



Biodiversity Net Gain Assessment



Mr T Zaman and Mr E Zaman, MIBZ. Developments Ltd
Land at the back of Marriot Street, Dewsbury WF13 1PA

May 2026

Project Information

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Table of Contents

1	Introduction	1
1.1	Background & Context	1
1.2	BNG Informative	1
1.3	Scope of Report	2
2	Methodology	3
2.1	Desk Study	3
2.2	Habitat Quality Inputs	3
2.3	Mitigation Hierarchy	4
2.4	Limitations	4
3	Results	5
3.1	Desk Study Results	5
3.2	Baseline Habitats	6
3.2.1	Description & Condition Assessments	6
3.2.2	Summary of Baseline Metric Inputs	9
3.3	Post-Development Habitats	9
3.3.1	Description & Rationale	9
3.3.2	Summary of Post-Development Metric Inputs	10
3.4	Change in Biodiversity Value	10
4	Discussion & Recommendations	11
4.1	Discussion	11
4.2	Landscaping Recommendations	11
4.3	Off-Setting Informative	11
4.4	BNG Mitigation Hierarchy	11
4.5	Pre-Commencement Requirements	12
	Appendix 1: Proposed Plan	13
	Appendix 2a: Baseline Habitat Plan	14
	Appendix 2b: Post-Development Habitat Plan	15
	Appendix 3: Headline BNG Results	16
	Appendix 4: Baseline Condition Assessment Sheets	17
	Appendix 5: Relevant Legislation & Policy	21
	Appendix 6: Bibliography	23

1 Introduction

1.1 Background & Context

The client, Mr T Zaman and Mr E Zaman, has instructed ACP Consultants Ltd to conduct a Biodiversity Net Gain (BNG) assessment. The survey was commissioned to accompany the planning application to the Kirklees Council for the “formation of 2no. detached dwellings” (hereafter referred to as ‘the proposed development’) at the land at the back of Marriott Street, Dewsbury WF13 1PA (hereafter referred to as ‘the site’). The proposed development plan is provided in **Appendix 1**.

The site is located at National Grid Reference SE 24918 22102 and has an area of approximately 0.07ha. The site is located within the urban residential town of Dewsbury. Although residential developments make up much of the wider surrounding land, natural habitats are present. For example, Caulms Wood and recreation ground is present ~20m north, followed by the Hanging Heaton golf course (~250m north). A rail line with surrounding woodland runs vertically ~400m west of the site. The underlying soilscape and geology of the site represent slowly permeable seasonally wet acid loamy and clayey soils (LandIS, 2026) atop the mudstone, siltstone, and sandstone of the Pennine Lower Coal Measures Formation (BGS, 2022). The Calder and Hebble Navigation flows west to east, ~800m south of the site. The Dewsbury brook also flows ~400m west of the site. One pond is present ~60m north.

This report should be read in conjunction with the following:

- Statutory Biodiversity Metric: Marriot Street, WF13 1PA – RevA (ACP, 2026)
- Proposed Plan: Marriot Street WF13 1PA – Drawing No. 26-010-10 (Code L6 Architects Ltd, 2026)
- Preliminary Ecological Appraisal (PEA): Marriot Street WF13 1PA – RevA (ACP, 2026)

1.2 BNG Informative

As a stipulation of the Environment Act (2021), BNG sets a legal commitment for qualifying developments to generate a net positive impact on habitats, specifically targeting a minimum +10% measurable uplift from the baseline, leaving biodiversity in a better state than before. Developments must adhere to the ten good practice principles (*British Standard 8683:2021 – Process for Designing and Implementing Biodiversity Net Gain*) to achieve and sustain net gain.

A standardised procedure is strictly followed, with four rules underpinning the calculations that generate Biodiversity Unit values of the site as a proxy for biodiversity:

1. Statutory instruments (e.g. metric calculation tool, user guide, and condition assessments, be it the Statutory Biodiversity Metric or the Statutory Small Sites Metric) must be used to accurately apply the biodiversity metric formula.
2. Biodiversity unit outputs for area-, linear-, and watercourse-based habitats must not be summed, traded, or converted between unit types; the requirement to deliver minimum +10% net gain applies to each type of unit which is present in the baseline.
3. Like-for-like or like-for-better principles of trading rules must be followed.
4. Demonstrate application of the BNG Mitigation Hierarchy of first avoiding and minimising adverse impacts before compensatory mitigation.

Ideally, the +10% uplift should occur on-site within the red line development boundary. However, in cases where site constraints or other factors do not allow the uplift to be achieved on-site, off-site habitat creations and/or enhancements can be used to achieve BNG. Regardless of whether BNG is realised on-site or off-site, such gains in biodiversity are expected to be upheld for the long-term sustainability goals between stakeholders. Under mandatory BNG, proposed habitats must be subject to a planning condition or a section 106 agreement, requiring them to be maintained for at least 30 years after the development is completed in line with protocols set out in its Habitat Management and Monitoring Plan (HMMP).

Relevant policies and legislation are outlined in **Appendix 5**.

1.3 Scope of Report

The aims and objectives of the report are as follows:

- To establish the pre-development (baseline) biodiversity value of the site, including any degradation, if applicable.
- To establish the post-development (proposed) biodiversity value of the site.
- To calculate the net change of biodiversity value of the site as a result of the proposed development, and to determine whether the current proposed scheme generates a net loss, net gain, or no net change for all baseline broad habitat types (i.e. area-, linear-, and watercourse-based) present.
- To identify and outline any foreseen constraints to BNG, including any anticipated trading rule violations, and to give appropriate recommendations for habitat retention, creation, or mitigation, and if necessary, to outline further recommendations to achieve the required uplift.

2 Methodology

2.1 Desk Study

The desk study included the following investigations:

- Publication date and metric version used for the calculations.
- The National Character Area (NCA) of the site, as informed by the NCA Area Map (Natural England).
- Whether the site's Local Planning Authority (LPA) requires an uplift greater than the statutory +10%, and if so, what the minimum uplift is as required by local policy. This was achieved by reviewing the Local Plan, including any supplementary documents.
- Whether any priority or irreplaceable habitats as defined by the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are present on site.
- Whether habitat degradation had taken place between 30 January 2020 and the date of the site visit. This was assessed via a review of historic aerial satellite images from GoogleEarth. Any identified degradation will impact the classification, condition, and risk multipliers applied and inputted within the Statutory Biodiversity Metric. Where historic data of the site was made available by the client, assumptions about conditions will have been made and justified within Table 3.1.
- Whether the site has an adopted Local Nature Recovery Strategy (LNRS) published, and whether habitats on site qualify for any increased strategic significance. This was determined using the LNRS: Responsible Authorities Guidance (DEFRA, 2026) and subsequently any Strategic Areas identified by the Local Habitat Maps.

2.2 Habitat Quality Inputs

Classification

Baseline and post-development habitats were classified in accordance with the UK Habitat Classification User Manual (v2; UKHabs, 2023):

- Baseline habitats were classified on site during the field survey, wherein all habitat parcels were described and mapped in line with the appropriate habitat classifications. Where required, deviations from on-site classifications were applied; such instances are justified in their respective baseline habitat descriptions within Section 3.2.1 of this report.
- Post-development proposed habitats were informed by the proposed plans, including any planting specifications (if provided), and assigned their most probable UKHabs equivalents. Using the plans, post-development proposed habitats were identified as either being retained (i.e. maintained in its baseline classification and condition), enhanced (i.e. an improvement in condition or distinctiveness relative to its baseline counterpart), or lost (i.e. destroyed and removed as a result of the proposed development).

Condition

The condition of baseline habitats was assessed with the relevant condition assessment sheets (DEFRA, 2025).

The condition of post-development proposed habitats had taken feasible 30-year management regimes into account and was also assessed using the relevant condition assessment sheets (DEFRA, 2025). The Temporal Multipliers Tool and Enhancement Temporal Multipliers Tool were utilised, where relevant, per circumstances outlined within the Statutory Biodiversity Metric User Guide (DEFRA, 2025).

Size

The extent of habitat parcels, be it area- or linear-based habitats, was determined using QGIS, an open-source geographic information system software which provides accurate area and length data for habitat polygons and linear hedgerows respectively. Each parcel that achieves a unique habitat classification and condition was inputted separately within the Statutory Biodiversity Metric. Where separate parcels of the same habitat type achieved the same condition, the area or length of the parcels were combined for ease of presentation and calculation.

The area of individual trees was calculated using the Tree Helper Tool within the Statutory Biodiversity Metric in line with class sizes set out in Table 15 of the Statutory Biodiversity Metric User Guide (DEFRA, 2025). As with other habitat parcels, trees that achieve different conditions were independently inputted.

Strategic Significance

The strategic significance of each distinct habitat type was determined in accordance with measures set out in Table 7 and Table 8 of the Statutory Biodiversity Metric User Guide (DEFRA, 2025). The investigation of Local Nature Recovery Strategies (LNRSs) as well as any rewarded increase in strategic significance is set out and justified within Section 3.1 of this report.

2.3 Mitigation Hierarchy

In line with the Statutory Biodiversity Metric User Guide (DEFRA, 2025), BNG should be achieved in accordance with the BNG Mitigation Hierarchy of:

1. **Avoidance** of adverse impacts to on-site habitats through layout of proposals to retain as much of the existing baseline habitats as possible;
2. If impacts to habitats are unavoidable, the extent of impacts should be **minimised** insofar as possible;
3. Once impacts have been minimised through design changes, their effects should be **mitigated on-site** where possible through, for example, the enhancement of any unaffected habitats;
4. If following the above and the required net gain or trading requirements are not satisfied, losses to biodiversity must be compensated for by ways of **offsetting off-site**:
 - Habitat creations or enhancements on client-owned off-site land;
 - Purchasing of biodiversity units of the appropriate distinctiveness from reputable habitat banks; or
 - Purchasing of statutory biodiversity credits of the appropriate distinctiveness from the UK Government.

2.4 Limitations

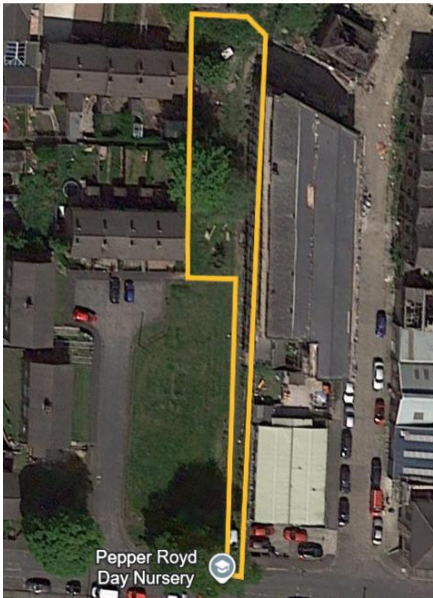
Due to dense bramble, access to the trees on site was restricted. As such, exact measurements were not possible. Therefore, diameter estimates were taken by measuring similar sized trees within the area.

3 Results

3.1 Desk Study Results

Features of the desk study, comprising metric details, NCA of the site, BNG target uplift, irreplaceable habitats, habitat degradation, as well as strategic significance determination, are presented within Table 3.1 below.

Table 3.1: Summary of desk study results

Desk Study Feature	Findings	
Technical Competence of Assessors	The site visit and this report were undertaken and authored by Tabitha Beesley BSc (Hons) MRes, an ecologist with experience in field surveys, trained under the UKHabs Classification System to undertake condition assessments of habitats, and has experience undertaking BNG assessments using the statutory metric. This report was reviewed by Michelle Huang, BSc MRes (DIC), senior ecologist and BNG lead, who has three years of experience undertaking BNG calculations in various versions of the metric.	
Metric Details	Version	Statutory Biodiversity Metric Calculation Tool
	Publication Date	3 July 2025
NCA	37 - Yorkshire Southern Pennine Fringe	
BNG Target Uplift	+10%	
Irreplaceable Habitat Statement	This statement confirms no habitats as defined in the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024 are present on site and as such no impacts to any irreplaceable habitats are foreseen.	
Habitat Degradation Statement	Baseline Date	19 th May 2026
	This statement confirms no habitat degradation has occurred since January 2020 as historic satellite imagery indicates habitats on site do not appear to have undergone changes in broad habitat types from 15 th May 2019 to the date of the site visit.	
	historical imagery < 15 May 2019 > > 2011  Pepper Royd Day Nursery Google Satellite Imagery 2019 istorical imagery < 26 Mar 2025 > > 2011  Pepper Royd Day Nursery Google Satellite Imagery 2025	

Desk Study Feature	Findings	
Strategic Significance	Local Nature Recovery Strategy (LNRS) Status	Published and adopted https://www.west-yorks-ca.gov.uk/media/ercinf4l/west-yorkshire-local-nature-recovery-strategy.pdf
	BNG Strategic Significance Map Layer	Potential Measure Locations (PML)
	West Yorkshire Local Nature Recovery Strategy: Local Habitat Map  As shown in the screenshot above, the site is not situated within the PML map layer where potential measures are recommended. As such, no baseline or proposed habitats have been awarded any elevated strategic significance.	

3.2 Baseline Habitats

A walkover of the site was undertaken by Tabitha Beesley on 19th May 2026.

Table 3.2: Summary of conditions during survey

Factor	Recorded Value
Temperature (° Celsius)	16.9
Humidity (RH%)	69
Wind (mph)	11
Cloud Cover (%)	100
Precipitation (mm)	11

3.2.1 Description & Condition Assessments

On-site habitats comprise unmanaged bramble scrub with scattered trees and introduced shrub (h3d 32 521 847) and modified grassland (g4) . Full condition assessment sheets for baseline habitats, where relevant, can be found in **Appendix 4**.

Unmanaged bramble scrub with scattered trees and introduced shrub (h3d 32 521 847)

The site is believed to have been unused land with public access for many years. The site is located adjacent to an industrial site (east) and residential areas (west and south). The site also joins Caulms Wood Park to the north. Reasoning behind the classification is due to bramble scrub (*Rubus fruticosus*) being the dominant species. Notable species also include frequent perennial ryegrass (*Lolium perenne*), soft brome (*Bromus hordeaceus*), cleavers (*Galium aparine*), common nettle (*Urtica dioica*), and thistle (*Cirsium* sp.), as well as occasional dandelion (*Taraxacum* sp.), buttercup (*Ranunculus* sp.),

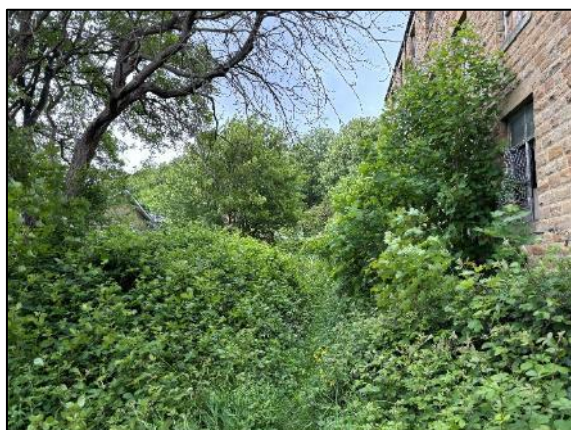
herb Robert (*Geranium robertianum*), and common daisy (*Bellis perennis*). Species also include rare eared willow (*Salix aurita*) and elderberry (*Sambucus* sp.) shrubs, as well as cranesbill (*Geranium* sp.). Two buddleia (*Buddleja davidii*) plants were observed south of the site.

Four trees are present within the red line boundary. A sycamore (*Acer pseudoplatanus*) (T01) with a diameter of ~24cm at breast height (DBH) and height of ~6m, is present centrally of the site. Adjacent is a tree believed to be ash (*Fraxinus excelsior*) (T02), with a DBH of ~18cm and a height of ~6m. Two smaller sycamores (T03 & T04) are present north of the site with diameters of ~10cm and ~12cm respectively. Ground vegetation for all four trees comprises primarily bramble.

Condition assessments: Bramble scrub is not subject to condition assessment. The condition assessment for the trees on site can be found below in table 3.2.1

Table 3.2.1: Tree condition assessment

Tree Ref	Condition Assessment Criteria						Size Class	Condition
	A	B	C	D	E	F		
T01	X	✓	✓	✓	✓	✓	Small	Good
T02	✓	✓	✓	✓	✓	✓	Small	Good
T03	X	✓	X	✓	X	✓	Small	Moderate
T04	X	✓	X	✓	X	✓	Small	Moderate



Bramble scrub with introduced shrub (h3d 521 847)



Bramble scrub with introduced shrub (h3d 521 847)



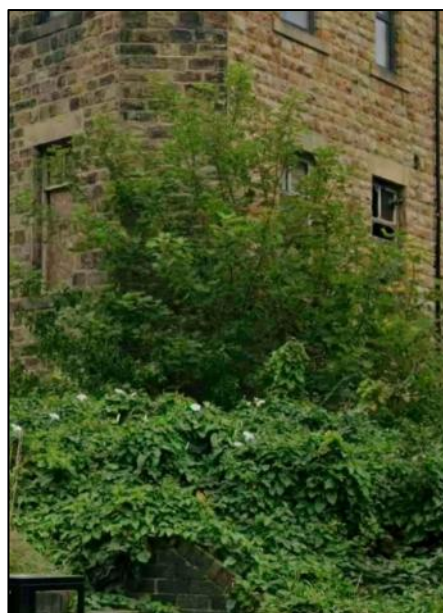
Scattered trees among bramble scrub (h3d 32) (T01)



Scattered trees among bramble scrub (h3d 32) (T02)



Tree T03 to be felled



Tree T04 to be felled (Google Imagery, 2026)

Modified grassland (g4)

The southern stretch of the site has been classified as modified grassland due to the presence of species indicative of nutrient enrichment, with dominant perennial ryegrass. The area of the site also lacked bramble scrub. Notable species also include abundant common vetch (*Vicia sativa*), occasional common nettle (*Urtica dioica*), ribwort plantain (*Plantago lanceolata*), and rare herb Robert (*Geranium robertianum*), and common daisy (*Bellis perennis*). No invasive species were present within this area of the site. Sward height was varied (between ~2cm and ~20cm) with some damage centrally due to human footfall.

Condition Assessment (assessed using the 'grassland low distinctiveness' habitat type condition sheet): The parcel scored 6 out of 7 criteria, including essential criterion A. Therefore, the parcel achieves **good** condition.

- A. There are 6-8 vascular plant species per m² present, including at least 2 forbs. **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. **PASS**
- C. Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble *Rubus fruticosus* may be present). **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. **FAIL**
- E. Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens). **PASS**
- F. Cover of bracken *Pteridium aquilinum* is less than 20%. **PASS**
- G. There is an absence of invasive non-native plant species (as listed on Schedule 9 of WCA). **PASS**



Modified grassland (g4) north facing



Modified grassland (g4) south facing

3.2.2 Summary of Baseline Metric Inputs

A summary of baseline habitats inputted into the metric, along with their extent, condition (where relevant), and strategic significance are outlined in Table 3.2.2 below. A baseline habitat plan is provided in **Appendix 2a**.

Table 3.2.2: Summary of on-site baseline habitats and their quality inputs

On-Site Baseline Area-Based Habitats (A-1)			
Habitat Type	Area (ha)	Condition	Strategic Significance
Bramble scrub (u1 h3d)	0.0605	N/A	Low
Modified grassland (g4)	0.0170	Good	Low
2no. small sized urban trees (u1 200) Tree ID: T01 & T02	0.0081	Good	Low
2no. small sized urban trees (u1 200) Tree ID: T03 & T04	0.0081	Moderate	Low

3.3 Post-Development Habitats

3.3.1 Description & Rationale

Proposed habitats, as informed by the proposals, were translated into their UKHabs equivalent. Assumptions and justification of such proposed habitats are summarised in Table 3.3.1 below.

Table 3.3.1: Proposed habitats as informed by the landscape plan

Landscape Plan Habitat	Translated UKHabs Equivalent	Target Condition	Rationale
2no. residential dwellings are proposed with surrounding sealed surface to be utilised for parking and access roads.	Developed land; sealed surface (u1b)	N/A	Developed land is not subject to condition assessment.

Landscape Plan Habitat	Translated UKHabs Equivalent	Target Condition	Rationale
Plans include the introduction of 196m ² of private grassland associated with both dwellings. Gardens will be separate with fencing.	Vegetated garden (u1 828)	N/A	Vegetated garden is not subject to condition assessment as management cannot be secured.
Two of the existing trees (T01 & T02) will be retained and situated within the private gardens.	Individual urban tree (u1 200)	Good	Proposed plans do not include any modification to the existing trees. Ground flora will be present in the form of modified grass.

3.3.2 Summary of Post-Development Metric Inputs

A summary of proposed habitats inputted into the metric, along with their extent, target condition (where relevant), and strategic significance are outlined in Table 3.3.2 below. A post-development habitat plan is provided in **Appendix 2b**.

Table 3.3.2: Summary of on-site post-development habitats and their quality inputs

On-Site Post-Development Area-Based Habitats				
	Habitat Type	Area (ha)	Target Condition	Strategic Significance
Retained (A-1)	2no. small sized urban trees Tree ID: T01 & T02	0.0081	Good	Low
Created (A-2)	Developed land; sealed surface (u1b)	0.0579	N/A	Low
	Vegetated garden (u1 828)	0.0196	N/A	Low

3.4 Change in Biodiversity Value

The proposal seeks to remove bramble scrub and modified grassland and retain 2no. small sized urban trees while creating developed land and vegetated garden. The change in biodiversity value of the site is summarised in Table 3.4 below. Full details are provided in the Statutory Biodiversity Metric, while headline results of the calculation are presented in **Appendix 3**.

Table 3.4: Summary of biodiversity units and change in biodiversity value

		Biodiversity Units		
		Area-Based	Linear-Based	Watercourse-Based
On-Site	Baseline	0.51	N/A	N/A
	Post-Development	0.14		
Net Change		-0.37 (-73.31%)		

4 Discussion & Recommendations

4.1 Discussion

The proposals generate an on-site net change of **-73.31% in area-based units** with trading rules not satisfied for as a result of the proposed development.

At present, the site is lacking 0.42 area-based units and to achieve a +10% uplift in biodiversity value. To satisfy trading rules, 0.24 units of the area-based deficit must be of medium distinctiveness heathland and scrub habitat, and 0.06 must be of medium distinctiveness individual tree habitat. As a result, the proposed development is not compliant with current legislation (Environment Act 2021) and planning policies (National Planning Policy Framework, 2025).

4.2 Landscaping Recommendations

Due to the nature of the proposed development being within a residential curtilage, the management of proposed habitats cannot be secured. As such, the site is limited in the use of habitat creation or enhancement and is unlikely to achieve +10% in area-based units on site.

4.3 Off-Setting Informative

Current proposal plans indicate net gain is unlikely to be achieved on site for area-based habitats without significant alterations to the layout of the proposed site. The client does not own other off-site land for additional habitat creations or enhancements. As such, the purchase of off-site area-based habitats from a reputable habitat bank is recommended. Any off-site compensation for BNG will need to be approved by the Local Planning Authority and would be secured to the application via a section 106 agreement or a conservation covenant entered with an approved responsible body. Units purchased must be of an appropriate distinctiveness to meet the trading rules of BNG.

A breakdown of the required units, as reflected by the current iteration of calculations is summarised in Table 4.3 below.

Table 4.3: Summary of required off-site units

	Distinctiveness	Broad Habitat Group	Habitat	Units Required
Area-Based	Medium	Heathland and scrub	Bramble scrub	0.24
	Medium	Individual tree	Urban tree	0.06
	Low	Any	Any	0.12
	Total			0.42

4.4 BNG Mitigation Hierarchy

Application of and adherence to the BNG Mitigation Hierarchy is demonstrated in Table 4.4 below.

Table 4.4: Demonstration of BNG Mitigation Hierarchy

Principle	Evidence	Recommendations
Avoidance	Two trees (T01 & T02) will be retained. The avoidance and minimisation of impacts to areas of existing bramble scrub and grassland is unfeasible as the development will affect existing habitats to provide a dwelling and access patios.	Further avoidance/minimisation of impacts are not considered feasible to realise the proposal.
Minimisation		

Principle	Evidence	Recommendations
Mitigation	No on-site mitigation is proposed due to the restricted size of available areas and their proposed usage being unsuitable for habitat enhancement or creation.	None – due to the nature of vegetated gardens where management of habitats cannot be secured.
Offset	Sufficient on-site mitigation is unlikely to be possible due to limited space and the nature of proposed vegetated gardens where management cannot be secured. As such, off-site offsetting will likely be required.	Purchase of biodiversity units from a reputable habitat bank. Units purchased must be of an appropriate distinctiveness to meet the trading rules of BNG.

4.5 Pre-Commencement Requirements

A Biodiversity Gain Plan (BGP) must be produced and approved by the LPA.

As all proposed habitats are of low distinctiveness, a Habitat Management and Monitoring Plan (HMMP) may not be required, at the discretion of the LPA.

Appendix 1: Proposed Plan



Appendix 2a: Baseline Habitat Plan



Appendix 2b: Post-Development Habitat Plan



Appendix 3: Headline BNG Results

The land at the back of Marriot Street, Dewsbury

Headline Results

Scroll down for final results ▲

Return to results menu

On-site baseline	Habitat units	0.51			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.14			
	Hedgerow units	0.00			
	Watercourse units	0.00			
On-site net change (units & percentage)	Habitat units	-0.37	-73.31%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
On-site net gain is less than target set ▲					
Off-site baseline	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site post-intervention (Including habitat retention, creation & enhancement)	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Off-site net change (units & percentage)	Habitat units	0.00	0.00%		
	Hedgerow units	0.00	0.00%		
	Watercourse units	0.00	0.00%		
Combined net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.37			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Spatial risk multiplier (SRM) deductions	Habitat units	0.00			
	Hedgerow units	0.00			
	Watercourse units	0.00			
FINAL RESULTS					
Total net unit change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-0.37			
	Hedgerow units	0.00			
	Watercourse units	0.00			
Total net % change (Including all on-site & off-site habitat retention, creation & enhancement)	Habitat units	-73.31%	Total net gain achieved is less than target set ▲		
	Hedgerow units	0.00%			
	Watercourse units	0.00%			
Trading rules satisfied?	No - Check Trading Summaries ▲				
Unit Type	Target	Baseline Units	Units Required	Unit Deficit	
Habitat units	10.00%	0.51	0.56	0.42	
Hedgerow units	10.00%	0.00	0.00	0.00	No additional hedgerow units required to meet target ✓
Watercourse units	10.00%	0.00	0.00	0.00	No additional watercourse units required to meet target ✓
Input errors/rule breaks present in metric ▲					

Appendix 4: Baseline Condition Assessment Sheets

Condition Sheet: INDIVIDUAL TREES Habitat Type															
Habitat Types															
Individual trees – Urban trees Individual trees – Rural trees Complete a condition sheet for each tree or block of trees.															
<i>Please see the separate Line of trees condition sheet for a line of <u>rural</u> trees. You should only use the Line of trees condition assessment and record that habitat type in <u>rural</u> locations.</i>															
Habitat Description															
Individual trees (description applied to the urban or rural environment): Young trees over 7.5 cm in diameter at breast height whose canopies are not touching.															
Urban Perimeter / Linear Blocks and Groups (description applied to the urban environment only): Groups or stands of trees (size requirement as defined above) within and around the perimeter of urban land. This includes those along urban streets, highways, railways and canals, and also former field boundary trees incorporated into developments. Canopies should predominantly overlap continuously. Groups of urban trees that don't match the descriptions for woodland may be assessed within this category.															
On-site or off-site, site name and location	On Site				Survey date and Surveyor name		Tabitha Beesley 19/05/2026								
					Survey reference (if relating to a wider survey)										
Limitations (if applicable)					Habitat parcel reference										
					T01	T02	T03	T04							
					Grid reference										
Condition Assessment Criteria				SE	SE	SE	SE								
				24914	24922	24908	24918								
				22100	22097	22116	22116								
				Criterion passed (Yes or No)								Notes (such as justification)			
A	The tree is a native species (or at least 70% within the block are native species).				N	Y	N	N							
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).				Y	Y	Y	Y							
C	The tree is mature (or more than 50% within the block are mature) ¹ .				Y	Y	N	N							
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.				Y	Y	Y	Y							
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.				Y	Y	N	N							
F	More than 20% of the tree canopy area is oversailing vegetation beneath.				Y	Y	Y	Y							

Number of criteria passed		5	6	3	3								
Condition Assessment Result (out of 6 criteria)	Condition Assessment Score	Score Achieved x/√											
Passes 5 or 6 criteria	Good (3)	X	X										
Passes 3 or 4 criteria	Moderate (2)			X	X								
Passes 2 or fewer criteria	Poor (1)												
Note that 'Fairly Good and Fairly Poor' condition categories are not available for this broad habitat type.													
Suggested enhancement interventions to improve condition score ²													
Footnotes													
Footnote 1 - See gov.uk standing advice on ancient and veteran trees. Available from: Keepers of time: ancient and native woodland and trees policy in England (publishing.service.gov.uk) and: Ancient woodland, ancient trees and veteran trees: advice for making planning decisions - GOV.UK (www.gov.uk) Footnote 2 - Enhancement of this habitat type is only possible by improving the habitat so that it meets all Criteria B, D and F. It is not possible or appropriate to enhance individual tree/s through meeting just one or two of those Criteria, nor by meeting Criteria A, C or E.													

Condition Sheet: GRASSLAND Habitat Type (low distinctiveness)			
UK Habitat Classification (UKHab) Habitat Type			
Grassland - Modified grassland			
On-site or off-site, site name and location	On Site	Survey date and Surveyor name	Tabitha Beesley 19/05/2026
Limitations (if applicable)		Survey reference (if relating to a wider survey)	
Grid reference		Habitat parcel reference	
Habitat Description			
ukhab – UK Habitat Classification			
Condition Assessment Criteria		Criterion passed (Yes or No)	Notes (such as justification)
A	There are 6-8 vascular plant species per m ² present, including at least 2 forbs (these may include those listed in Footnote 1). Note - this criterion is essential for achieving Moderate or Good condition. Where the vascular plant species present are characteristic of medium, high or very high distinctiveness grassland, or there are 9 or more of these characteristic species per m ² (excluding those listed in Footnote 1), please review the full UKHab description to assess whether the grassland should instead be classified as a higher distinctiveness grassland. Where a grassland is classed as medium, high, or very high distinctiveness, please use the relevant condition sheet.	Y	
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.	Y	
C	Any scrub present accounts for less than 20% of the total grassland area. (Some scattered scrub such as bramble <i>Rubus fruticosus</i> agg. may be present). Note - patches of scrub with continuous (more than 90%) cover should be classified as the relevant scrub habitat type.	Y	
D	Physical damage is evident in less than 5% of total grassland area. Examples of physical damage include excessive poaching, damage from machinery use or storage, erosion caused by high levels of access, or any other damaging management activities.	N	
E	Cover of bare ground is between 1% and 10%, including localised areas (for example, a concentration of rabbit warrens) ² .	Y	
F	Cover of bracken <i>Pteridium aquilinum</i> is less than 20%.	Y	
G	There is an absence of invasive non-native plant species ³ (as listed on Schedule 9 of WCA ⁴).	Y	

Essential criterion achieved (Yes or No)			Yes
Number of criteria passed			5
Condition Assessment Result (out of 7 criteria)	Condition Assessment Score	Score Achieved x/√	
Passes 6 or 7 criteria including passing essential criterion A	Good (3)	X	
Passes 4 or 5 criteria including passing essential criterion A	Moderate (2)		
Passes 3 or fewer criteria; OR Passes 4 - 6 criteria (excluding criterion A)	Poor (1)		
Suggested enhancement interventions to improve condition score			
Footnotes			
Footnote 1 – Creeping thistle <i>Cirsium arvense</i> , spear thistle <i>Cirsium vulgare</i> , curled dock <i>Rumex crispus</i> , broad-leaved dock <i>Rumex obtusifolius</i> , common nettle <i>Urtica dioica</i> , creeping buttercup <i>Ranunculus repens</i> , greater plantain <i>Plantago major</i> , white clover <i>Trifolium repens</i> and cow parsley <i>Anthriscus sylvestris</i> . Footnote 2 – For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover. Footnote 3 – Assess this for each distinct habitat parcel. If the distribution of invasive non-native species varies across the habitat, split into parcels accordingly, applying a buffer zone around the invasive non-native species with a size relative to its risk of spread into adjacent habitat, using professional judgement. Footnote 4 – Wildlife and Countryside Act 1981 (as amended).			

Appendix 5: Relevant Legislation & Policy

Environment Act (2021)

Effective 2024, the statutory mandate for Biodiversity Net Gain (BNG), as established by Schedule 14 of the Environment Act 2021, requires all developments subject to Schedule 7A of the Town and Country Planning Act 1990 to provide a minimum +10% gain in biodiversity value. This requirement is a mandatory condition of planning permission, applicable to all new developments except those expressly excluded under the Biodiversity Gain Requirements (Exemptions) Regulations 2024.

Pursuant to the statutory framework established by Schedule 14 of the Environment Act 2021, every grant of planning permission is subject to a biodiversity gain condition under Schedule 7A of the Town and Country Planning Act 1990. This condition mandates that the biodiversity gain objective be satisfied via a minimum +10% net increase in biodiversity value relative to the pre-development baseline. This requirement serves as a condition precedent; accordingly, a Biodiversity Gain Plan must be submitted to and discharged by the Local Planning Authority (LPA) in writing prior to the commencement of development. Any material operations initiated in the absence of such approval shall constitute a breach of planning control under Section 171A of the Town and Country Planning Act 1990.

Statutory provision requires that significant on-site biodiversity enhancements be maintained for a duration of no less than 30 years following the development's conclusion. This requirement is satisfied through the imposition of a planning condition, a planning obligation, or a conservation covenant. Under the Town and Country Planning Act 1990, LPAs are empowered to utilise section 106 (s106) agreements to facilitate the delivery of on-site enhancements, the transfer of registered off-site biodiversity gains, or the use of statutory credits, while ensuring compliance through rigorous monitoring and reporting frameworks.

National Planning Policy Framework (NPPF; 2025)

The National Planning Policy Framework sets out the Government's planning policies for England and how these should be applied. Paragraphs 187 to 201 of the NPPF outline measures to conserving and enhancing the natural environment. Notably, Paragraph 192 states that to protect and enhance biodiversity, plans should *'identify and pursue opportunities for securing measurable net gains for biodiversity'*.

BNG Regulations

The Biodiversity Gain Requirements (Exemptions) Regulations 2024

These Regulations, which apply in England only, exempt certain developments from meeting the biodiversity gain requirement that would otherwise be imposed as a general condition of planning permission. The exemptions in these Regulations relate to:

- small developments where an application for planning permission is made or has been granted before April 2024,
- developments with no impact on priority habitat and where impacts on other habitat fall below specified thresholds,
- householder applications,
- the high-speed railway network,
- off-site gain developments i.e. developments which fulfil the biodiversity net gain requirement arising in relation to another development, and
- certain self-build and custom build developments.

The Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations 2024

Schedule 7A to the Town and Country Planning Act 1990 makes provision for grants of planning permission in England to be subject to a condition to secure that a biodiversity gain objective is met. These Regulations define “irreplaceable habitat” for the purposes of Schedule 7A of the Town and Country Planning Act 1990 and modify its application in respect of habitat falling within the definition. Under the revised terms, the mandatory biodiversity gain percentage is waived. In its place, alternative provisions are required to mitigate the adverse effects of development on onsite habitats classified as irreplaceable. Phased developments are excluded from these modifications. Equivalent requirements for such developments are instead governed by regulations made under Schedule 7A, paragraph 19 of the Town and Country Planning Act 1990.

The Biodiversity Gain Site Register Regulations 2024

These Regulations make provision for and in relation to a register of biodiversity gain sites (“the biodiversity gain site register”). “Biodiversity gain site” is defined in section 100(2) of the Environment Act 2021. These Regulations implement the biodiversity gain requirements of Schedule 7A to the Town and Country Planning Act 1990. The core objective is to ensure that the post-development biodiversity value exceeds the pre-development value by at least +10%. This calculation incorporates both onsite habitat value and any allocated enhancements officially recorded in the biodiversity gain site register

The Biodiversity Gain Site Register (Financial Penalties and Fees) Regulations 2024

These Regulations make provision in connection with the biodiversity gain site register established under the Biodiversity Gain Site Register Regulations 2024 and maintained by Natural England as the designated register operator under those Regulations. Under Regulations 3 through 11, the register operator may impose a financial penalty of £5,000 for the submission of false or misleading data in connection with land registration applications. In line with the Biodiversity Gain Site Register Regulations 2024, this penalty is applied based on the balance of probabilities. The enforcement process provides a statutory window for the recipient to lodge an objection.

Appendix 6: Bibliography

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