

Biodiversity Net Gain Report	
For:	Yorkshire Land Ltd
Site:	Land off A629, Birdsedge, Huddersfield, HD8 8XP
Report Date:	19 th of May 2026
Report Reference:	SQ-3621



Client:	Yorkshire Land Ltd
Site Name:	Land off A629, Birdsedge, Huddersfield, HD8 8XP
Report:	Biodiversity Net Gain Assessment
Survey Dates:	26 th of January 2026
Surveyed by:	Marie McAvan BSc (Hons) MSc, Daniel Knight-Woodall BSc (Hons) MSc

Issue:	Revision:	Stage:	Date:	Prepared by:	Approved by:
-	-	Draft 1	15 th of May 2026	Marie McAvan BSc (Hons) MSc, Estrada Ecology Ltd	Daniel Knight-Woodall BSc (Hons), MSc – Estrada Ecology Ltd.
1	Draft for Submission	Final	19 th of May	Marie McAvan BSc (Hons) MSc, Estrada Ecology Ltd	Natasha Estrada MRes, MCIEEM- Estrada Ecology Ltd



1 Executive Summary

- 1.1 For the proposed development scheme for the site, a net gain of 29.33% for area habitat units is calculated. Hedgerow habitat is also proposed on site. The Trading Summaries for area habitats have been satisfied by the proposed development scheme.

2 Introduction

- 2.1 Biodiversity Metric calculations were requested by the client to determine the extent of net loss, no net loss, or net gain for the development proposal. The calculations were required for submission as part of a planning application, in accordance with local and national planning policies.
- 2.2 Biodiversity Metric calculations were therefore undertaken for baseline and post-development habitats for the development site, using the DEFRA Statutory Biodiversity Metric Calculation Tool developed by DEFRA. This assessment evaluates the impact of current development proposals on existing biodiversity resources within the development site.

3 Baseline and Post Development Scheme Designs

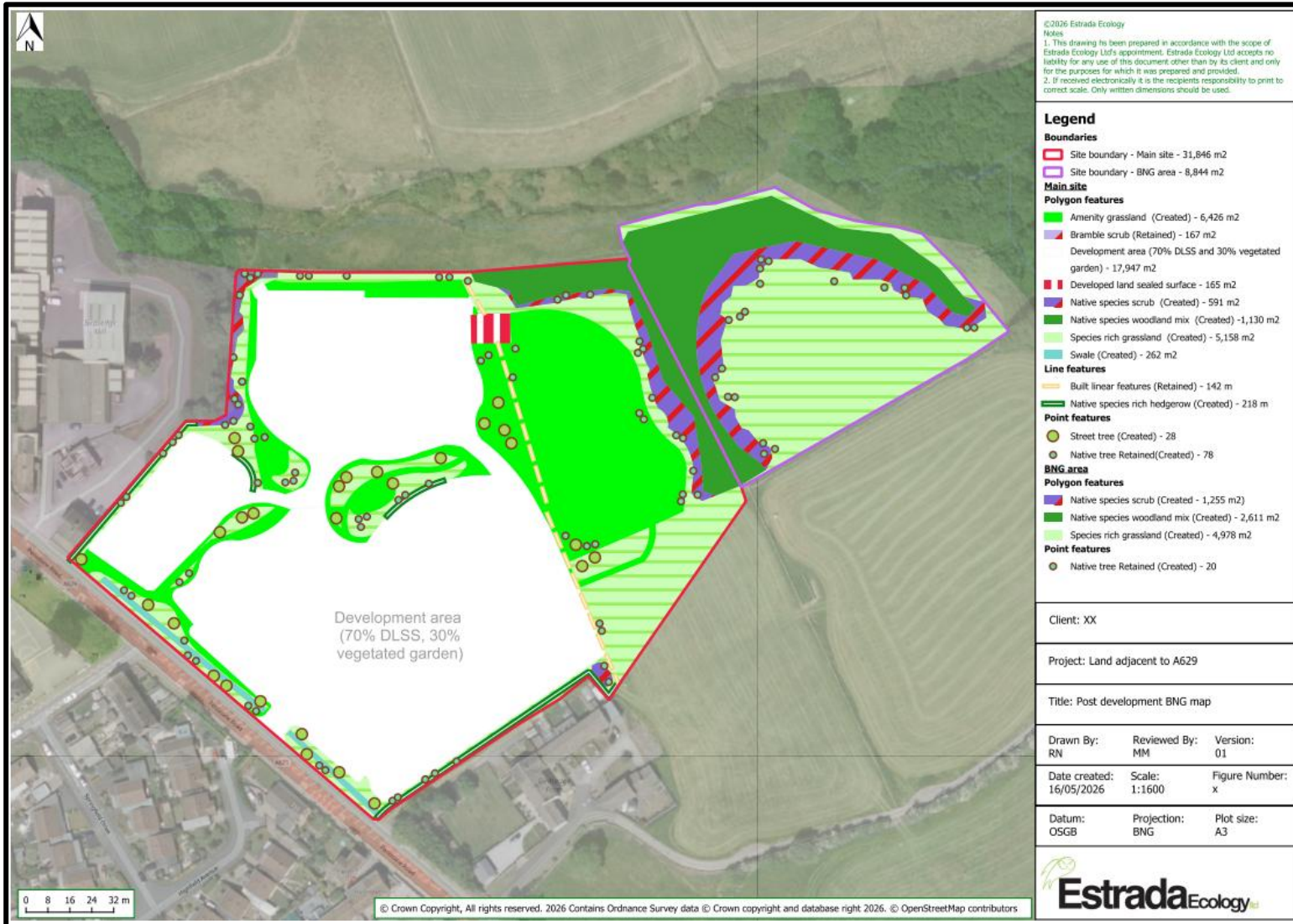
- 3.1 Figure 1 summarises the habitats identified via field survey (January 2026).
- 3.2 Figure 2 presents the proposed habitats for the development.
- 3.3 Figure 3 presents the summary of the DEFRA Statutory Biodiversity Metric calculations.
- 3.4 Appendix One presents the current indicative landscape masterplan.



Figure 1 : UK HABS Habitat Classification Map (Baseline)



Figure 2: UK HABS Habitat Classification Map for Site Proposals



4 Methodology

- 4.1 The Environment Bill (2020) seeks to improve biodiversity through several means, including the introduction of a mandatory requirement for new developments to achieve a minimum of 10% biodiversity net gain, which will be managed as such for a minimum of 30 years after the development has been completed (Environment Bank, 2021). Key parts of the Environment Act which relate to biodiversity net gain and its delivery are Part 6 Nature and Biodiversity and the supporting Schedule 14, particularly sections 9(3), 13(2), 14(2) and 15.
- 4.2 Baseline habitats were surveyed, and their condition assessed during a site assessment in January 2026 based on the UK HABS Habitat Classification map (Figure 1).
- 4.3 The DEFRA Statutory Biodiversity Metric was used to calculate biodiversity units for baseline and post-development habitats 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 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.
 - 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 linear habitat features are calculated separately within the metric.

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 Biodiversity 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.

6 UK HABS Habitat Classification Codes

- 6.1 Under the scenario assessed, the onsite baseline has been assessed in the metric as comprising the following habitats at the following conditions.

Table 1: Baseline habitats

Habitat	Type and Distinctiveness	Condition Assessment	Units
Main Development Area			
Bramble Scrub	Area habitat – Medium distinctiveness	N/A for condition assessment	0.07
Ephemeral Vegetation	Area habitat – Low distinctiveness	Assessed as good condition outside the survey season	1.00
Introduced Shrub	Area habitat – Low distinctiveness	N/A for condition assessment	0.05
Modified Grassland	Area habitat – Low distinctiveness	Heavily poached due to sheep grazing. Scored as poor due to failing critical criterion A.	5.96
BNG Area			
Modified Grassland	Area habitat –Low distinctiveness	Heavily poached due to sheep grazing. Scored as poor due to failing critical criterion A.	1.77
Mixed Scrub	Area habitat – Medium distinctiveness	Assessed as good condition outside the survey season	0.01

- 6.2 The total baseline for biodiversity units for the site was calculated to be 8.84 area habitat units. No hedgerow or watercourse units are present 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 9.73 area habitat units and no linear or watercourse units are required.
- 6.4 The onsite post-development site consists of the following habitats at the following conditions.

Table 2: Post-development habitats

Habitat	Type and Distinctiveness	Condition Target	Units
Main Development Area			
Modified Grassland	Area habitat – Low distinctiveness	Amenity grassland with target condition of poor.	1.43
Buildings	Area habitat – very low distinctiveness	N/A for condition assessment	0.00
Vegetated Garden	Area habitat – Low distinctiveness	N/A for condition assessment	1.20
Developed Land Sealed Surface	Area habitat – very low distinctiveness	N/A for condition assessment	0.00
Mixed Scrub	Area habitat – Medium distinctiveness	Moderate target condition. Target criteria A, C and D.	0.46
Other woodland; broadleaved	Area habitat – Medium distinctiveness	Poor target condition.	0.43
Modified Grassland	Area habitat – Low distinctiveness	Species rich grassland area with target condition of moderate. Target criteria A, C, E, F and G.	2.06

Bioswale	Area habitat – Low distinctiveness	Poor target condition.	0.04
Individual Trees	Area habitat – Medium distinctiveness	Target condition of moderate. Target criteria A, B and F.	1.52
Native Hedgerow	Hedgerow habitat – Low distinctiveness	Target condition of poor	0.48
BNG Area			
Mixed Scrub	Area habitat – Medium distinctiveness	Moderate target condition. Target criteria A, C and D.	0.97
Other woodland; broadleaved	Area habitat – Medium distinctiveness	Poor target condition.	1.01
Modified Grassland	Area habitat – Low distinctiveness	Species rich grassland area with target condition of moderate. Target criteria A, C, E, F and G.	1.99
Individual Trees	Area habitat – Medium distinctiveness	Target condition of moderate. Target criteria A, B and F.	0.29

6.5 The site post-development is calculated to have a total value of 11.44 (2 d.p.) area habitat units and 0.48 hedgerow units. No watercourse units are proposed.

7 Overall Development

7.1 Overall, the proposals for the current development scheme will result in a net gain of 2.59 habitat area units representing a 29.33% net gain for this unit category. In addition, 0.48 units of native hedgerow are proposed.

7.2 The Trading Summaries are satisfied for this development proposal. There is no loss in any habitat areas. Areas that have become ephemeral vegetation from the



original lawn will be converted back into managed lawn and therefore maintained as a low distinctiveness habitat. In addition, four new small, native trees are proposed on the site to ensure a 10% net gain overall.

Figure 3: Summary of the Metric Calculations

FINAL RESULTS																								
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>			2.59																				
	<i>Hedgerow units</i>			0.48																				
	<i>Watercourse units</i>			0.00																				
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	<i>Habitat units</i>			29.33%																				
	<i>Hedgerow units</i>			N/A																				
	<i>Watercourse units</i>			0.00%																				
Trading rules satisfied?		Yes ✓																						
<table border="1"> <thead> <tr> <th>Unit Type</th> <th>Target</th> <th>Baseline Units</th> <th>Units Required</th> <th>Unit Deficit</th> </tr> </thead> <tbody> <tr> <td><i>Habitat units</i></td> <td>10.00%</td> <td>8.84</td> <td>9.73</td> <td>0.00</td> </tr> <tr> <td><i>Hedgerow units</i></td> <td>10.00%</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> <tr> <td><i>Watercourse units</i></td> <td>10.00%</td> <td>0.00</td> <td>0.00</td> <td>0.00</td> </tr> </tbody> </table>					Unit Type	Target	Baseline Units	Units Required	Unit Deficit	<i>Habitat units</i>	10.00%	8.84	9.73	0.00	<i>Hedgerow units</i>	10.00%	0.00	0.00	0.00	<i>Watercourse units</i>	10.00%	0.00	0.00	0.00
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<i>Watercourse units</i>	10.00%	0.00	0.00	0.00																				

8 Summary and Recommendations

- 8.1 The assessed post-development site provides suitable planting and landscaping which allows habitats on site to be retained and additional habitats to be added which will ensure a net gain of 29.33% on site. In addition, the Trading Summaries for area habitats are satisfied in the metric results.
- 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.

References

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

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

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

DEFRA (2024) The Statutory Biodiversity Metric User Guide

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

All online references accessed May 2026.

Appendix One: Proposed Landscaping Scheme (Draw Design & Assessment).

