

Biodiversity Net Gain Assessment - Part 1

Site Address:

Land at Netherley Drive, Marsden, Huddersfield, West Yorkshire, HD7 6HL

Client:

Ross Thornton

Assessment Date:

8th June 2026

Project:

This report is prepared to inform a planning application with Kirklees Council. "The erection of 10 (no.) dwellings within the site."

BNG assessment methodology and legislation can be found in the Arbtech Supplement: **BNG Methodology and Legislation – 2025.**

The results and recommendations contained within this report are valid for 18 months. An updated site visit and BNG assessment may be required if the report is to be used any longer than 18 months after completion.

Version Control			
Status	Issue	Name	Date
Draft	0.1	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	08/06/2026
Reviewed	0.2	Kayleigh Davies, BSc (Hons), MSc, Consultant Ecologist	18/06/2026
Final	1.0	Jessica Sibley BSc (Hons) MSc, Consultant Ecologist	22/06/2026

Limitations and Copyright

Legal

Arbtech Consulting Limited has prepared this report for the sole use of the above-named client or their agents in accordance with our General Terms and Conditions, under which our services are performed. It is expressly stated that no other warranty, expressed or implied, is made as to the professional advice included in this report or any other services provided by us. This report may not be relied upon by any other party without the prior and express written agreement of Arbtech Consulting Limited. The conclusions and recommendations contained in this report are based upon information provided by third parties. Information obtained from third parties has not been independently verified by Arbtech Consulting Limited.

Arbtech cannot be held responsible for any project management failures, delays or unforeseen costs arising from failure to read and ensure understanding of the content with in, nor is Arbtech responsible for any adverse outcomes arising from failure to account for ecological advice given at any stage throughout the project collaboration.

© This report is the copyright of Arbtech Consulting Limited. Any unauthorised reproduction or usage by any person other than the addressee is strictly prohibited.

Site Location and Context

A baseline habitat map is provided in **Appendix 1**, a proposed development plan in **Appendix 2**, headline BNG results in **Appendix 3**, and condition assessments in **Appendix 4**.

The site is centred at National Grid reference SE 04514 10890 and has an area of approximately 0.856ha comprising bare ground, hardstanding, other neutral grassland, a treeline, non-native ornamental hedgerow, small scattered trees and built linear features, in Huddersfield.

The site is well connected to nearby pasture, grassland, woodland, treelines, scattered trees, as well as watercourses and Butterley Reservoir.

This report should be read in conjunction with the following documents:

- Statutory BNG Metric – Land at Netherley Drive, HD7 6HL – V1 (Arbtech Consulting Ltd., 2026)
- Proposed Plan
- Preliminary Ecological Appraisal (PEA) - Land at Netherley Drive, HD7 6HL – V1 (Arbtech Consulting Ltd., 2026)

Executive Summary

Baseline Biodiversity Values:

The site generates the following baseline biodiversity values:

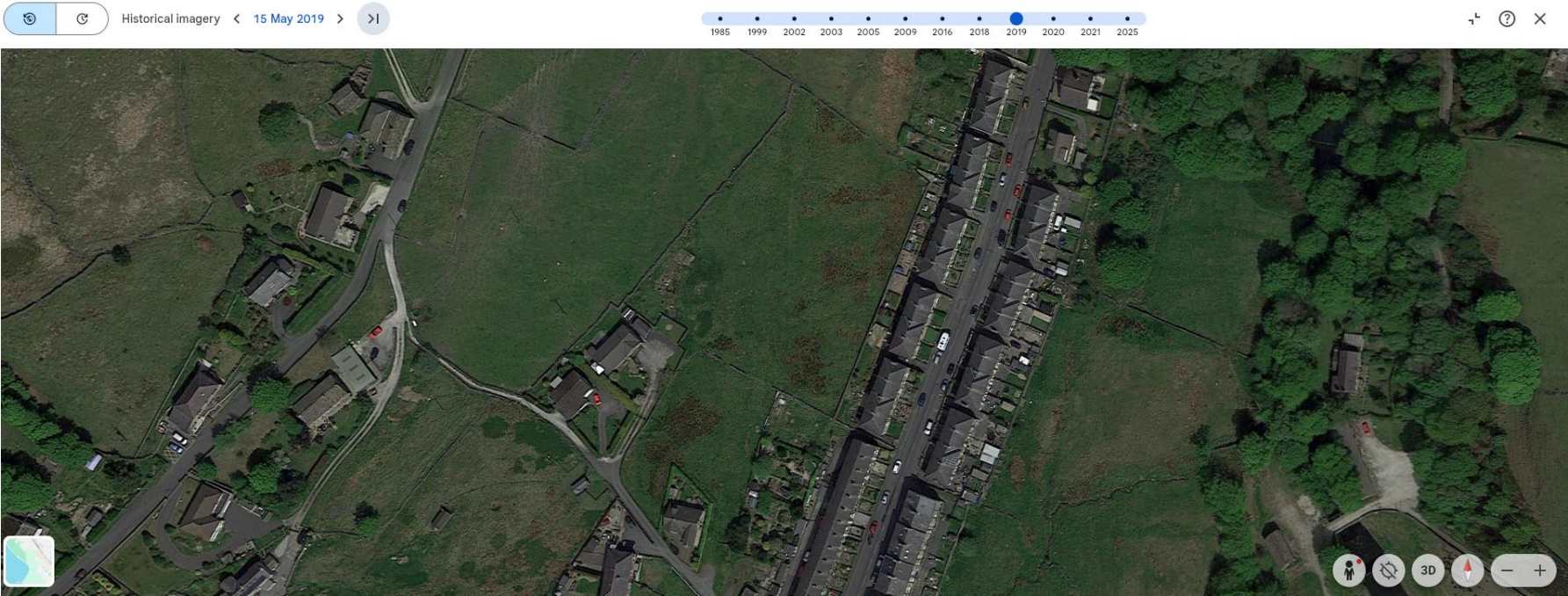
- **Area-based units: 7.34** units
- **Linear-based units: 0.33** units

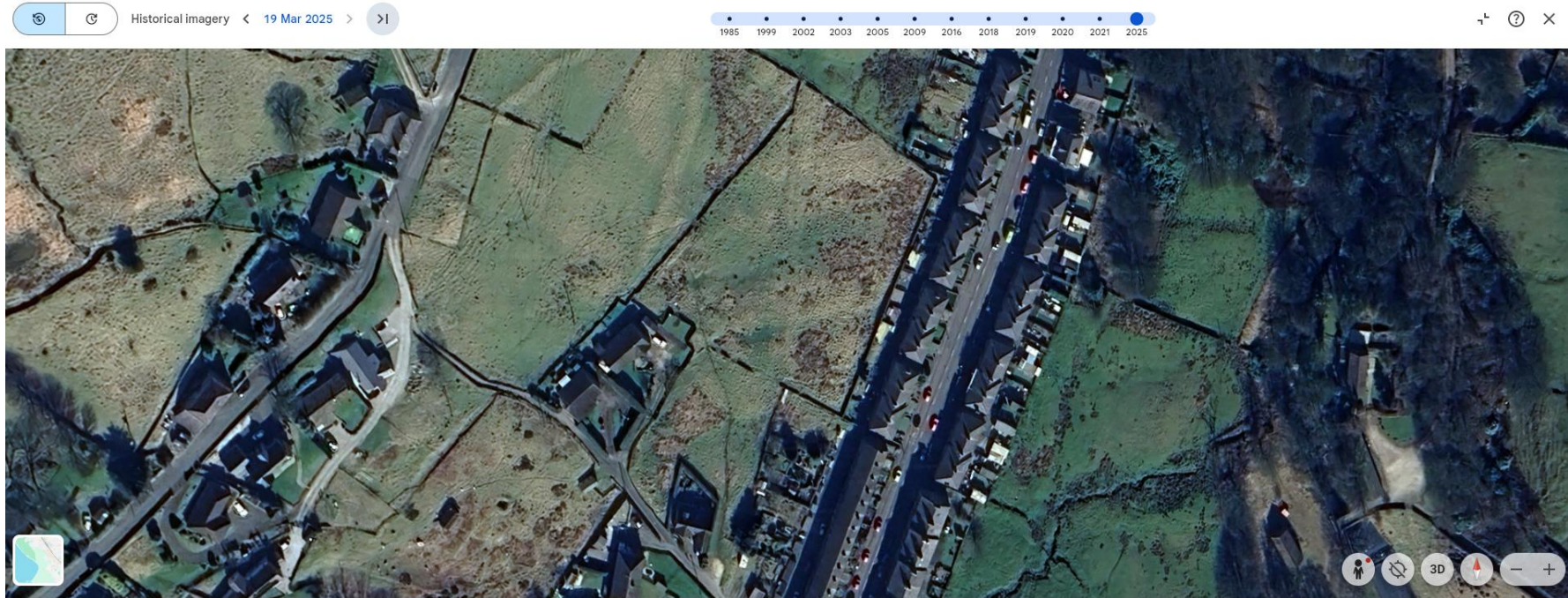
BNG Requirements:

Under standard BNG policy, achieving a minimum **10% uplift** would require at least:

- **8.07 area-based units**, and
- **0.36 linear-based units**

Introduction

BNG Informative		
Habitat Degradation Statement	Date reflected by BNG calculations	03/06/2026
	The baseline biodiversity value of the site is derived from the site as observed during the PEA field survey (Arbtech Consulting Ltd., 2026). As evident in the screenshots of satellite imagery obtained from GoogleEarth dated 15th May 2019 and 19th March 2025, the site does not appear to have undergone any degradation. The habitats on site, and therefore biodiversity value of the site, is not considered to have undergone degradation since 30th January 2020. 	

	
Irreplaceable Habitat Statement	No irreplaceable habitats as listed under the Biodiversity Gain Requirements (Irreplaceable Habitat) Regulations (2024) are currently present nor were present before 30 th January 2020.
Metric Version & Publication Date	Statutory Biodiversity Metric Calculation Tool first published 29 th November 2023 with last updates to metric tools and user guides on 3 rd July 2025.
BNG Target Uplift	+10%
National Character Area (NCA)	51 - Dark Peak

Strategic Significance	Kirklees Council the responsible authority for drafting the Local Nature Recovery Strategy (LNRS) for Kirklees Council, has yet to adopt a comprehensive LNRS. As advised by the Kirklees Council, the following documents from its adopted Local Plan (including Supplementary Planning Documents, SPDs), were used to determine strategic significance: ❖ Local Plan		
	Habitat	Baseline	Justification
	Artificial unvegetated, unsealed surface	Low	Habitat not in the local plan.
	Developed land; sealed surface	Low	Habitat not in the local plan.
	Other Neutral Grassland	Medium	Habitat is not in the local plan but provides valuable habitat for pollinating insects as well as foraging habitat for a range of fauna including bats, birds and small mammal.
	Built linear features	Low	Habitat not in the local plan.
	Line of trees	Medium	Habitat is not in the local plan but provides valuable habitat for pollinating insects as well as foraging habitat for a range of fauna including bats, birds and small mammal.
	Non-native ornamental hedgerow	Low	Habitat not in the local plan.
	Rural Trees	Medium	Habitat is not in the local plan but does provide habitat of value for various fauna including invertebrates, bats, and breeding birds.
Limitations			
There were no specific limitations to the assessment.			

Baseline

Baseline Biodiversity Value: On-Site				
Area-Based Habitats (A-1)				
Habitat	Area (ha)	Description	Condition Assessment	Strategic Significance
u1e Artificial unvegetated, unsealed surface	0.005	Areas of unsealed surface are present in the form of a small bare ground parking area south of the site.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance
u1b Developed land; sealed surface	0.025	Sections of hard-standing surface are present in the form of an access drive southwest of the site, and an area of hardstanding with small buildings southeast.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	
g3c Other Neutral Grassland	0.826	The majority of the site is covered with grassland comprised of a variety of common grassland species. The grass has a varied sward length and no signs of compaction or damage are present, resulting in areas of bare ground totalling <10% of the site. The species composition is moderate with more than 8 species per square meter.	Moderate: passes 4 of 6 criteria Assessed using the 'Grassland, medium, high and very high distinctiveness' habitat type condition sheet.	Medium Strategic Significance
32 Rural Trees	0.0081	Two scattered trees were noted across the site, both of which are native species. A young or semi-mature goat willow (<i>Salix caprea</i>) stands alongside a similarly aged and small crab apple (<i>Malus sylvestris</i>).	Moderate: passes 4 of 6 criteria.	

Baseline Biodiversity Value: On-Site				
Linear-Based Habitats (B-1)				
Habitat	Length (km)	Description	Condition Assessment	Strategic Significance
33 Line of trees	0.0577	The site is enclosed by a semi-mature line of trees along sections of the east site boundary. The line of trees is approximately ~58m in length and has open habitat on both sides in the form of gardens, and the on-site grassland.	Moderate: passes 3 of 5 criteria.	Medium Strategic Significance
h2b Non-native ornamental hedgerow	0.0729	The site is enclosed by non-native and ornamental hedgerow along sections of the southern and western site boundaries. The hedgerow is actively maintained at ~2.5m(h) and ~1.5m(w). The hedgerow appears densely vegetated at canopy level, though the understorey is relatively open and sparsely vegetated.	Habitat condition pre-determined as ' N/A ' as detailed within the Statutory Biodiversity Condition Assessment Supplement.	Low Strategic Significance

Change of Biodiversity Value

		Biodiversity Units	
		Area-Based	Linear-Based
On-Site	Baseline	7.34 units comprising: • 7.27 units of other neutral grassland • 0.07 units of rural trees • 0.00 units of artificial unvegetated unsealed surface and developed land	0.33 units comprising: • 0.25 units of treeline • 0.07 unit of non-native ornamental hedgerow
	Post-Development	TBC	TBC
	Overall Net Change	TBC	TBC

Results, Discussion, and Next Steps

BNG Informative	
Results and Discussion	The site generates 7.34 area-based habitat units and 0.33 linear-based habitat units in its baseline. Note the habitat types are calculated separately and must independently achieve net gain; any excess of one cannot be used to offset any deficits of the other. To achieve a minimum +10% uplift for both, a minimum of 8.07 area-based habitat units and 0.36 linear-based habitat units are required. A post-development BNG assessment must be undertaken to discern the net change of biodiversity value as a result of the proposed development.
General Recommendations	Trading rules are foreseen are foreseen be a constraint: the removal of grassland and individual tree habitat must be made up for on a like-for-like or like-for-better basis. In other words, unless sufficient amounts of grassland and individual tree habitats are proposed, the site will generate a trading error for the loss of these habitat types. No habitats can be created in BNG within any areas proposed to be private residential gardens. This includes any trees, green roofs, or wildflower meadows which may be proposed within such residential curtilages. Semi-natural habitats such as mixed scrub and trees should therefore be provisioned within communal areas under central management. Given the proposed vegetation clearance of the site to facilitate the provisioning of urban infrastructure, including large amounts of sealed surfaces, it is unlikely that net gain will be achieved within the site's red line boundary. Off-site compensation will likely be required, and can be done by: ❖ Creating the required habitats off-site (i.e. outside the red line boundary). <i>N.B. This will require a baseline ecological survey to determine the baseline value of the off-site parcel of land ideally within the curtilage of the LPA or within the same National Character Area (NCA), and the off-site land must be registered with the government;</i>

	❖ Purchasing biodiversity units from existing habitat banks. <i>N.B. Such habitat bank should ideally be within the curtilage of the LPA or within the same NCA; or</i> ❖ Purchasing statutory biodiversity credits from the government. <i>N.B. Metric rules dictate if statutory credits are required, double the amount of credits will be required to compensate for a single unit deficit.</i> The mechanism for securing this off-setting will need to be proposed to and confirmed by the LPA and would be linked to the application through a planning obligation Section 106 (s106) agreement. The proposed habitat compensation should be of an appropriate distinctiveness to meet the trading rules of BNG.
--	--

Appendix 1: Baseline Habitat Plan



Appendix 2: Proposed Development Plan



Appendix 3: Headline BNG Results

FINAL RESULTS

Total net unit change
(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-7.34

Hedgerow units-0.33

Watercourse units0.00

Total net % change
(Including all on-site & off-site habitat retention, creation & enhancement)

Area habitat units-100.00%

Hedgerow units-100.00%

Watercourse units0.00%

Trading rules satisfied?

No - Check Trading Summaries ▲

Area created must match area lost for both onsite and offsite ▲

Unit Type	Target	Baseline Units	Units Required	Unit Deficit
Area habitat units	10.00%	7.34	8.07	8.07
Hedgerow units	10.00%	0.33	0.36	0.36
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 Habitat Condition Assessment Sheets

Other neutral grassland (g3c) condition assessment.

	Criteria Description	Criteria Passed?
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 (and relative to Footnote suboptimal species which may be listed in the UKHab description). Note - this criterion is essential for achieving Moderate or Good condition for non-acid grassland types only.	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 insects, birds and small mammals to live and breed.	Y
C	Cover of bare ground is between 1% and 5%, including localised areas, for example, rabbit warrens. For example, this could include small, scattered areas of bare ground allowing establishment of new species, or localised patches where not exceeding 10% cover.	Y
D	Cover of bracken <i>Pteridium aquilinum</i> is less than 20% and cover of scrub (including bramble <i>Rubus fruticosus</i> agg.) is less than 5%.	N
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 species (as listed on Schedule 9 of WCA5) are present, this criterion is automatically failed.	Y
F	There are 10 or more vascular plant species per m ² present, including forbs that are characteristic of the habitat type (Schedule 9 species cannot contribute towards this count).	N
		Total 4/6
	Condition moderate due to passing 4 of 6 criteria. Essential criteria (F) for good condition not met.	

Broadleaved mixed and yew woodland (w1) - Line of trees (33) condition assessment.

	Criteria Description	Criteria Passed?
A	At least 70% of trees are native species.	N
B	Tree canopy is predominantly continuous with gaps in canopy cover making up <10% of total area and no individual gap being >5 m wide.	Y
C	One or more trees has veteran features and or natural ecological niches for vertebrates and invertebrates, such as presence of standing and attached deadwood, cavities, ivy or loose bark.	N
D	There is an undisturbed naturally-vegetated strip of at least 6 m on both sides to protect the line of trees from farming and other human activities (excluding grazing). Where veteran trees are present, root protection areas should follow standing advice.	Y
E	At least 95% of the trees are in a healthy condition (deadwood or veteran features valuable for wildlife are excluded from this). There is little or no evidence of an adverse impact on tree health by damage from livestock or wild animals, pests or diseases, or human activity.	Y
		Total 3/5
	Condition moderate due to passing 3 of 5 criteria.	

Scattered trees (T1, T2) condition assessment.

	Criteria Description	Criteria Passed?
A	The tree is a native species (or at least 70% within the block are native species).	Y
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
C	The tree is mature (or more than 50% within the block are mature).	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
E	Natural ecological niches for vertebrates and invertebrates are present, such as presence of deadwood, cavities, ivy or loose bark.	N
F	More than 20% of the tree canopy area is oversailing vegetation beneath.	Y
		Total 4/6
	Condition moderate due to passing 4 of 6 criteria.	