

**BIODIVERSITY ACCOUNTING
ASSESSMENT REPORT**

at
**Longley Farm
Longley Lane
Huddersfield
West Yorkshire
HD9 2JD**

**Client:
J & E Dickinson**

**Client Address:
Longley Farm
Longley Lane
Huddersfield
HD9 2JD**

**JCA Ref:
22888b/JF R1**

**Date of Report:
08/06/26**



Quality Assurance

Version	Desktop Survey Completed:		Site Surveyed:		Report Completed:		Reviewed:	
	Date	Name	Date	Name	Date	Name	Date	Name
Planning	N/A	N/A	02/12/25	James Foster	18/12/25	James Foster	23/12/25	Adam West
Revision 1					03/06/26	James Foster	07/06/26	Liz Davies

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



Executive Summary

JCA Limited was instructed by **J & E Dickinson** to carry out a Biodiversity Accounting Assessment (BAA) of **Longley Farm , Longley Lane** (hereafter referred to as the 'Site') to inform a planning application for the extension of the existing cottage cheese unit, extension of the existing track and new areas of hardstanding ('the Proposed Development').

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

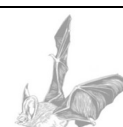
To fulfil the brief, the Biodiversity Metric 4.0 (June 2024 update) was used to calculate the baseline biodiversity value of all existing habitats on-site. The metric was then used to provide a comparative measure of any habitat creation and enhancements associated with the Client's Proposed Development.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

The baseline units present on-site are 10.01 for habitats, 0.03 for hedgerows and 0.00 for watercourses.

On balance of impacts and habitat retention/enhancement/creation, the report concludes that the Proposed Development will result in a net gain of +0.15 habitat BU, equivalent to a net gain of 1.53% and a net gain for hedgerows of +0.20 BU, equivalent to a net gain of 730.64%.

In addition, the Proposed Development has not satisfied the trading rules due to the loss of 0.23 medium distinctiveness grassland units and 0.12 medium distinctiveness individual tree units.

There is a total 0.85 unit deficit for habitats. In order to satisfy the trading rules and achieve a 10% gain in habitat units 0.85 habitat units, including 0.23 medium distinctiveness grassland units and 0.12 medium distinctiveness individual tree units (or a habitats of higher distinctiveness) will be required.



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1. Introduction

1.1 Purpose of the Report

1.1.1 JCA Limited have been instructed by **J & E Dickinson** to undertake a Biodiversity Accounting Assessment (BAA) of a site located at **Longley Farm, Longley Lane** (hereafter referred to as the 'Site').

1.1.2 The purpose of this report is to:

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

1.1.3 The on-site location survey areas are shown in **Appendix 1**.

1.2 Site Description

1.2.1 The site is situated to approximately 2km south of Holmfirth, at grid reference: SE 14527 06157.

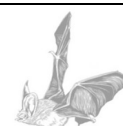
1.2.2 The site currently consists of other neutral grassland, modified grassland, rhododendron scrub, ruderal vegetation, introduced shrub, developed land; sealed surface, artificial unvegetated, unsealed surface, buildings, sparsely vegetated urban land (bare ground), pond (non-priority) and a non-native and ornamental hedgerow.

1.2.3 The site is located in a rural area and is bordered on all sides by agricultural pastureland with the River Ribble, which is located approximately 500m to the east.

1.3 Details of Proposed Development

1.3.1 The development proposed at the site is the extension of the existing cottage cheese unit, extension of the existing track and new areas of hardstanding.

1.4 Previous Studies



- 1.4.1 Ecological Impact Assessment was conducted by JCA in December 2025 (Ref: 2888g/JF).
- 1.4.2 Arboricultural Report and Arboricultural Impact Assessment to BS 5837:2012 was conducted by JCA in June 2012 (Ref: 2888-A/AJB).



2. Biodiversity Accounting in Context

2.1 Biodiversity Net Gain Principles

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

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

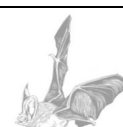
2.2 Relevant Planning Policy and Legislation

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

2.3 Local Policy and Guidance

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

Local Nature Recovery Strategies (LNRS) are a system of spatial strategies intended to drive nature recovery, along with associated environmental improvements. Their



main purpose is to identify appropriate actions and suitable locations to enhance existing habitats, or create new habitats, where this is most likely to provide the greatest benefits for nature and the wider environment.

The LNRS Local Habitat Map plays a role in BNG by determining the 'strategic significance' multiplier within the biodiversity metric. Sites identified as falling within the shaded area of the 'Mapped Measures' layer in the Local Habitat Map have potential for a 15% 'strategic significance' uplift in post-development BNG calculations. For the 15% uplift to apply, the habitat intervention being proposed under BNG must be consistent with at least one of the mapped measures that are proposed for that location in the LNRS Local Habitat Map.

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

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

2.3.3 Policy LP24: Design

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

Proposals should promote good design by ensuring:

- a. the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b. they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- c. extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;
- d. high levels of sustainability, to a degree proportionate to the proposal, through:
 - i. The re-use and adaptation of existing buildings, where practicable;
 - ii. design that promotes behavioural change, promoting walkable neighbourhoods and making walking and cycling more attractive;
 - iii. considering the use of innovative construction materials and techniques,

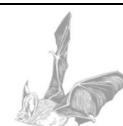


including reclaimed and recycled materials;

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

2.3.4 Policy LP30: Biodiversity and Geodiversity

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



Proposals will be required to:

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

- ix. minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- x. safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
- xi. establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and

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

2.3.5 Policy LP31: Strategic Green Infrastructure Network

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

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

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

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

2.3.6 Kirklees Biodiversity Action Plan (KBAP)



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



3. Methodology

3.1 Background

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

3.2 Assessing strategic significance

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

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

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

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

3.3 Baseline Data

- 3.3.1 A baseline analysis of the existing habitats on-site was carried out from the information gathered during the Site's ecological assessment visit carried out by James Foster (Assistant Ecologist, JCA Limited) on 02/12/2025.



3.4 Biodiversity Net Gain

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

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

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

- Area
- Habitat distinctiveness
- Habitat condition
- Strategic significance

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

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

3.4.4 The difference between the baseline units and proposed units is then used as a measure of change and is used to assess the number of biodiversity units achieved.



Habitats, hedgerows and rivers are inputted as separate factors, with each requiring net gains.

Mitigation hierarchy

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

3.5 Impact Assessment

- 3.5.1 The existing baseline habitat plan for the Site was overlain with the General Arrangement Plan (Dwg number: 842-XQL-00-00-DR-L-0100) of the Proposed Development using GIS software to provide an area (Ha) of temporary and permanent habitat loss.
- 3.5.2 The area of any retained/enhanced or created habitats proposed as part of the development was also mapped to provide an area (Ha) (or length (Km) for linear features) of the on-site compensation proposals being provided. An estimate of future condition, time until establishment and the likelihood of success was then calculated using landscaping data provided by the client and professional judgement.

3.6 Habitat Creation and Enhancement

- 3.6.1 The area of any retained/enhanced or created habitats proposed on-site as part of the Proposed Development was mapped using the General Arrangement Plan (Dwg number: 842-XQL-00-00-DR-L-0100) of the final development, to provide an area (Ha) (or length (Km) for linear features) estimate of on-site compensation provided. This includes areas of developed land, which are assigned a very low (or null) value, notably, areas of buildings and/or roads.
- 3.6.2 Condition and strategic significance for each habitat or linear feature were projected using available ecological data or professional opinion about the likely value.

3.7 Residual Effects

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



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



4. Biodiversity Metric 4.0

4.1 Introduction

- 4.1.1 The assessment was carried out by JCA Limited using the ecological data gathered during the Site's ecological assessment survey carried out on 02/12/2025.

4.2 Habitat Degradation

- 4.2.1 Historical imagery reveals that Habitat Degradation has occurred on this site prior to the date of the survey visit but after January 2020.

- 4.2.2 The following habitats were found to have been removed within approximately the last 12 months (**Appendix 1**).

- Other neutral grassland: Areas on the east of the site have been cleared and replaced with a gravel track. During the survey visit the majority of this grassland area was still present, the lost grassland was judged to be of the same type, composition and condition than the existing grassland. The lost other neutral grassland has been included in the baseline.
- Other neutral grassland: Area on the north of the site. There is an area present on historical imagery that was not present at time of survey visit. The grassland has been degraded into a modified grassland and contained a small number of species with a consistently short sward height. This grassland was judged to be of the same type, composition and condition than the existing grassland on the east of the site. The lost other neutral grassland has been included in the baseline.
- Scrub: There are two areas to the south of the site that have been cleared and replaced with bare ground or artificial unsealed surface. The lost scrub has been included in the baseline as mixed scrub and given a condition score of good as a precautionary measure.
- Bare ground: Areas on the south of the site. These areas have recently been cleared potentially leading to degradation of condition. The bare ground has been included in the baseline and given a score of good as a precaution.

- 4.2.3 These habitats have had a year added to the delay in starting habitat creation.

4.3 Strategic Significance

- 4.3.1 There are no priority habitats and limited potential ecological network areas within the vicinity of the site. The site is therefore not considered to be ecologically desirable.

- 4.3.2 The site is not included in the West Yorkshire Local Nature Recovery Strategy (draft): Local Habitat Map and does not have any Measure Priority Recommendations. The



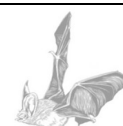
habitats of the site are considered to have low strategic significance post development (Area/compensation not in local strategy/ no local strategy).

4.4 Existing Site Value

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

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

Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Modified grassland	0.0025	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.01
2	Modified grassland	0.0848	Low	Poor	Area/compensation not in local strategy/ no local strategy	0.17
3	Other neutral grassland	0.8204	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	6.56
4	Mixed scrub	0.0477	Medium	Good	Area/compensation not in local strategy/ no local strategy	0.57
5	Rhododendron scrub	0.0827	Low	N/A	Area/compensation not in local strategy/ no local strategy	0.17
6	Ponds (non-priority habitat)	0.0234	Medium	Poor	Area/compensation not in local strategy/ no local strategy	0.09
7	Ponds (non-priority habitat)	0.2638	Medium	Poor	Area/compensation not in local strategy/ no local strategy	1.06
8	Ruderal/Ephemeral	0.0055	Low	Moderate	Area/compensation not in local strategy/ no local strategy	0.02
9	Artificial unvegetated,	0.0362	V.Low	N/A	Area/compensation not in local	0.00



Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Habitat Type	Total Area on-site (Ha)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
	unsealed surface				strategy/ no local strategy	
10	Bare ground	0.003	Low	Good	Area/compensation not in local strategy/ no local strategy	0.02
11	Developed land; sealed surface	0.4582	V.Low	N/A	Area/compensation not in local strategy/ no local strategy	0.00
12	Introduced shrub	0.0029	Low	N/A	Area/compensation not in local strategy/ no local strategy	0.01
13	Urban tree	0.1669	Medium	Moderate	Area/compensation not in local strategy/ no local strategy	1.34
	Total (area excl. trees)	1.83	–	–	–	10.01

4.4.2 The following habitat types were recorded on-site:

4.4.3 The modified grassland on-site was found to be in poor condition as the grassland failed criteria A (6-8 species per m²) and criteria B (varied sward height). The grassland was surveyed using 1 m x 1 m quadrats and 10 sample points (due to the small area). The modified grassland on-site has an average species diversity of 3.8 species per m².

4.4.4 The other neutral grassland on-site was found to be in moderate condition as the grassland failed criteria C (bare ground) and criteria F (10 species per m²). The other neutral grassland on the centre of site (west and north to the pond on site) has an average species diversity of 3.2 species per m² from 10 sample points. The other neutral grassland on the east of site has an average species diversity of 3.2 species per 5.3 m² from 10 sample points.

4.4.5 The pond (non-priority) on-site was found to be in poor condition as the pond failed criteria A (water quality), criteria B (semi-natural habitat for 10m from pond edge), criteria E (fluctuating water levels) and criteria H (emergent, submerged or floating plants).

4.4.6 The ruderal/ephemeral habitat on-site was found to be in moderate condition as the habitat failed criteria A (vegetation structure is varied).

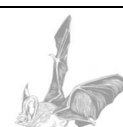


- 4.4.7 The urban trees on-site were found to be in moderate condition as the trees failed criteria A (native species: failed by 2 trees), criteria C (mature tree: failed by 6 trees and 1 tree group), criteria D (>75% canopy for age range and height: failed by 1 tree) and criteria E (natural ecological niches).
- 4.4.8 The mixed scrub and bare ground have been given a condition assessment score of good due to habitat degradation.
- 4.4.9 Rhododendron scrub and introduced shrub do not have relevant condition assessment criteria and are automatically assigned a score by the calculation tool.
- 4.4.10 Artificial unvegetated, unsealed surface and developed land; sealed surface are both habitats of null biodiversity value.
- 4.4.11 The existing biodiversity value for each hedgerow, together with the cumulative value of all hedgerows is provided in Table 3.

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

Biodiversity Metric Reference Number	Biodiversity Metric 4.0 Hedgerow Type	Total Length on-site (Km)	Distinctiveness	Condition	Strategic Significance	Ecological Baseline Habitat Unit
1	Non-native and ornamental hedgerow	0.028	V.Low	Poor	Area/compensation not in local strategy/ no local strategy	0.03
	Total	0.03	–	–	–	0.03

- 4.4.12 Non-native and ornamental hedgerow does not have relevant condition assessment and is automatically assigned a score by the calculation tool.



5. Proposed Development Impact Assessment

5.1 Description of the Proposed Development

- 5.1.1 The Proposed Development involves the extension of the existing cottage cheese unit, extension of the existing track and new areas of hardstanding.
- 5.1.2 The Proposed Development will see the loss of modified grassland, other neutral grassland, mixed scrub, ponds (non-priority), ruderal/ephemeral, artificial unvegetated, unsealed surface, bare ground and a large tree on-site to facilitate the development.
- 5.1.3 The Proposed Development will not see the removal of the on-site hedgerow to facilitate the development.

5.2 Habitats to be Retained

- 5.2.1 The Proposed Development will see the retention of other neutral grassland, developed land; sealed surface, introduced shrub and urban trees on-site to facilitate the development.
- 5.2.2 The Proposed Development will see the retention of the non-native and ornamental hedgerow on-site to facilitate the development. The retention of this hedgerow will avoid any direct impacts of loss of habitat.

5.3 Habitats to be Enhanced

- 5.3.1 The Proposed Development will see the enhancement of the modified grassland, rhododendron scrub and pond (non-priority) on-site to facilitate the development. The enhancement of these habitats will deliver a total of 2.77 BU.
- 5.3.2 0.0848 ha poor condition modified grassland on-site will be enhanced into moderate condition other neutral grassland, delivering 0.53 BU. To achieve this target condition at least three of the following condition assessment criteria must be passed in order to achieve this target condition. It is advised to target criteria A, C, D or E.
 - Criteria A: The parcel represents a good example of its habitat type, with a consistently high proportion of characteristic indicator species present relevant to the specific habitat type. Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.
 - Criteria B: Sward height is varied (at least 20% of the sward is less than 7 cm and at least 20% is more than 7 cm) creating microclimates which provide opportunities for insects, birds and small mammals to live and breed.



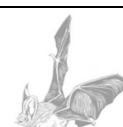
- Criteria C: Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens.
- Criteria D: Cover of bracken *Pteridium aquilinum* is less than 20% and cover of scrub (including bramble *Rubus fruticosus* agg.) is less than 5%.
- Criteria E: Combined cover of species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

5.3.3 0.0827 ha rhododendron scrub will be enhanced into moderate condition mixed scrub, delivering 0.58 BU. To achieve this target condition at least three of the following condition assessment criteria must be passed in order to achieve this target condition. It is advised to target criteria A, C, D or E.

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

5.3.4 0.2638 ha pond (non-priority) will be enhanced into moderate condition, delivering 1.67 BU. To achieve this target condition at least six of the following condition assessment criteria must be passed in order to achieve this target condition. It is advised to target criteria C, D, F, G, H & I.

- Criteria A: The pond is of good water quality, with clear water (low turbidity) indicating no obvious signs of pollution. Turbidity is acceptable if the pond is grazed by livestock.



- Criteria B: There is semi-natural habitat (moderate distinctiveness or above) completely surrounding the pond, for at least 10 m from the pond edge for its entire perimeter.
- Criteria C: Less than 10% of the water surface is covered with duckweed *Lemna* spp. or filamentous algae.
- Criteria D: The pond is not artificially connected to other waterbodies, such as agricultural ditches or artificial pipework.
- Criteria E: Pond water levels can fluctuate naturally throughout the year. No obvious artificial dams², pumps or pipework.
- Criteria F: There is an absence of listed non-native plant and animal species.
- Criteria G: The pond is not artificially stocked with fish. If the pond naturally contains fish, it is a native fish assemblage at low densities.
- Additional Criteria - must be assessed for all non-woodland ponds:
- Criteria H: Emergent, submerged or floating plants (excluding duckweed)⁴ cover at least 50% of the pond area which is less than 3 m deep.
- Criteria I: The pond surface is no more than 50% shaded by adjacent trees and scrub.

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

5.4 Habitats to be Lost

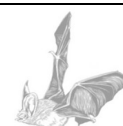
- 5.4.1 The Proposed Development will see the loss of modified grassland, other neutral grassland, mixed scrub, ponds (non-priority), ruderal/ephemeral, artificial unvegetated, unsealed surface, bare ground and a large tree on-site to facilitate the development.
- 5.4.2 The modified grassland on-site is a low distinctiveness habitat of poor condition; the loss of this habitat is considered to be minor.
- 5.4.3 The other neutral grassland on-site is a medium distinctiveness habitat of moderate condition; the loss of this habitat is considered to be moderate.
- 5.4.4 The mixed scrub on-site is a medium distinctiveness habitat of good condition (due to Habitat Degradation); the loss of this habitat is considered to be moderate.
- 5.4.5 The pond on-site is a medium distinctiveness habitat of poor condition; the loss of this habitat is considered to be minor.
- 5.4.6 The ruderal/ephemeral on-site is a low distinctiveness habitat of moderate condition; the loss of this habitat is considered to be minor.



- 5.4.7 The artificial unvegetated, unsealed surface on-site is a habitat of N/A condition and null biodiversity value, the loss of this habitat is considered to be inconsequential.
- 5.4.8 The bare ground on-site is a low distinctiveness habitat of good condition; the loss of this habitat is considered to be minor.
- 5.4.9 The urban trees on-site are a medium distinctiveness habitat of moderate condition; the loss of this habitat is considered to be moderate.
- 5.4.10 The Proposed Development will not see the loss of hedgerow on-site to facilitate the development.

5.5 Habitats to be Created

- 5.5.1 The Proposed Development will see the creation of 0.0286 ha other neutral grassland, 0.0073 ha artificial unvegetated; unsealed surface, 0.0993 ha bare ground, 0.1014 ha developed land; sealed surface and 14 small sized urban trees on-site as part of the development. Delivering a total of 0.72 BU.
- 5.5.2 The other neutral grassland to be created on-site has been given a target condition of moderate. It is advised to target criteria A, C, D or E (**see section 5.3.2**).
- 5.5.3 The bare ground to be created on-site has been given a target condition of moderate. At least two of the following criteria must be passed. It is advised to target criteria B & C.
- Criteria A: Vegetation structure is varied, providing opportunities for vertebrates and invertebrates to live, eat and breed. A single structural habitat component or vegetation type does not account for more than 80% of the total habitat area.
 - Criteria B: The habitat parcel contains different plant species that are beneficial for wildlife, for example flowering species providing nectar sources for a range of invertebrates at different times of year.
 - Criteria C: Invasive non-native plant species (listed on Schedule 9 of WCA) and others which are to the detriment of native wildlife (using professional judgement) cover less than 5% of the total vegetated area. Note - to achieve Good condition, this criterion must be satisfied by a complete absence of invasive non-native species (rather than <5% cover).
- 5.5.4 The urban trees to be planted on-site have been given a target condition of moderate. At least three of the following criteria must be passed. It is advised to target criteria A, B, D or F.
- Criteria A: the tree is a native species (or at least 70% within the block are native species).



- Criteria B: the tree canopy is predominantly continuous, with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide (individual trees automatically pass this criterion).
- Criteria C: the tree is mature (or more than 50% within the block are mature).
- Criteria D: there is little or no evidence of an adverse impact on tree health by human activities (such as vandalism, herbicide or detrimental agricultural activity). And there is no current regular pruning regime, so the trees retain >75% of expected canopy for their age range and height.
- Criteria E: natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.
- Criteria F: more than 20% of the tree canopy area is oversailing vegetation beneath.

5.5.5 The Proposed Development will see the creation of 0.106 km native hedgerows of poor condition on-site, delivering 0.20 hedgerow BU.

5.5.6 The native hedgerow to be created on-site has been given a target condition of poor. None of the relevant condition assessment criteria are needed to be passed in order to achieve this target condition. However, the habitat must meet its definition as per the UKHab Habitat classification system (2023).

A hedgerow with >80% canopy cover of UK native species or archaeophyte woody species.

5.6 Overall Impacts

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

Table 4: Summary of baseline habitat biodiversity value through retention and enhancement.



Biodiversity Metric Reference Number	Statutory Biodiversity Metric Habitat Type	Baseline Units Retained		Baseline Units Enhanced		Baseline Units Lost	
		Area (ha)	Unit	Area (ha)	Unit	Area (ha)	Unit
1	Modified grassland	0	0	0	0	0.00*	0.01
2	Modified grassland	0	0	0.0848	0.17	0	0
3	Other neutral grassland	0.7021	5.62	0	0	0.12	0.95
4	Mixed scrub	0	0	0	0	0.05	0.57
5	Rhododendron scrub	0	0	0.0827	0.17	0	0
6	Ponds (non-priority habitat)	0	0	0	0	0.02	0.09
7	Ponds (non-priority habitat)	0	0	0.2638	1.06	0	0
8	Ruderal/Ephemeral	0	0	0	0	0.01	0.02
9	Artificial unvegetated, unsealed surface	0	0	0	0	0.04	0
10	Bare ground	0	0	0	0	0.00*	0.02
11	Developed land; sealed surface	0.4582	0	0	0	0	0
12	Introduced shrub	0.0029	0.01	0	0	0	0
13	Urban tree	0.1303	1.04	0	0	0.04	0.29
	Total (area excl. trees)	1.16	6.67	0.43	1.39	0.24	1.95

*The area is so low it has been rounded down to 0.00 ha by the calculation tool.

5.6.2 The existing baseline across the site was compared to the current hard and soft landscaping plans. The Metric calculated a net change of positive 1.53% for habitat units and a change of positive 730.64% for hedgerow units. The full Metric spreadsheet has been provided alongside this report for the LPAs review. Table 4 summarizes the biodiversity metric results.

Table 5: Summary value of baseline habitat biodiversity value through retention, creation and enhancement

On-site baseline	Habitat units	10.01
	Hedgerow units	0.03
On-site post intervention	Habitat units	10.16
	Hedgerow units	0.23
Total net change %	Habitat units	1.53
	Hedgerow units	730.64



Trading rules satisfied Yes/No	Habitat units	No
	Hedgerow units	Yes

- 5.6.3 In addition, the Proposed Development has not satisfied the trading rules due to the loss of 0.23 medium distinctiveness grassland units and 0.12 medium distinctiveness individual tree units.
- 5.6.4 There is a total 0.85 unit deficit for habitats. In order to satisfy the trading rules and achieve a 10% gain in habitat units 0.85 habitat units, including 0.23 medium distinctiveness grassland units and 0.12 medium distinctiveness (or habitats of higher distinctiveness) individual tree units will be required.
- 5.6.5 Should the Proposed Development be subject to future change, the conclusions and recommendations in this report will need to be revised. This is to be undertaken via the recalculation of the impact assessment element through the most up-to-date biodiversity metric.



6. References

JCA Ltd, Ecological Impact Assessment, (Ref: 2888g/JF).

JCA Ltd, Arboricultural Report and Arboricultural Impact Assessment to BS 5837:2012 (Ref: 2888-A/AJB).

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

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

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

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

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

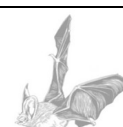
DEFRA (2023) Biodiversity Metric Calculation tool (spreadsheet) (Biodiversity Metric 4.0)

DEFRA (2023) Biodiversity Metric 4.0 User guide

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

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

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



Appendices

Appendix 1: Baseline UKHab Habitat Map (Pre-Habitat Degradation)

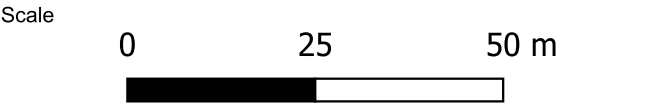




Site name & address
**Longley Farm, Longley Lane,
Huddersfield, West Yorkshire
HD9 2JD**

Key

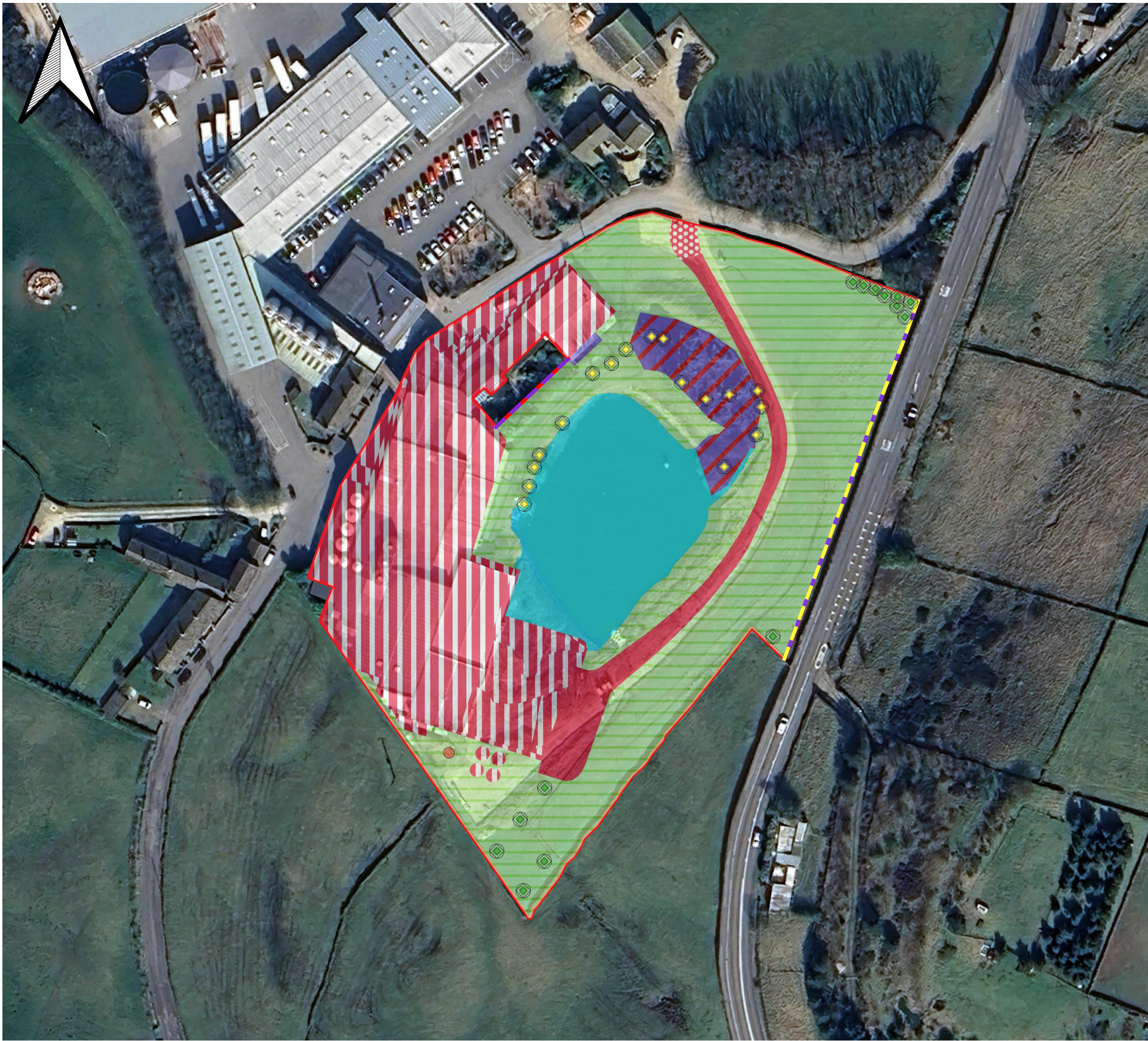
- Red Line Boundary
- Individual tree Baseline
 - Existing Large Urban Tree
 - Existing Medium Urban Tree
 - Existing Small Urban Tree
- Hedgerow Baseline
 - Non-native and ornamental hedgerow
- Habitats Baseline
 - Artificial unvegetated, unsealed surface
 - Bare ground
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Modified grassland
 - Other neutral grassland
 - Ponds (non-priority habitat)
 - Rhododendron scrub
 - Ruderal/Ephemeral



Site Longley Farm	Client J & E Dickinson
Project Biodiversity Accounting Assessment	Author JF
Plan ref 22888b/JF R1	Revision 1

Appendix 2: Proposed UKHab Habitat Map

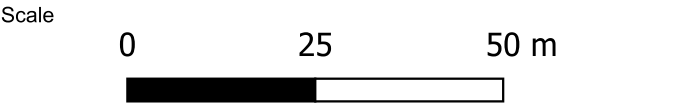




Site name & address
**Longley Farm, Longley Lane,
Huddersfield, West Yorkshire
HD9 2JD**

Key

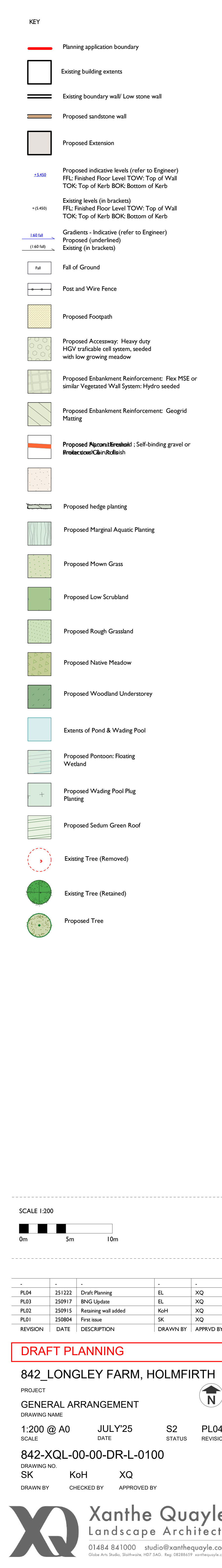
- Red Line Boundary
- Individual tree Proposed
 - Proposed Small Urban Tree
 - Retained Medium Urban Tree
 - Retained Small Urban Tree
 - Lost Urban Tree
- Hedgerows Proposed
 - Non-native and ornamental hedgerow
 - Native hedgerow
- Habitats Proposed
 - Artificial unvegetated, unsealed surface
 - Bare ground
 - Developed land; sealed surface
 - Introduced shrub
 - Mixed scrub
 - Other neutral grassland
 - Ponds (non-priority habitat)



Site Longley Farm	Client J & E Dickinson
Project Biodiversity Accounting Assessment	Author JF
Plan ref 22888b/JF R1	Revision 1

Appendix 3: Proposed Development Plan





XQ **Xanthe Quayle**
Landscape Architect

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Appendix 4: Site Photographs



Photo 1: Other neutral grassland (g3c1) on the centre of the site, viewed from the northwest.



Photo 2: Other neutral grassland (g3c1) on the centre of the site, viewed from the southeast.



Photo 3: Other neutral grassland (g3c2) on the southeast of the site, viewed from the southwest.



Photo 4: Other neutral grassland (g3c2) on the northeast of the site, viewed from the west.



Photo 5: Other neutral grassland (g3c2) on the south of the site, viewed from the northeast.



Photo 6: Other neutral grassland (g3c2).

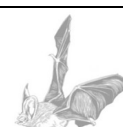




Photo 7: Modified grassland on the north of the site, viewed from the southeast.

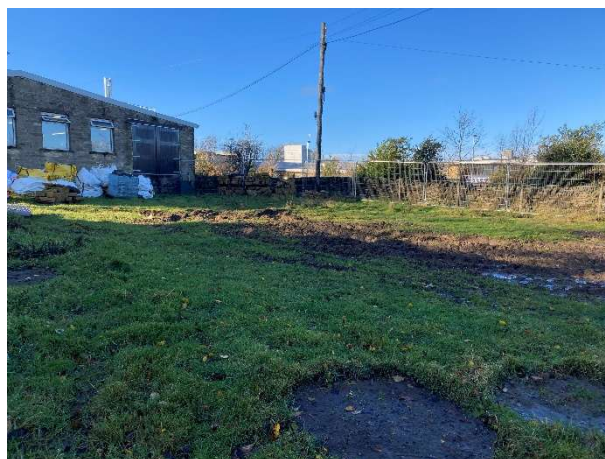


Photo 8: Modified grassland on the north of the site, viewed from the east.



Photo 9: Modified grassland on the north of the site, viewed from the south.



Photo 10: Modified grassland on the centre of the site, viewed from the south.



Photo 11: Rhododendron scrub on the north of the site.



Photo 12: Rhododendron scrub on the north of the site.





Photo 13: Rhododendron scrub on the north of the site, viewed from the southwest.



Photo 14: Rhododendron scrub on the north of the site, viewed from the south.

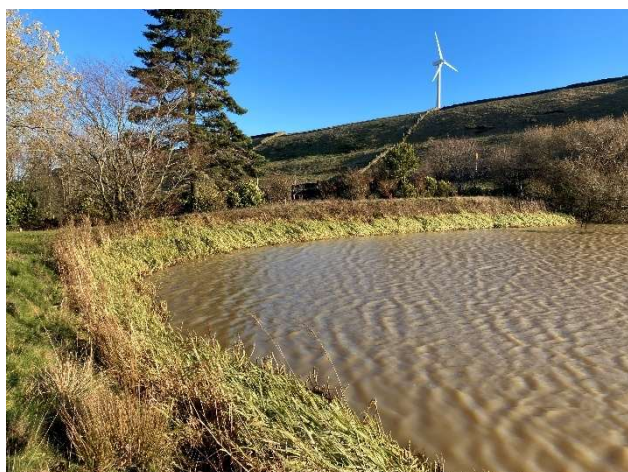


Photo 15: Aquatic marginal vegetation on the northern shore of the pond on-site, viewed from the west.

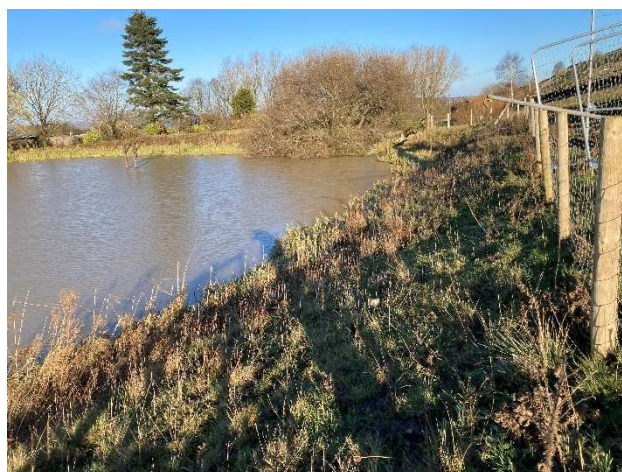


Photo 16: Small areas of aquatic marginal vegetation on the southeastern shore of the pond on-site, viewed from the southwest.



Photo 17: Ruderal vegetation on the centre of the site, viewed from the north.



Photo 18: Introduced shrub on the north of the site, viewed from the south.





Photo 19: Artificial unvegetated; unsealed surface on the south of the site, viewed from the east.



Photo 20: Sparsely vegetated urban land on the south of the site, viewed from the west.

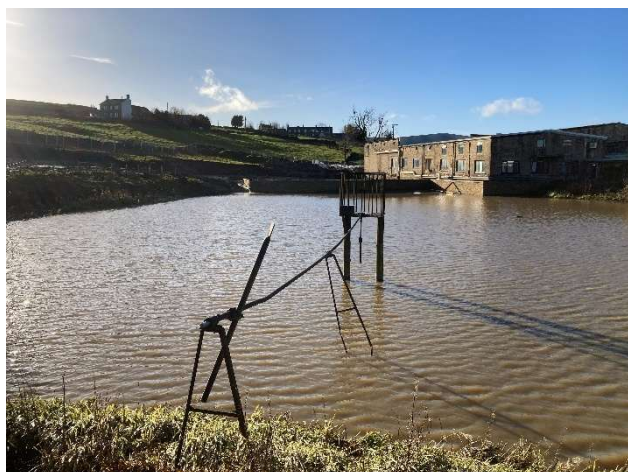


Photo 21: Pond on the centre of the site, viewed from the north.



Photo 22: Non-native and ornamental hedgerow on the northwest of the site, viewed from the south.



Photo 23: Modified grassland on the east of
site, viewed from the southeast.

Photo 24: Modified grassland on the east of the
site, viewed from the south.



Appendix 5: Author Qualifications

Adam West, Principal Ecologist

BSc (Hons) Animal and Wildlife Management, ACIEEM.

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

James Foster, Assistant Ecologist

BSc (Hons) Biology.

James gained his undergraduate degree in biology in 2012 from University of Leeds. James has plenty of experience in ecology, having worked countless projects of different scales all over the north and midlands. James has over 11 years of experience surveying anything from reptiles to hedgerows and holds a Great crested newt licence level 1 and is working towards his bat licence and barn owl licence.



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

Signed

.....

James Foster *BSc (Hons)*

03/06/2026

Approved by

.....

Elizabeth Davies *BSc (Hons), MCIEEM*

07/06/2026



For and on behalf of **JCA Ltd**

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ECOLOGICAL SERVICES

Ecological Pre-Planning Services

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

Ecological Post-Planning Services

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

ARBORICULTURAL SERVICES

Guidance for Architects & Developers

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

Advice for Engineers, Loss Adjusters and Insurers

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

Advice for Local Authorities and Social Housing

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

Tree Advice for the Legal Profession

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

Veteran Tree Management

- Ancient Woodland Management
- Veteran Tree Management

Tree Health and Pest and Disease Management

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



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