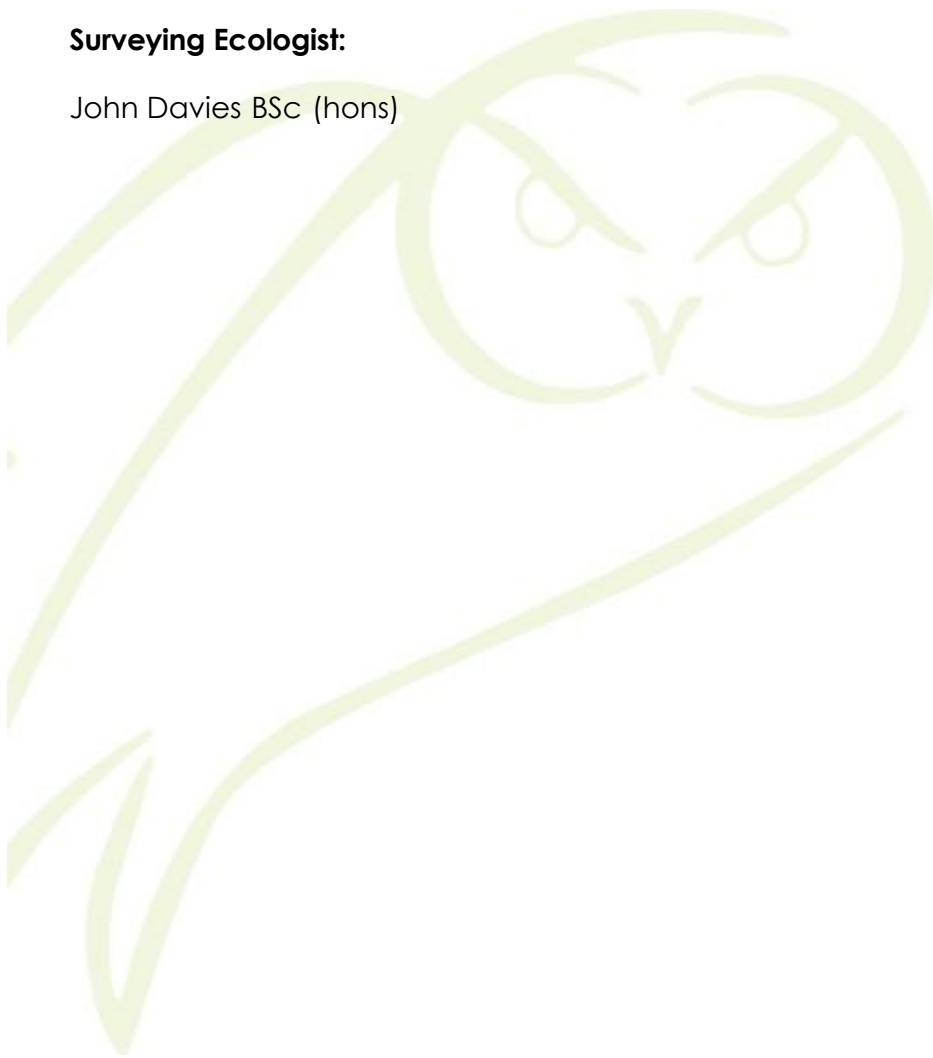


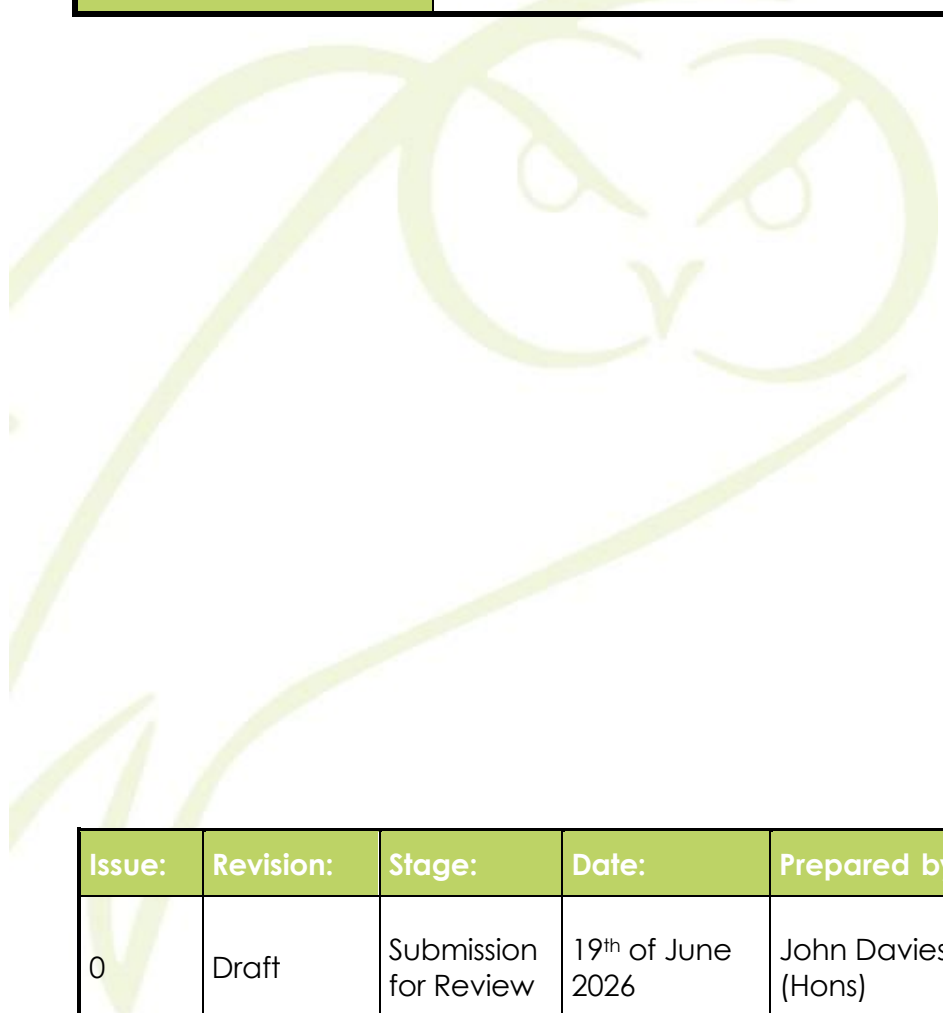
Biodiversity Net Gain Report	
For:	Heneghan Architecture Ltd
Site:	Land south of Plough Barn, Birdsedge, Huddersfield, HD8 8XR
Report Date:	19 th of June 2026
Report Reference:	SQ-4534

Surveying Ecologist:

John Davies BSc (hons)



Client:	Heneghan Architecture Ltd
Site Name:	Land south of Plough Barn, Birdsedge, Huddersfield, HD8 8XR
Grid Reference:	SE 20242 07654
Report:	Biodiversity Net Gain Assessment
Date of Survey:	4 th of June 2026
Surveying Ecologist:	John Davies BSc (hons)



Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
0	Draft	Submission for Review	19 th of June 2026	John Davies BSc (Hons)	Natasha Estrada BSc (Hons), MRes, MCIEEM
1	V1	Final	19 th of June 2026	John Davies BSc (Hons)	Aimee McManus BSc (Hons)

Contents:

- 1. Executive Summary**
 - 2. Introduction**
 - 3. Baseline and Post Development Scheme Designs**
 - 4. Methodology**
 - 5. Limitations**
 - 6. Biodiversity Net Gain**
 - 7. Overall Development**
 - 8. Summary and Recommendations**
- Appendices and References**

Whilst every effort has been taken to ensure the accuracy of this report and its contents in view of potential ecological constraints to development or the likely presence or absence of species it must only be viewed as a snapshot in time and not be viewed as definitive. Due to external factors, such as seasonality, weather etc having the potential to affect survey results, no liability can be assumed for omissions or changes that may or may not occur after the date this report was produced.



1 Executive Summary

- 1.1 For the current drafted proposed development scheme for the site, a net gain of 116.83% for area habitat units. The Trading Summaries are satisfied by the proposed development scheme.
- 1.2 The proposal pertains to the temporary access track and site compound for a separate development. The duration of the temporary access is noted to be approximately 24 months. As such, the post-development calculations correspond to a delay of creation of the reinstatement of baseline habitats.
- 1.3 Tree plantings completed prior to the ground-works of the planning permission have incorporated into the post-development as creation in advance of works.

2 Introduction

- 2.1 In line with National Policy, developments (with some exceptions) are expected to achieve a minimum of 10% net gain in site biodiversity value.
- 2.2 Biodiversity metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for proposed development plan for the site.
- 2.3 Biodiversity metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity value within the development site.

3 Baseline and Post Development Scheme Designs

- 3.1 Figure 1 presents the UK HABS habitat classification map for the development site baseline as identified by the Phase One site ground survey conducted in June 2026.
- 3.2 Figure 2 presents the UK HABS habitat classification map for the current development scheme design for the site post-development.
- 3.3 Figure 3 presents a summary of Statutory Metric results for the current development proposal.
- 3.4 Appendix One presents the current proposed development scheme used within the Metric calculations.

Figure 1: UK HABS baseline habitat classification map for the development site

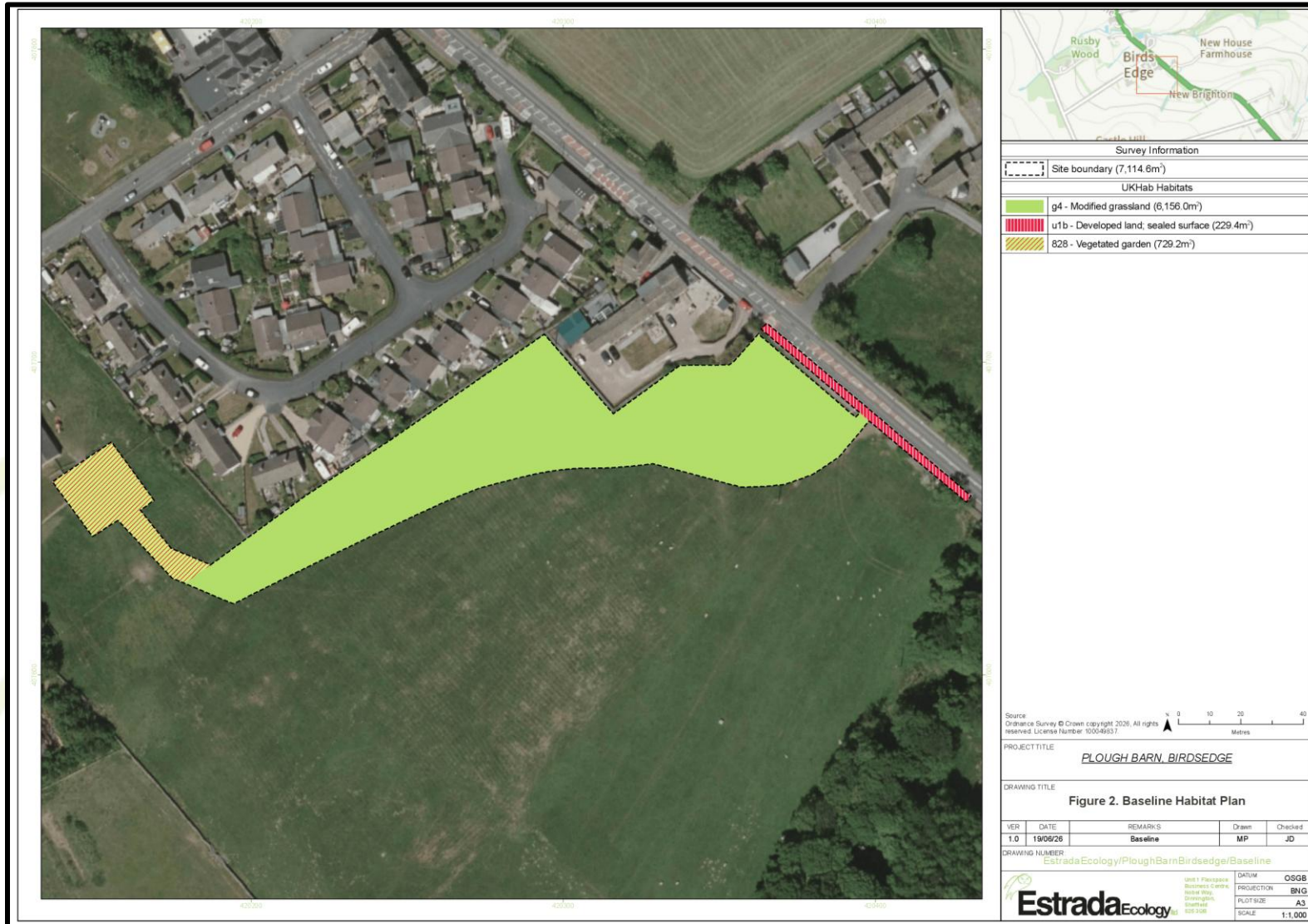


Figure 2: UK HABS post-development habitat classification map for the development site



4 Methodology

- 4.1 The Environment Act 2021 introduced a statutory framework for biodiversity net gain (BNG) in England through Part 6, Nature and Biodiversity, and Schedule 14, which inserts Schedule 7A into the Town and Country Planning Act 1990. Key provisions relating to the delivery of BNG include Schedule 7A, paragraphs 2(3), 9(3), 13(2), 14(2) and 15, as inserted by Schedule 14 of the Environment Act 2021.
- 4.2 Development proposals submitted after 12th February 2024, with some exceptions, will be expected to achieve a minimum of 10% net gain in site biodiversity value under The Environment Act 2021 (Commencement No. 8 and Transitional Provisions) Regulations 2024.
- 4.3 The Statutory Biodiversity Metric Tool (Version 1.0.4, published 3rd July 2025) was used to calculate biodiversity units for baseline and post-development units for the development site, to determine if the proposed development will be likely to achieve net loss, no net loss, or net gain of biodiversity units.
- Individual habitat areas / lengths were rounded to four decimal places, with the minimum mappable unit being 0.0001 hectares. The canopy areas of Individual trees were calculated using the Urban Tree Helper tool included within the metric calculator. Linear habitat features such as hedgerows and ditches are measured in kilometres, where present.
 - Habitat condition indicates the quality of the habitat, either existing or to be achieved, based on the habitat condition assessments using the Statutory Biodiversity Metric – Technical Annex 1: Condition Assessment Sheets and Methodology.
 - Habitats were assessed for their strategic significance at a landscape scale, using information from sources such as Local Plans, Biodiversity Action Plans, and Nature Recovery Areas to determine their significance within a specific landscape. If habitats weren't included within published reports, significance was determined by their contribution to habitat connectivity and green corridors.
- 4.4 Biodiversity unit calculations are based on the retention and / or enhancement of existing habitats within the proposed scheme design, as well as the creation of new habitats. Biodiversity units for hedgerow and watercourse habitats (linear) are calculated separately from area habitat within the metric.
- 4.5 As part of the statutory requirements for calculating a site's baseline habitats value, any habitats which are believed to have been removed, degraded, or otherwise reduced in value may be required to be assessed 'retrospectively', as they were prior to the degradation. Schedule 7A, Town and Country Planning Act 1990 (as inserted by the Environment Act 2021) requires any significant losses or degradation of baseline habitat done after January 2020 and before the baseline survey to be accounted for unless the degradation of the site was done lawfully under a separate planning application which has all post-development works completed.

5 Limitations

- 5.1 Habitat areas are rounded up or down to the nearest whole value, with a minimal mappable unit of 0.0001 hectares. However, the overall total of site habitat area and biodiversity units within the Statutory Metric are calculated and accurate to two decimal places.
- 5.2 Habitat areas used in the calculations are based on two-dimensional plans and so will not necessarily consider an increase in overall surface area as a result of slopes and banks.
- 5.3 The proposed works pertain to temporary zero-scoring habitats, then remediation of removed baseline habitats. This has been calculated as a delay in post-development habitat creation. The trackway is proposed to be in situ for approximately 24 months. An addition three years of security time has been incorporated in case of any extensions or delays in removal and remediation.
- 5.4 Trees on the site prior to the creation of the temporary roadway have been incorporated into the BNG metric as individual small-sized trees. These trees have been calculated as a three-year pre-development creation following consultation with the landowner.

6 Biodiversity Net Gain

- 6.1 The habitats recorded on the baseline and their assessed condition are outlined in the table below:

Table 1: Baseline habitat units

Habitat	Type and Distinctiveness	Condition	Strategic Significance	Units (2dp)
Developed land sealed surface	Area – Very low distinctiveness	N/A	In line with guidance, all baseline habitats assessed at no significance given subject to Local Nature Recovery Strategy.	0.00
Modified grassland	Area - Low distinctiveness	Poor: passing criteria C, D, E, F, and G; failing criteria A and B.		1.23
Vegetated garden		N/A		0.15

- 6.2 The total baseline for biodiversity units was calculated to be 1.38 area habitat units. No linear (hedgerow) units or watercourse units were calculated at the baseline. No irreplaceable habitats are present at the baseline.

- 6.3 To achieve the target 10% net gain above the baseline site value, the post-development plan will need to demonstrate a total value of 1.51 area habitat units, minimum.
- 6.4 The habitats assessed for the post-development scheme and their target condition are outlined in the table below:

Table 2: Post-development habitats (created)

Habitat	Type and Distinctiveness	Condition	Strategic Significance	Units (2dp)
Developed land sealed surface	Area – Very low distinctiveness	As retained from baseline.	No proposed habitat formally identified with respect to site location and Local Nature Recovery Strategy.	0.00
Modified grassland	Area - Low distinctiveness			1.16
Vegetated garden				0.08
Modified grassland (where trackway and site compound proposed)	Area - Low distinctiveness	Same as baseline: Poor	No proposed habitat formally identified with respect to site location and Local Nature Recovery Strategy.	0.05
Vegetated garden (where trackway and site compound proposed)		N/A		0.05
Individual trees	Area - Medium distinctiveness	Moderate, passing criteria A, B, and F, minimum.		1.63

- 6.5 The assessed development scheme is calculated to have a post-development value of 2.99 area habitat units.

7 Overall Development

7.1 Overall, the latest assessed scheme will result in a net gain of 1.61 area habitat units, representing +116.83%. In addition, the Trading Summaries are satisfied with this development proposal.

Figure 3: Summary of the metric calculations

FINAL RESULTS		
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	1.61
	Hedgerow units	0.00
	Watercourse units	0.00
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Area habitat units	116.83%
	Hedgerow units	0.00%
	Watercourse units	0.00%
Trading rules satisfied?	Yes ✓	

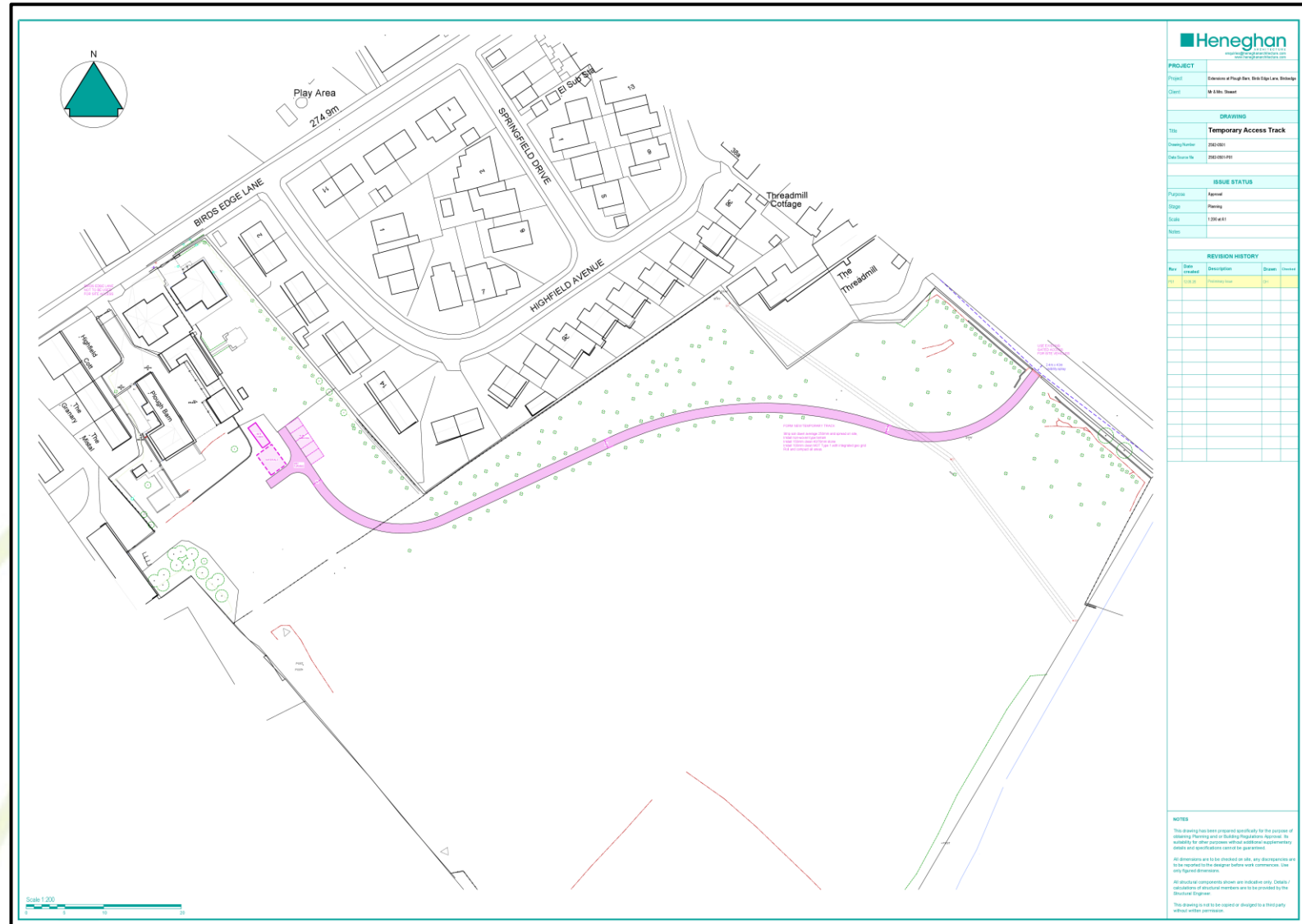
8 Summary and Recommendations

8.1 The currently assessed proposal provides sufficient landscaping to compensate for the loss of baseline habitats and achieve the target 10% net gain. Furthermore, the Trading Summaries are satisfied.

8.2 The calculations in this report are based on target habitat conditions post-development and post-management, taking future land usage and public access into consideration. Condition assessments of proposed habitats are also assessed on viability, as well as with the feasibility of appropriate and successful management.

8.3 It is recommended that an updated Biodiversity Net Gain report with updated calculations is completed should current development and landscaping proposals change in any way. An updated report will review habitat condition scores of habitats and will consider any changes in a final masterplan.

Appendix One: Assessed post-development plans



References

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

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

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

Natural England (2024) Statutory Biodiversity Metric User Guide

UK HABS (2023) The UK Habitat Classification : Habitat Definitions. Version 2.0

All online references accessed June 2026.

