchy is provided within the Government's PPG and sets out guidance on how to prioritise habitat avoidance, retention and compensation for more valuable habitats. The BNG Hierarchy has influenced the Site design through the following measures:

- Habitat loss has for the most part been restricted to low or very low distinctiveness habitats which have very limited ecological value.
- The only habitat loss of a medium distinctiveness is the removal of a single tree. The loss of this is being mitigated by the planting of 4 new trees within the schemes design.

### Compensation

7.4 As net gain can be achieved within the site boundary, no additional offsite habitat is required for habitat creation, and no biodiversity units/credits will need to be purchased.

### Securing BNG

7.5 This BNG report outlines the approach and measures proposed to achieve a measurable net gain in biodiversity as part of the development. It demonstrates how the current design and habitat proposals are expected to achieve the required BNG target in accordance with the Environment Act 2021 and associated national and local planning policy. However, the assessment and calculations are based on the information available at this stage and may be subject to change as the project design, landscaping, and management details are refined through the planning process or as further ecological information becomes available. Any

updates will be reflected in the Biodiversity Gain Plan to ensure continued compliance with statutory requirements.

- 7.6 Further details on habitat creation, enhancement and management can be provided at the detailed design stage of the proposals, where ecologists will input directly into landscape planting.

#### **Significant onsite habitat enhancement**

- 7.7 Paragraph 9 of Schedule 7A of the Town and Country Planning Act 1990 requires that where an applicant relies upon a significant increase in onsite habitat biodiversity value, the habitat enhancement (“significant onsite habitat enhancement”) must be subject to a planning condition, section 106 agreement, or conservation covenant requiring the habitat enhancement to be maintained for at least 30 years after the development is completed.
- 7.8 The proposed habitat creation outlined above are predominantly low distinctiveness communities in poor condition, which deliver a small fraction of a unit in each case. Additionally, the proposed habitat creation and enhancement measures would require minimal targeted management prescriptions beyond creation to reach and maintain target condition.
- 7.9 As such, it is our professional opinion that the onsite interventions, as proposed in this document would not constitute a 'significant on-site habitat enhancement' and therefore would not be subject to a planning condition, section 106 agreement, or conservation covenant requiring the habitat enhancement to be maintained for at least 30 years.

**8.0 APPENDIX A – THE STATUTORY BIODIVERSITY METRIC CALCULATION TOOL - SPREADSHEET**

## 9.0 APPENDIX B: HABITAT SPECIES LISTS

### Individual Trees

#### Botanical Species List

Common Name	Scientific Name	DAFOR
Holly	<i>Ilex aquifolium</i>	1

### Modified Grassland

#### Botanical Species List

Common Name	Scientific Name	DAFOR
Yorkshire Fog	<i>Holcus lanatus</i>	A
Perennial Rye	<i>Lolium perenne</i>	A
Daisy	<i>Bellis perennis</i>	F
Moss	<i>Bryophyta</i>	F
Creeping Buttercup	<i>Ranunculus repens</i>	O
Dandelion	<i>Taraxacum officinale</i>	O
Clover	<i>Trifolium</i>	O

### Vegetated Garden

#### Botanical Species List

Common Name	Scientific Name	DAFOR
Fox and Cubs	<i>Pilosella aurantiaca</i>	O
Red Fescue	<i>Festuca rubra</i>	A
Mullein	<i>Verbascum thapsus</i>	R
Creeping Bent	<i>Agrostis stolonifera</i>	F
False Oat Grass	<i>Arrhenatherum elatius</i>	O
Nettle	<i>Urtica</i>	O
Ribwort Plantain	<i>Plantago lanceolata</i>	F

Common Name	Scientific Name	DAFOR
Lesser Trefoil	<i>Trifolium dubium</i>	O
Selfheal	<i>Trifolium dubium</i>	O

### Introduced Scrub

#### Botanical Species List

Common Name	Scientific Name	DAFOR
Laurel	<i>Laurus nobilis</i>	O
Holly	<i>Ilex aquifolium</i>	R
Buddleia	<i>Buddleja davidii</i>	O
Rhododendron	<i>Rhododendron</i>	O

### Hedgerow

#### Botanical Species List

Common Name	Scientific Name	DAFOR
Beech	<i>Fagus sylvatica</i>	D

## 10.0 APPENDIX C: HABITAT CONDITION ASSESSMENTS

### Individual Trees

#### Condition Assessment

Individual Tree Condition Criteria	T1
A – The tree is a native species (or at least 70% within the block are native species)	Pass
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).	Pass
C- The tree is mature (or more than 50% within the block are mature).	Pass
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.	Pass
E- Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	Fail
F- More than 20% of the tree canopy area is oversailing vegetation beneath.	Pass
<b>Total Score</b>	<b>5</b>
<b>Condition</b>	<b>Good</b>

### Modified Grassland

#### Condition Assessment

Low Distinctiveness Grassland Condition Criteria	X1
A - There are 6-8 vascular plant species per m2 present, including at least 2 forbs . Note - this criterion is essential for achieving Moderate or Good condition.	Pass
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.	Fail
C - Some scattered scrub (including bramble <i>Rubus fruticosus</i> agg.) may be present, but scrub accounts for less than 20% of total grassland area. Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Pass
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.	Pass
E - Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens)2.	Fail
F - Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Pass
G - There is an absence of invasive non-native plant species3 (as listed on Schedule 9 of WCA4).	Pass

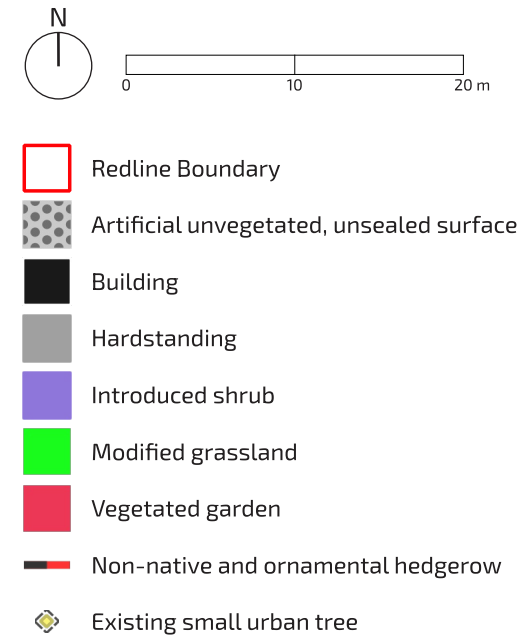
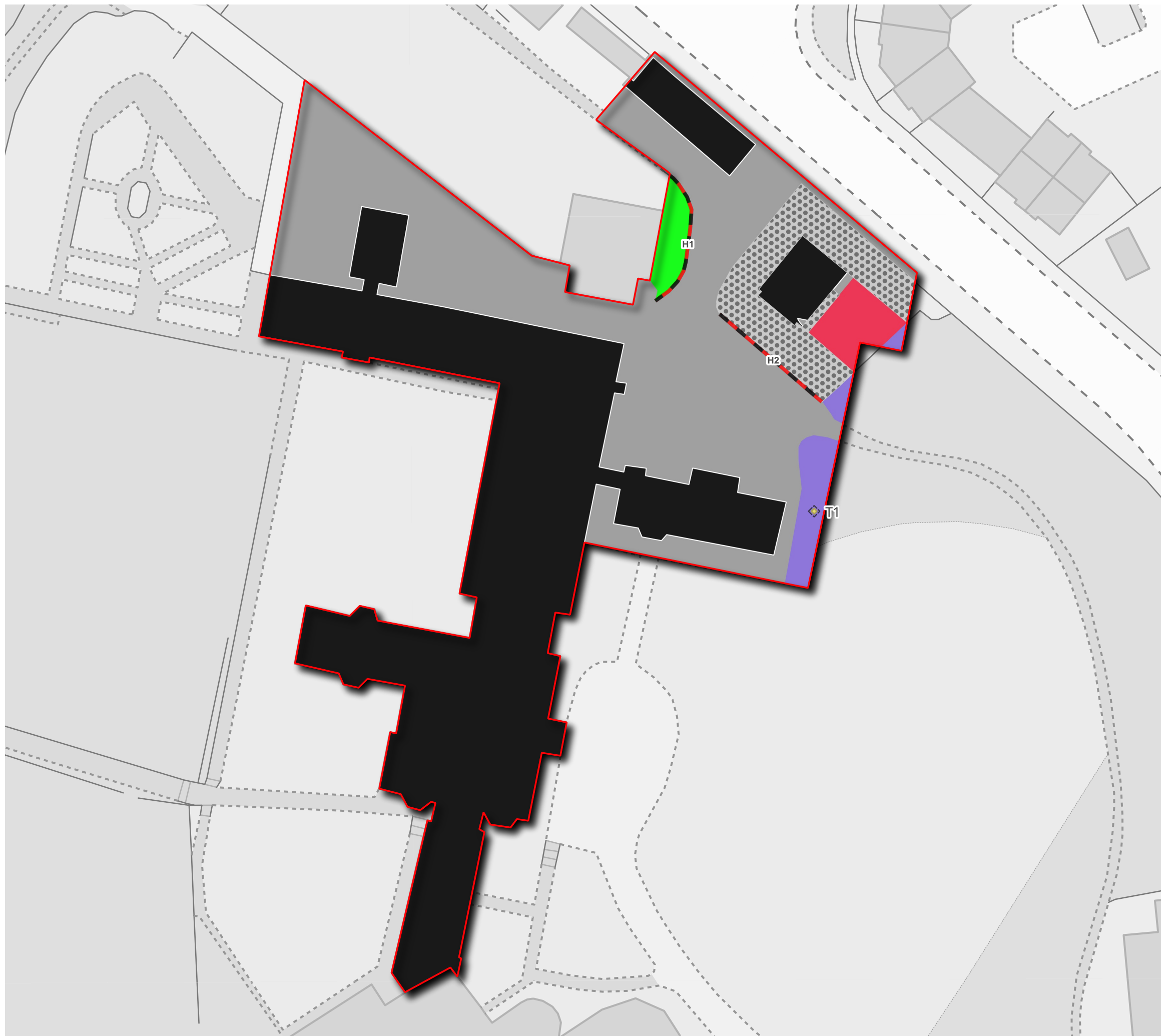
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<b>Low Distinctiveness Grassland Condition Criteria</b>	X1
Total Score	5
Condition	Moderate

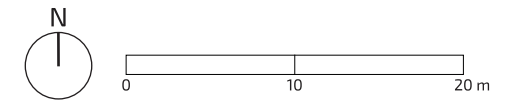
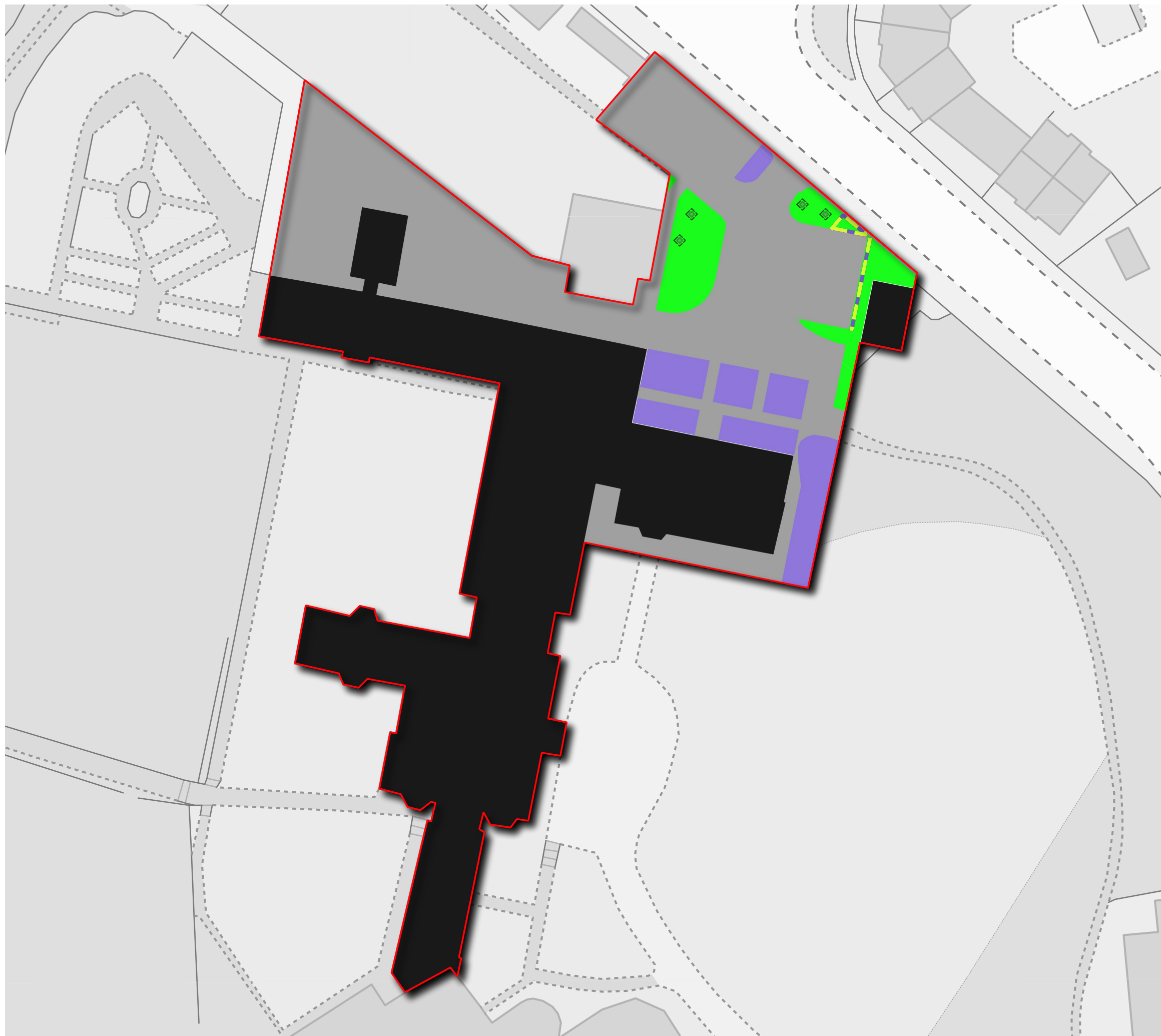
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<small>date</small> 13/02/26	<small>drwn/chkd</small> SJC
<small>client</small> <b>Arkle Boyce Community of the Resurrection, Mirfield</b>	
<small>title</small> <b>BASELINE HABITAT PLAN</b>	<small>scale</small> 1:448 @ A3
<small>number</small> <b>FIGURE 1</b>	<small>rev</small> -



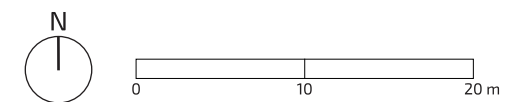
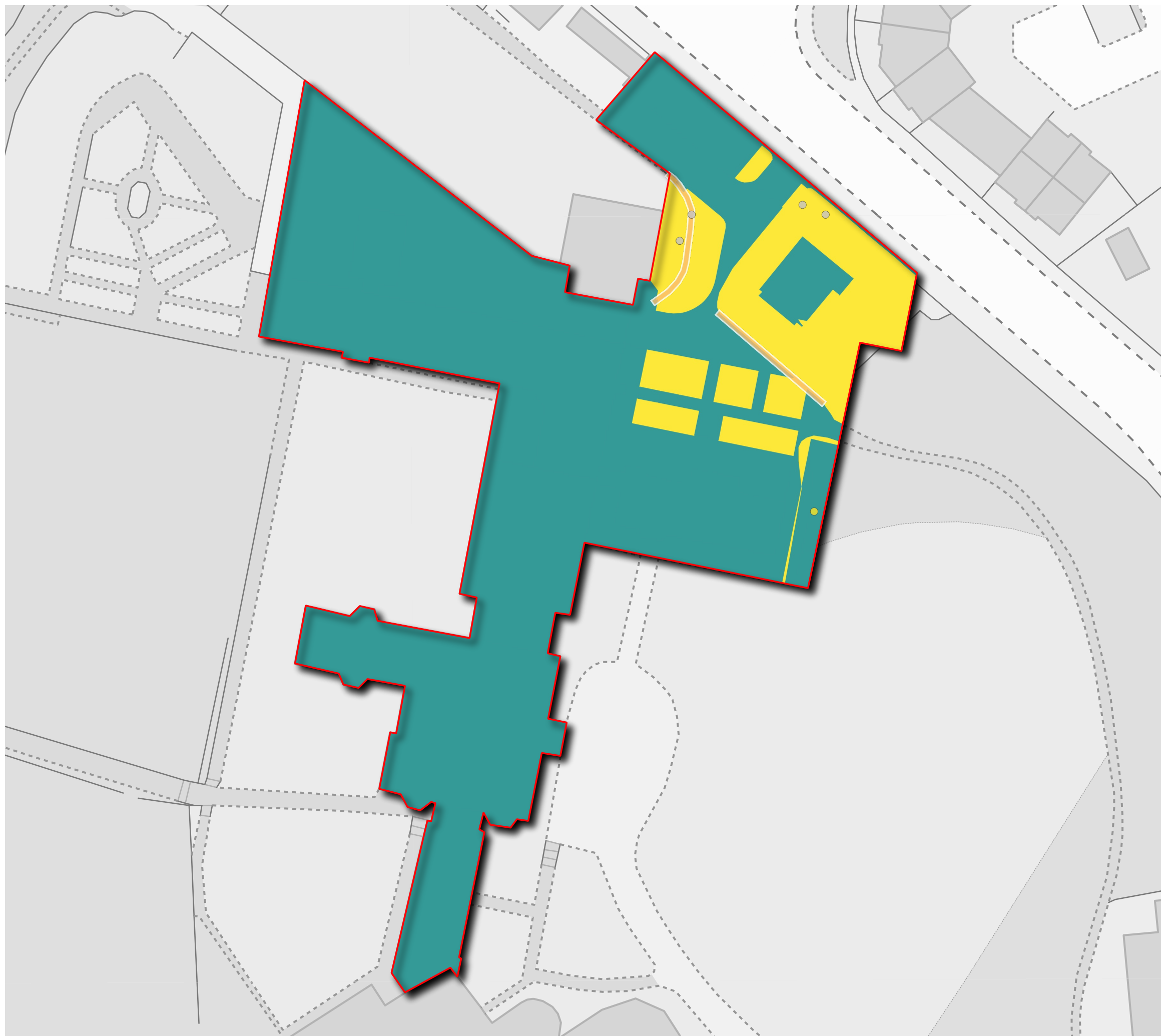
- Redline Boundary
- Proposed Habitats
- Building
- Hardstanding
- Introduced shrub
- Modified grassland
- Proposed Hedgerows
- Native hedgerow
- Proposed Individual Trees
- Proposed small urban tree

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**Community of the Resurrection,**  
**Mirfield**

title **PROPOSED HABITAT PLAN** scale  
1:448 @ A3

number **FIGURE 2** rev  
-



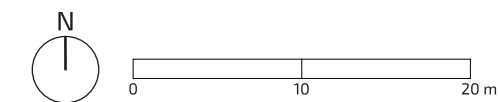
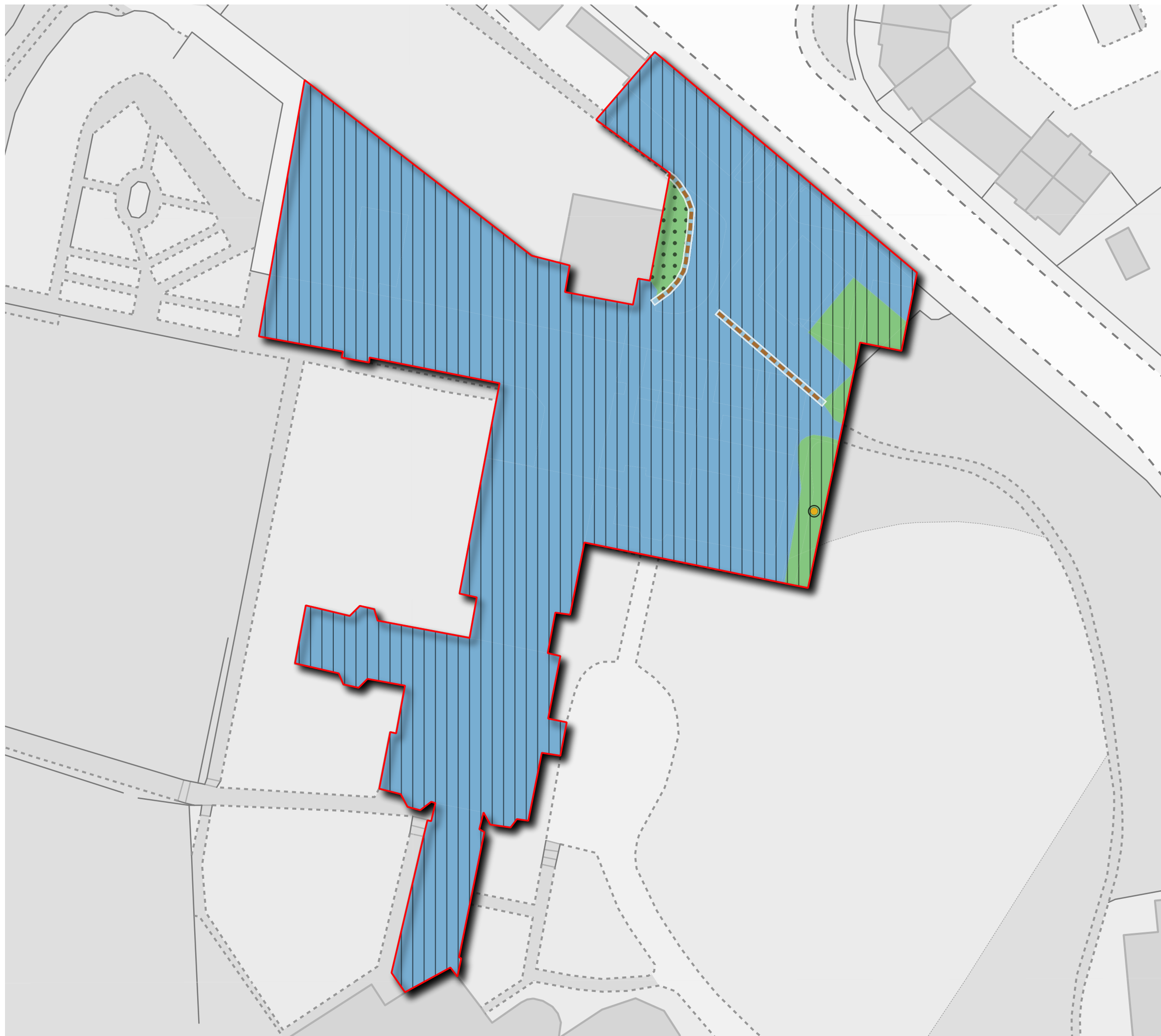
- Redline Boundary
- Habitats
- Retained
- Lost
- Hedgerows
- Lost
- Individual Trees
- Created
- Proposed Lost

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Mirfield**

title **HABITAT RETENTION PLAN** scale  
1:448 @ A3

number **FIGURE 3** rev  
-



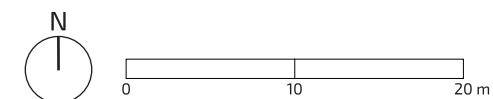
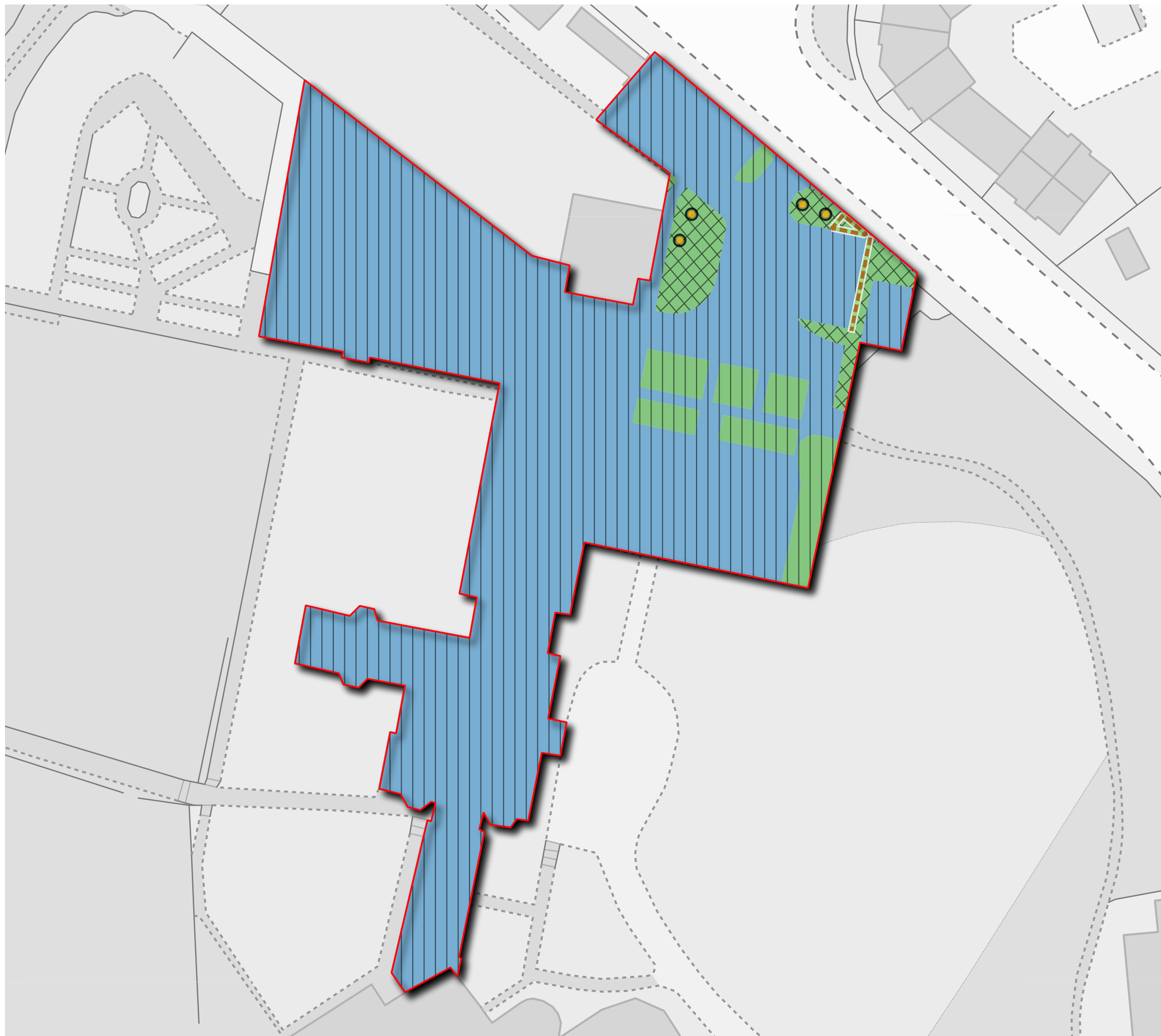
- Redline Boundary
- Baseline Habitat Condition**
- Moderate
- N/A - Other
- Condition Assessment N/A
- Baseline Habitat Distinctiveness**
- Low
- V.Low
- Baseline Hedgerow Condition**
- Poor
- Baseline Hedgerow Distinctiveness**
- V.Low
- Baseline Individual Tree Condition**
- Moderate
- Baseline Individual Tree Distinctiveness**
- Medium

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1:448 @ A3

number **FIGURE 4** rev  
-



- Redline Boundary
- Proposed Habitat Condition
- Poor
- N/A - Other
- Condition Assessment N/A
- Proposed Habitat Distinctiveness
- Low
- V.Low
- Proposed Hedgerow Condition
- Poor
- Proposed Hedgerow Distinctiveness
- Low
- Proposed Individual Tree Condition
- Good
- Proposed Individual Tree Distinctiveness
- Medium

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**Community of the Resurrection,**  
**Mirfield**

title **PROPOSED HABITAT CONDITION AND DISTINCTIVENESS PLAN** scale  
1:448 @ A3

number **FIGURE 5** rev  
-